



# Lake Florence Shores hoa

## HOA Newsletter

TERM: FALL / ISSUE 2

OCTOBER 1, 2021

## Welcome to our 2nd Newsletter!

### SPECIAL POINTS OF INTEREST:

- Web Page [Lakeflorenceshoeshoa.com](http://Lakeflorenceshoeshoa.com)
- Join Lake Florence Shores HOA on NextDoor
- Dues Pay via Paypal
- Lake Florence Shores Annual Meeting
- Financial Update
- Upcoming Events
- Property Maintenance

The Lake Florence Shores HOA has been busy since our last meeting. We are improving the entrance to our community with lighting, obtaining quotes for new signage at the front entrance and dock repairs.

In our first newsletter we informed you of our goal to get a web page for our community and update the Lake Florence Shores HOA on NextDoor. The website is up! Check it out at [Lakeflorenceshoeshoa.com](http://Lakeflorenceshoeshoa.com). Thank you Kale for getting this page started! Watch for updates

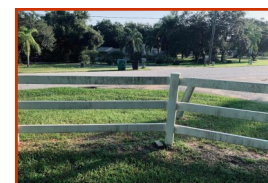
on this site. We are working on invites for you to join our NextDoor site as well. Watch for an invite, as you will need to accept it to be included and have access to this site.



A special Thank You to the residents who came out on Volunteer Day to pressure wash and clean the white fencing at the entrance. The

new fence lights are attractive as well. It all looks amazing!

We have several new homeowners in Lake Florence Shores! Welcome to a little slice of heaven in Lake County.



## Dues

There are currently 22 homeowners that have not paid their annual dues of \$100. The Due Date was August 31, 2021. There will be a \$5 fee per month for unpaid dues. After 90 days a representative from the HOA will contact you about the past due amount. Any unpaid dues after 180 days will be

turned over to an attorney for lien placement on the property.

To keep our dues at a nominal fee, it is imperative that dues are paid timely. Late fees will be assessed, as well as an administrative processing fee of \$5 per month for accounts Past Due. If you are having a hardship, please contact the HOA Board to

discuss payment arrangements:

Treasurer: Julia Shrive—[Alanjulia1013@gmail.com](mailto:Alanjulia1013@gmail.com) or  
President: Kale Scheitler—[Kale.Scheitler@gmail.com](mailto:Kale.Scheitler@gmail.com)

Mail Dues to PO Box 560382, Montverde, FL 34756 or your dues can also be paid on:

[Lakeflorenceshoeshoa.com](http://Lakeflorenceshoeshoa.com).  
There is a \$3 fee for Paypal.

# Lakeflorenceshoreshoa.com



Lake Florence Shores HOA website is live! You will find the

- Declaration of Covenants
- Got a business or service you would like to promote? Submit your business information or business card to Kale.Scheitler@gmail.com
- Pay your Dues through Paypal
- Newsletters
- Upcoming Events and more!

## Account Information

Previous Balance \$7,046

Deposits \$3,600 (Annual Dues and Estoppel Fees)

Expenses \$1,659 (Annual Insurance, Quickbook fees, landscaping and office supplies)

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Current Balance \$8,987

### Lake Florence Shores HOA

#### Board Members

\* President—Kale Scheitler

Kale.Scheitler@gmail.com

\* Vice President—Larry Zimmerman -

lzimmermanelectic@msn.com

\* Treasurer—Julia Shrive

Alanjulia1013@gmail.com

\* Secretary—Teresa Lemons

bmwladylady97@aol.com

• Board Members

\* Donald Thompson -

Tabbi33@hotmail.com

\* Larry Danielson -

Julie.ackley@gmail.com

## Upcoming Events

### Town of Montverde

Farmers Market  
October 2,

Trunk or Treat  
October 30,

Montverde Days  
November 5 - 7

### Lake Florence Shores HOA

Community Yard Sale  
November 5 – 6, (\*Date changed to coincide with Montverde Days)

HOA Committee Meeting  
November 9

Annual HOA Meeting for all Residents  
at Montverde Community Center  
November 16 - 7:00

## Property Maintenance

While we continue improving the entrance of Lake Florence Shores, repair the dock and maintain the common areas, it will in return add value to your own property. Help us make Lake Florence Shores one of the most sought neighborhoods in Montverde! Spruce up your lawns, remove unwanted debris, repair fences, paint faded exteriors, etc. Let's all shine together!

Parking on lawns should be kept minimal while loading or unloading a moving van, utility or sport vehicle. Recreational vehicles should be kept along side or behind your residence.

