



# CLUB LA COSTA H.O.A.

March, 2020 - [www.myLaCosta.com](http://www.myLaCosta.com)

## Community

Throughout this newsletter, we would like to keep you updated on the current and future projects and remind you of our Association's guidelines. We would also like to welcome new residents and invite all homeowners to attend Association's monthly meetings.

## Meetings

The Board of Directors is holding monthly meetings **every third Monday** of the month at 7:30 p.m. at the Cutler Ridge First Methodist Church located at 20740 Old Cutler Road, room 101. Meetings are not held in December. The Violation Control Committee meets at 7:00pm. Bulletin boards are updated each month to remind homeowners when the Board of Directors' meetings are held and what items will be discussed. The Agenda is posted 48 hours prior to the meeting. It is sad to see that so few of you show any interest in your community and only attend when some of you receive a violation notice or when you have a complaint. We would like to see more of our owners attend those meetings and receive their input.



## Become a Board Member!

In order to hold meetings, the Board needs to have 5-9 Board members present. Currently, we have six.

## Can you volunteer 30 minutes a month?

The Board is looking for three volunteers for violation committee, who would come to the monthly meeting for 30 minutes. No experience is necessary and support will be provided. The job of the committee is to determine if a violation, extension, or a fine should be issued.

**PLEASE NOTE:**  
Board of Directors' monthly meetings are held every **third Monday** of the month

## Club La Costa Website

Visit our website at: [www.myLaCosta.com](http://www.myLaCosta.com)  
You can find a variety of information including downloadable forms for renting, leasing, obtaining new car decals, or house paint-codes.



## New Property Management

The Board hired a new property management company: Innovative Property Management (IPMS) in September of 2019. The new property manager is Liliam Martin, LCAM. Our records are now digitally stored, allowing all homeowners to log in and view accounts and documents online. To log in or create an account, go to: <https://ipms.managebuilding.com>

## Mulching Project

The annual mulching project was completed before Thanksgiving. The rainy season is over and the new mulch will keep the weeds down, while improving the overall appearance of our property.

## Parking Lot: Lights Upgrade

Nine lights in the parking lot on 82<sup>nd</sup> Avenue were upgraded to new LED fixtures. The old fixtures kept malfunctioning and even a minor repair, such as a simple light bulb change, cost our HOA around \$350. New LED lights were installed in summer of 2019, unfortunately, the lights were faulty and started failing after a few days. New order was placed and the project was finally completed in February 2020. Unlike the recent upgrade of 31 LED street lights, which are serviced by FPL, these 9 lights are owned and serviced by our HOA.

## Tree Trimming Project

The annual trimming of all trees on common areas was completed in May of 2019, before the start of the hurricane season. New estimates for this year's trimming will be discussed at the next meeting.



## Installation of New Trees

In May, 2019, 40 new trees were planted to replace 40 trees that we lost in hurricane Irma. All the new trees came with 1-year warranty, irrigation was provided as needed, and a trimming of the new trees will be done after the trees are well established. As of now, all 40 new trees are doing well.

## New Budget for 2020

The management company and Board of Directors reviewed financial statements and put together budget for 2020. For 2020, the monthly H.O.A. fees remain at \$59.00/month. The monthly fees might increase for 2021.

## Basketball Hoops

Basketball Hoops and other sports equipment is not to be stored in front of a unit.



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## Trash in Common Areas

It's sad to see how many residents are throwing trash on common areas, rather than taking their trash to the dump. It's costing us all a few hundred dollars every time a janitor is called to remove someone's trash. After the holidays, we've paid for removal of six Christmas trees that homeowners dumped on common area, rather than taking them to the dump. The closest trash & recycling center is located at 9401 SW 184 Street (Eureka Drive.)

**Please, don't have your neighbors pay for the removal of your trash.**

## Two Vacant Lots

The management and Board are working with Miami-Dade County to resolve late fees on two empty lots on SW 79<sup>th</sup> Place.

## Adding Private Parking Spaces

Homeowners may add an additional parking space in front of their units. ACC form, contractor's license, HOA approval, and city permit are required.

## Land Clearing

The field behind SW 79<sup>th</sup> Place will be cleared and seeded in March or April 2020. Once the grass starts growing, the field will be maintained and mowed on regular bases by our landscapers.

