

# Happy New Year

January 2024

## THE LAKES HOA NEWSLETTER

Office Hours: Mon-Thur 9am-3pm (954) 480-2928 office@thelakeshoa.net

*Thanks to our residents who decorated their homes over the Holidays. We appreciate your holiday spirit! Our Association looked beautiful and some of your homes could win a prize! Please be reminded that all Christmas decorations must come down by January 31st! This includes all lights weaved in and out on the fences and around all trees.*

### WHAT THE ASSOCIATION ACCOMPLISHED IN 2023

- Due to the long rainy season lasting for most of the year, many roofs needed repair.
- Purchased a new golf cart.
- Many fences had to be repaired or sections replaced throughout the year because of rotting and warping.
- Several homes needed stucco repairs.
- Playground gate was repaired due to broken lock.
- Gate behind the clubhouse repaired as over time the space where it closed became wide enough for people to squeeze through.
- Pool heater needed rewiring separating it from main breaker box inside clubhouse as the heater breaker kept shutting off.
- The state found several pool violations which were omitted by the pool company that renovated the pool. This was not cost to us.
- Board of Directors approved changing insurance brokers beginning immediately.
- Signed a rental agreement with Epson for an all-in-one printer which includes ink free at a big savings over our old printer.
- Replaced one tennis court net

*Now Open!*

### POOL & SPA

All the violations for the pool and spa have been remedied. We also had to change the "Spa Rules" sign to bring it up to code. Please review the spa rules the next time you come to the pool.

### DOG DROPPINGS

The Board of Directors is thankful and appreciates the efforts and faithfulness of all those who are picking up after their dogs and putting the waste in the containers. A big "THANK YOU" to all of you! But there has been an uptick in these sightings. If you are a dog owner, please pick up after your dog. It is a Deerfield Beach law and a rule of the HOA. Their waste is not fertilizer. It is toxic to humans and the environment, and eventually leeches into the ground and lake water. Other dogs sniffing or eating it (yuck) can pick up worms or diseases not to mention that it can also contaminate children. Please be responsible and obey the law.



I'm hiding because I'm ashamed that my human left my mess behind.

### LAWN SCHEDULE

#### January

Mowing: Jan 9th & 23rd  
Trimming: Jan 24th

#### February

Mowing: Feb 7th & 23rd  
Trimming: Feb 27th

#### March

Mowing: Mar 12th & 26th  
Trimming: Mar 27th

## PLAYGROUND GATE

The gate has been repaired and can be opened with the pool key. We left the gate open for a period of time until we were able to repair the broken lock. It is now repaired so please keep gate closed at all times to protect the children playing inside from predators. This could be a liability for us and, therefore, it is important that the gate is never left open under any circumstances. Thank you!



## TENNIS COURT NETS

As you can see from the photo, kids playing on the tennis courts have disturbed the nets and made them unusable for playing tennis. Parents, you know your son(s) is kicking the soccer ball around the court but may not know he is jumping the nets causing these dips. Please tell your son(s) not to do that. If this happens again, we will have to close the courts to kids. We have replaced one net due to normal wear and tear.



## NEW GARBAGE BINS

The City of Deerfield Beach has announced that they will begin delivering new garbage bins in mid-January. These bins will be the same height but wider and will hold as much as our two bins together. When yours arrives, please continue to use the old bins. We will have three bins on our property until such time as all bigger bins have been delivered within the City, at which point the City will begin picking up the old bins. If the bigger bin will be a hardship for you or you just want to keep what you have, you can call Chad Grecesek, Director of Sustainable Management, 954-420-5562, at the City and request to keep your current bins.

## NEW GARBAGE CART REPLACEMENT PROGRAM!

*Providing better service to you every day.*



## BULK TRASH

By putting your trash at the curb days prior to Wednesday pickup make those areas unpleasant to look at for days on end. The Rules & Regulations stipulate that trash is to be put at the curb only on Tuesdays after 4 PM. See Rule #10 attached.

## HOA RULES & REGULATIONS

Attached is an updated document. This document contains the most common violated rules and are abridged from our governing documents for easy reading. For obvious reasons this document is not all inclusive and represents only some of the rules. Please read in the near future. Knowing what these say can prevent you from doing something that will cause a violation especially if you are thinking of adding or subtracting anything to/from your property. For example, many homeowners have installed a 6' shed, which is prohibited because it can be a hurricane hazard, and have had to remove it. Also an Architectural Request must be submitted to the office for approval for any changes to the outside of your property. (Rule #13) This is to assure that the overall look of the association stays consistent. Another example is parking on the grass. At no time is that allowed by homeowners or their visitors and that vehicle is subject to towing. No overnight parking on the street is allowed and cars parked on the street must be moved by 10PM nightly. (Rule #4). No window air conditioners are allowed.