



THE COLONY COURTS 2 HOA CHRONICLE

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

MANAGEMENT:

J&L Property Mgmt, Inc.
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Coral
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Site Supervisor is Thelma Quiroa
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Dear Homeowners and Residents,

It's the month to be thankful, so let us start by saying how grateful we are for you! Many residents have already started to decorate their homes and courtyards for the season. As we prepare the rest of the community for the 2021 Holiday Season, we are hoping that any of our residents with yuletide spirit to volunteer to help with the Holiday Decoration Committee. We will need all of Santa's elves to help put up the lights & decorations in the entrance ourselves this year, so all assistance is requested to help deck the halls to bring some magical, festive vibes to our community.

PROJECTS AND MISCELLANEOUS UPDATES

- **Insurance Update:** We have received our finalized insurance quotes and after shopping for the best and cheapest rates, we are having a more than 30% increase in our insurance costs. This increase translates to over \$60k more than our previous policy. The Board is working overtime to see to how to minimize the impact to the budget by reducing, postponing, and in some cases, cancelling some planned improvements, however we are likely to see an increase in dues in the coming year. The 2022 budget will be finalized at the upcoming November meeting to include the insurance increase. The association will be covering the cost of the insurance increase for November and December.
- **Pool Furniture:** The vendor has informed of us that there will be another delay in delivering the pool furniture. We are currently expecting them before the end of the month.
- We have addressed the ant issue with the current pest control vendor, who visited and treated the exteriors of home for the pesky critters in the last week of October. If you are still seeing additional issues, please send a note to J&L so that they can let the company know. The board is considering changing vendors to a less expensive, seemingly more responsive company to replace the current vendor when our contract expires early in 2022.

REMINDERS

- All pets must be kept on leash; please pick up after them. The pet station near the mailboxes with bags is for your use. Please dispose of your pets' waste properly.
- 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.
- Bulk pickup is every Friday. Please do not put your bulk items out before Thursday evening after 5pm. Bulk pickup is not for construction remodeling debris.
- 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.

MEETING LOCATION / SCHEDULE

You asked, we answered! Many homeowners expressed a preference to switch our meetings from in-person to Zoom. So, starting this month, we will switch to the online conference format, on a trial basis. If we have increased participation, then we can continue this in the future. Show up, get involved and make your voices heard! Join **Zoom Meeting** by entering the **Meeting ID: 826 7928 6744** and the **Passcode: 085349**. You can also dial in using: (646)558-8656 and using the same credentials.

- November 23

COMMITTEES:

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

- **Parking Violations/Safety/Community Watch Committee** has 2 members - Needs more. Sign up today.
- **Social Committee** has 1 member - Got social chops? Join us!
- **Landscape/Maintenance Committee** needs members - Got an eye for design? We could use your help!

Colony Courts II Board Members

- Marjorie Campbell, President
- Amber McCloud, Vice President
- Geli Campbell, Secretary
- Walter Ocampo, Treasurer
- Eddie Frorup, Director

Please check out our Facebook Group and join the conversation about our community!

Search: Colony Courts II