



THE COLONY COURTS 2 HOA CHRONICLE

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

MANAGEMENT:

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

Site Supervisor is Thelma Quiroa

She can be reached at
(954) 753-7966, Ext. 108
Thelma@jllpropertymgmt.com

Payments: Shannon Melendez
Shannon@jllpropertymgmt.com Ext. 151

Architectural Forms: Rikki Albert
Rikki@jllpropertymgmt.com
Ext. 107

Pool Keys/Insurance:
Bonnie Silverman
Bonnie@jllpropertymgmt.com Ext. 142

Sales & Leasing: Paola Restrepo
Paola@jllpropertymgmt.com Ext. 105

After Hours Emergency:
(954) 968-9791

Dear Homeowners and Residents,

Hello Fall and welcome pumpkin spice season! We hope that everyone is ready for a spook-tacular Halloween. As we prepare for the 2021 Holiday Season, the board has opted for the cost-saving measure of bringing our front-entrance decoration project in-house. As such, we are hoping that any of our residents with keen eyes for design to volunteer to help with the Holiday Decoration Committee. We will purchase and put up the lights ourselves this year, so all assistance is welcomed to help bring some magical, festive vibes to our community.

PROJECTS AND MISCELLANEOUS UPDATES

- The Tree Trimming Project is ongoing, with Phase 1 now completed. For the next phase, we have contracted an Arborist who has evaluated the trees that are causing property damage and he will provide the legally required letters for their removal. We have a list of recommended species for replacement trees that require lower maintenance and are less likely to cause property damage.
- The community pool had to be closed to repair a leak. The repairs have been made and the pool is now open. The new pool furniture is on it's way and is expected to be delivered by the end of the month.
- Upcoming projects include installation of a new pool pump door, remodeling of the pool bathrooms, update of storm drainage, new landscaping and center island of entrance, fixing/repairing sidewalks, new fencing and mulch.

ANNOUNCEMENTS

- 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 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

Monthly HOA meetings are temporarily being held on the 4th Tuesday of each month at 7:00 pm. at our community pool until the space at the Sunrise Athletic Complex becomes available again. We must adhere to COVID Social Distancing guidelines.

- 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 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