

Lake Florence Shores HOA Newsletter



Term: Summer | Issue 1 | Date: July 28, 2021

WELCOME

Your Lake Florence Shores HOA is pleased to present our first Lake Florence Shores HOA Newsletter. We hope you will find it full of useful information regarding our community. The HOA Committee is working hard to bring our community on line with a Newsletter, Website and the ability to pay your annual dues on line. These additions will be happening within the next couple months!

Your HOA Board Members:

Kale Scheitler -

Kale.Scheitler@gmail.com

Larry Danielson - julie.ackley@gmail.com

Larry Zimmerman -

lzimmermanelectric@msn.com

Julia Shrive - Alanjulia 1013@gmail.com

Teresa Lemons - Bmw lady97@aol.com

Donald Thompson-

Tabbi33@hotmail.com

***You can help us go electronic! Please provide your e:mail address to Alanjulia1013@gmail.com.**

HOA DUES

The Annual HOA Dues have been kept at a minimal fee for residents of Lake Florence Shores. The annual dues of \$100 is due by July 31, 2021. Dues are to be made payable to Lake Florence Shores and mailed to PO Box 560382, Montverde, FL 34756 or by Zelle to lfshoa34756@gmail.com.

Due to the late mailing of invoices, there will not be a late fee assessed if paid by August 31, 2021.

Lake Florence Shores consists of 65 homes. There are currently 19 homes that are past due in paying the annual dues. To keep our annual dues at a nominal fee, it is imperative that dues are paid timely. If we are having to pursue past due balances, filing liens on properties, etc. this may increase the amount of dues each Homeowner will have to pay. Late fees will be assessed, as well as an administrative processing fee for accounts Past Due. If you are having a hardship, please contact the HOA Board to discuss payment arrangements.



VOLUNTEER DAY

Monday, September 7, 2021 at 8 a.m. will be a Volunteer Day for residents to clean up the fences at the front entrances. We will be pressure washing the 3 white fences, planting some landscaping to beautify the entrance and will be adding new entrance signage. Please contact Julia @ Alanjulia1013@gmail.com to let her know your availability. We will need pressure washers, cleaning sprays, hoses, etc. Refreshments will be served.



KEY DATES

August 31 - HOA Dues DUE

September 7 - 8:00 a.m. Volunteer Work Day

September 14 - HOA Committee Meeting

October 16 - Community Yard Sale

October TBA (3rd week) - 7:00 pm HOA Meeting for all Residents

PROPERTY MAINTENANCE

While our HOA Rules and Regulations are fairly lenient, we do need to address concerns regarding the condition of properties in Lake Florence Shores. The upkeep of our properties, will continue to see the rising benefits in the real estate market. As a Homeowner, it is your responsibility to maintain your property. Areas of concern are:

- Lawn mowing
- Tree and shrub pruning
- Keeping lawn and garden areas alive, free of weeds, and attractive
- Fences and houses needing pressure washed; fences repaired
- Repainting of improvements
- Repair of exterior damages to improvements
- Prompt removal of all litter, trash, refuse, non-permitted vehicles and wastes

Any properties not complying with the care and maintenance noted above, will be contacted by the HOA Committee. If the owner does not comply within 30 days after contact, the HOA will provide the services and maintenance needed and the homeowner will be responsible to reimburse the HOA for such costs.



STOP SIGNS AND SPEED LIMITS



The STOP sign at Hillside Drive and Hillside Circle was changed from a Yield sign to a STOP sign a couple years back. Please adhere to this as the traffic flowing east on Hillside Circle do not have to yield or stop.

The speed limit in Lake Florence Shores is 25 MPH! Speeding through the neighborhood is dangerous. We have a lot of children and families walking their animals in the neighborhood. Let's keep everyone safe!

EXPENSE RECAP

Current Bank Balance \$7,046.07

Projected Expenses for 2021:

Major expenses in 2020:

- Boat Dock Repairs (material only) and Clean up and removal of the weeds at the Boat Dock.
- Monthly lawn mowing of common area.

- Additional Boat Dock Repairs
- Monthly Maintenance of weeds at Boat Dock and Common Area
- New Entrance signage and low maintenance plants

*There were no labor charges for the boat dock repairs as volunteers within the community were kind enough to donate their own time towards the repairs.

SERVICES BY LAKE FLORENCE SHORES RESIDENTS

Stitches Gifts - Personalized Embroidery Baby Gifts, Towels, Blankets, etc. and wreaths. Call Teresa at 407-579-7977

Electrician - Larry Zimmerman at lzimmermanelectric@msn.com

Got a service to offer? Contact Teresa at bmwlady97@aol.com to be added to the list!

