

VENETIAN ISLES AT LAKE CORAL SPRINGS COMMUNITY ASSOCIATION, INC.
INFORMATION FOR NEW HOMEOWNERS

Welcome Letter # 2

Monthly Maintenance Fee is \$385 (Island Homeowners \$410). It is due by the 1st of the month. A \$25 late fee is charged to your account if received after the 15th. A coupon book will be mailed to you. If you wish to have an automatic withdrawal, contact **RealManage** (866-473-2573) for the form.

Community Gate Entry – Access is by transponder. You may purchase one for each of your cars at RealManage, 1784 W. Sample Rd, Suite 103, Coral Springs. Email venisles@ciramail.com to set up an appointment. Fill out the transponder form and give to RealManage. It is on the website. The cost is \$25 per transponder. Check is payable to “Venetian Isles HOA.”

Walk-In Key Pad – There is a walk-in key pad next to the exit gate on each side. Obtain the code from RealManage at venisles@ciramail.com.

Call Box – For after-hours entry (10PM or 11PM depending on day). You will need to provide RealManage with the phone numbers you want in the call box if not already on the Transponder application. The number that will show up on your phone from the call box is 954-990-6615. You may want to set this up in your contacts and identify it as Call Box. To answer a call just press 00* and the guest gate will open.

Guard Service – 954-575-7844 – Guards are on duty Monday to Thursday and Sunday from 7 AM to 10 PM, Friday and Saturday from 7 AM to 11 PM.

Vendors/Service People – Monday to Friday 8 AM to 8 PM, Saturday & Sunday 9 AM to 6 PM – Exceptions for EMERGENCIES ONLY.

Trash Pick Up – Tuesday (garbage, recycling & landscape debris/bulk) & Friday (garbage only). If you need trash cans (garbage and recycling) call **Coastal Waste** at 954-866-4738.

Guardian Hawk Alarm – 800-932-7233 – Monthly land line cost is included in your monthly maintenance fee. However, you must contact the company for initial set up and pay a set-up fee. You are responsible for any service calls or repairs. You may elect to have monitoring through your cell phone. You will be responsible for this cost along with the initial set up charge.

Landscaping – Palm Beach Broward is our landscape maintenance company. Monthly maintenance includes mowing, trimming of shrubs/hedges and spraying weeds on the pavers and shrub area. It also includes fertilization of the lawn (greening only) and shrubs every 3 months. Owners are responsible for irrigation, weed/fungus control on lawns and replacement of any dead landscaping. Any problems with mowing, trimming and spraying should be addressed to venisles@ciramail.com.

Tennis – We have a reciprocal agreement with Eagle Trace to use their tennis courts. Call **Eagle Trace Management Company** at 954-796-5013. They will require proof of residence.

Private Park – As part of Lake Coral Springs Association, Inc. we have direct access from Venetian Isles to the park next door. There is a walk-in gate on 124 Ave. next to the park – The four digit code for the gate can be provided by RealManage at venisles@ciramail.com. To drive there, it is on Lakeview Dr. and requires a key fob to enter that can be picked up at RealManage for \$15 per fob. Contact lakecs@ciramail.com.

Inspections/Violations – All properties are inspected monthly. If there is a violation, the owner will be notified by mail. Failure to cure violations within the allotted time frame can result in a fine of up to \$ 1,000 per violation.

Absolutely nothing can be done to the exterior of the house and yard without first filing an ARC application and then receiving an approval letter from RealManage with the approval from the ARC Committee. Call RealManage for an ARC application or download from

www.venetianisles.homes. The ARC is to be submitted with all appropriate documents to venisles@ciramail.com.