## Selling or Leasing

If you are planning to sell or lease your home, please make sure to contact the Management Company in order to obtain the proper paperwork. All buyers and renters need to be properly screened prior to moving in. Those persons who move in without going through the screening process are subject to Association's denial and eviction.

## Delinquencies

Your Board of Directors has worked diligently for yet another year for the benefit of all 257 homeowners of Club la Costa. The delinquency rate has dropped significantly. It is unfortunate that about 7 homeowners are still severely delinquent in paying their H.O.A. fees; they are being liened by the Association or their homes are being foreclosed on by banks. Of course, the remaining homeowners have to pay for the incurred deficit.

## Reminder of New Law

As mentioned in our previous newsletter, a relatively new law now allows the Association to collect homeowner fees which are in arrears from homes which are rented and whose owners have not paid the H.O.A. fees. Renters have received a letter from the Association stating that they will have to send the \$59.00 monthly homeowner's fee to the Association and deduct that amount from the rent, which they have to pay to the owner. If they do not comply, they can and will be evicted. The owners and renters in question have been notified individually. The owners have no right to object to these proceedings.



## Volunteer! Provide Feedback! Share Your Expertise!

The Board of Directors is comprised of volunteers, who live or own homes in Club La Costa or are involved in keeping our association running. The Board of Directors would like to invite homeowners to come to meetings and offer their expertise in landscaping improvements, reading property surveys, illumination surveys, traffic surveys, provide guidance with electrical projects, assist with

permitting issues, creating newsletters, or volunteering knowledge in any other areas to improve our community.

## Violations

If you receive a violation letter and you fix the problem, PLEASE contact the management office to have the violation removed from your account. Metal fences are not approved in the community.

## Approved Paints & Stains

Visit [www.mylacosta.com](http://www.mylacosta.com) for the approved paint and stain codes. Homeowners can purchase the paint and stain from The Home Depot. Included is a separate sheet with a list of approved colors. Please keep this sheet for your records. The Board decided to use Behr paint, which has been consistently rated by Consumer's Report as one of the best paints.



## Architectural Control

Architectural Control Committee approval is required prior to painting your home, driveway, installing pavers or stamp concrete, or making any architectural modifications to your home. You can obtain the forms from the management office at the number listed at the end of this newsletter, or from our website at [www.myLaCosta.com](http://www.myLaCosta.com).

## Dogs

**Dogs must be maintained on a leash and at all times when they are being walked through the community.** Pets are not allowed unattended outside on the patio. Owners are responsible for picking up after their dogs.





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## Crime

It was brought to the attention of the Board that some areas of our association are being targeted. Although we have a security guard on duty during most nights, please call the police if you see a suspicious activity in progress and file a report. You may also give a copy of the report to the security guard on duty, who will forward it to the management.



## Garbage cans and trash

Garbage bins can only be placed in the front of the home the evening prior to a garbage pickup day, and must be removed the evening of the pickup day. **Bins need to be out of sight.** If the bins are too large for your particular household, please contact the Miami Dade County Waste Department (WD) or dial 311 for assistance to obtain a smaller bin. You may also call WD if your garbage cans were damaged. Owners, who leave their garbage cans outside and do not properly store them away out of sight, will receive a violation.



## Janitorial Company

The association uses a janitorial company, which comes on weekly basis and goes around the entire community picking up small litter.

## Take Pride in Your Community

**If you see someone dumping bulk trash, please contact the management. It is appalling to see how much garbage is being thrown on sidewalks and streets. The items range from candy wrappers and plastic bottles, mostly discarded by schoolchildren, to beer containers, junk mail, discarded pieces of furniture, and even mattresses. Please help to keep our common areas pleasant.**

Still more important is the outside appearance of many of the townhouses. A large number of townhouses are in need of being repainted. Please take a look at your home and do not wait to receive a violation letter or even fines but contract with a painter to improve the outside of your home and also guard against water infiltration, which will happen if your house lacks sealing and painting. Please check the website for the correct paint needed.

## Vehicles

Commercial vehicles, boats, trailers, etc. are NOT allowed inside the community. Parking on the grass is also prohibited. Vehicles parked on the grass in the front of the homes will receive a violation notice. Vehicles parked on the street and on the grass in the common areas will be towed at the owner's expense. Please do not repair vehicles on common areas.



