

# COLONY COURTS II HOA, INC.

## MANAGEMENT:

**J&L Property Management, Inc.**  
10191 W. Sample Rd, Suite 203  
Coral Springs, FL 33065

### Site Supervisor

**Thelma Quiroa**

(954) 753-7966, Ext. 108

[thelma@jlpropertymgmt.com](mailto:thelma@jlpropertymgmt.com)

**Rikki Albert – Admin**

954-753-7966 ext 107

[rikki@jlpropertymgmt.com](mailto:rikki@jlpropertymgmt.com)

## PAYMENTS:

**Shannon Melendez**

[Shannon@jlpropertymgmt.com](mailto:Shannon@jlpropertymgmt.com)  
Ext. 151

## ARCHITECTURAL FORMS:

[www.jlpropertymgmt.com](http://www.jlpropertymgmt.com).

### Sales & Leasing:

**Paola Restrepo**

[Paola@jlpropertymgmt.com](mailto:Paola@jlpropertymgmt.com)  
Ext. 105

**After Hours Emergency:**

(954) 968-9791

## ANNOUNCEMENTS

1. All new tenants & buyers must submit an application to the HOA for approval. Upon approval each must attend a brief screening meeting prior to moving in. Inspections are being conducted by the Property Mgr. to identify major repairs to include in Estoppel letters to ensure our community remains in good repair.
2. **Short-term rentals are not allowed in this community.**
3. **Bulk pickup is every Friday. Please do not put your bulk items out before Thursday evening. Bulk pickup is not for construction remodeling debris.**
4. No commercial vehicles are allowed on property overnight. Company vehicles with signs or wrapped with marketing messages must be covered up at night. Magnetic signs of any kind (business/political/etc.) can be reversed as a simple solution; others will require a car cover if they remain onsite.
5. All exterior upgrades require HOA Board approval and most require permits.
6. All pets must be kept on leash; please pick up after them. There is a pet station near the mailboxes with bags for your use. Please dispose of properly.
7. Pressure cleaning to **commence** in September
8. Tree Trimming Project **is underway. We have removed some trees which we deem emergencies due to property damage. Others will be removed and replaced, once we have the arborist letters and decide on which trees to replace them with; from a city approved list. Our aim going forward is to choose trees that do not require a lot of maintenance since this is a drain on our budget.**

## MEETING LOCATION / SCHEDULE

Monthly HOA meetings are held on the 4<sup>th</sup> Tuesday of each month at 7:00 pm. at our community pool. We must adhere to COVID Social Distancing guidelines.

September 28   October 26   November 23   December 28

## COMMITTEES:

**Consider joining one of our committees where you feel you can make an impact on **Our community!****

Parking Violations/Safety/Community Watch Committee-2 members: Social Committee-1 member: Landscape/Maint. Committee need members.

**Thank you to Kathy Kohler for ALL YOUR YEARS of Service  
on the Board of Directors**

**Please check out our Facebook Group and join the conversation about our community!  
Search: Colony Courts II**

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**PLEASE COME TO OUR NEXT MEETING & MAKE YOUR VOICE COUNT!**

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