## Decals (parking stickers)

Starting January 1<sup>st</sup>, 2018, all vehicles must have a new BLUE decal, attached to the OUTSIDE of the BACK window. The new decals are FREE and provided to all residents and registered renters. Starting 2018, the security guard started putting stickers on cars without decals. Cars without BLUE decals will be towed.

Many residents are not able to park their vehicles near their homes where unapproved renters keep half a dozen cars and occupy all nearby parking spaces. Having decals will also help to eliminate this ongoing problem.

As you have probably noticed, our security guard has been issuing warnings for cars that do not have parking decals. This measure is not meant to annoy the residents, but rather to identify cars, whose owners do not reside in our community, or are not approved renters. The intention is to keep our community a safe place, as every renter goes through background check screening.

Please contact the management office for parking decals.

## Temporary Vehicle Permit

To obtain parking tags for visitors, please ask the security guard on duty, or contact him at: 305-971-4512

## New Management Company:

Innovative Property Management Services of South Florida  
27501 South Dixie Highway,  
Suite 207-209  
Homestead, FL 33032

Anna Paiz, Managing Director,  
President  
Juan I Paiz, CFO

Lliliam Martin, Community  
Manager, LCAM  
305-242-7176 • Main  
305-242-7175 • Work Fax



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# CLUB LA COSTA - COLOR SCHEME

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## **COLOR SCHEME FOR CLUB LA COSTA HOMEOWNERS ASSOCIATION, INC**

**All PAINT and STAIN to be purchased at a local HOME DEPOT**

### **COLOR SCHEME FOR MOST CLUB LA COSTA HOMES:**

House Color:	Behr Premium Plus Exterior - Satin - Ultra Pure White
Trim, Fascia, Flashing & Soffit:	Behr Premium Plus Exterior-Semi-gloss Burnished Mahogany, Code: 160 F-7
Garage Door Color:	Walnut stain for wood. Behr Exterior Semi-gloss Clopay Chocolate CBP-5 for metal.
Front Door Color:	Walnut stain for wood. Behr Exterior Semi-gloss Clopay Chocolate CBP-5 for metal.
Side Door Color:	Behr Premium Plus Exterior - Satin - Ultra Pure White
Driveway:	Concrete Stain - Behr, Code: 815 Pacific Fog

### **COLOR SCHEME FOR MARINERS HOMES:**

**Mariners homes are the two older buildings with gray trim and cedar shingles.**

House Color:	Behr Premium Plus Exterior - Satin - Ultra Pure White
Trim, Fascia, Soffit & Shake Shingle:	Behr Multi-Surface Roof Paint – flat - #RP-34 Deep Gray
Front Door & Gate Color:	Behr Multi-Surface Roof Paint – flat - #RP-34 Deep Gray

### **COLOR SCHEME FOR ALTON HOMES:**

**Alton homes are the newest homes located at SW 80th CT. & SW 79th PL.**

House Color:	Behr Premium Plus Exterior - Satin - Silky Bamboo, Code: UL 180 - 15
Trim, Fascia, Flashing & Soffit:	Behr Premium Plus Exterior - Satin - Ultra Pure White
Garage Door Color:	Behr Premium Plus Exterior - Satin - Ultra Pure White
Front Door Color:	Behr Premium Plus Exterior - Satin - Ultra Pure White
Driveway:	Brick Pavers (same as existing ones)

### **LIGHTING FIXTURES:**

Black or White Colonial Style

### **ROOF – CEMENT “S” TILES:**

At this time, please choose one of two approved tiles:

- Manufacturer: Boral. Name: Barcelona 900 Burnt Mission (red/gray color, glossy top finish, gray-cement back)
- Manufacturer: Boral. Name: Barcelona Gold Dust (solid red color, matte top finish, colored red throughout)

**Homeowners must submit Architectural Modification form for approval.**

**Call Management Company to obtain application for approval if the entire roof needs to be replaced.**

### **GUTTERS & DOWNSPOUTS:**

Same color as structure it is attached to.

### **NOTE:**

Behr paint products may be purchased with primer included.

New Clopay garage doors are available in “Chocolate” color, which is HOA approved.