

September 2024

THE LAKES HOA

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



RICHARD'S CELEBRATION EVENT

On August 14th approximately 60 people came together to celebrate Richard's legacy at THE LAKES HOA. District 4 Commissioner Drosky presented a Proclamation outlining many events in Richard's life and things that were important to him. It will be hung in the Clubhouse. Most of the people were homeowners but several professional people and vendors attended also. The Board of Directors decided that a standing memorial plaque should be placed

in front of the entrance fountain and President Sharon Paslowski revealed the plaque and read the message. Several board members told Richard stories and then invited anyone from the audience to share their's also. Many did and most stories were humorous. There was food and drinks to enjoy. It was an event that gave closing to Richard's death for many there and they were so appreciative.

PRESIDENT'S VIEWPOINT

Hi everybody, it was nice to see so many folks at the HOA Board meeting on August 28th. We had a productive meeting where we discussed concerns of our homeowners. We are actively addressing the parking situation but please keep in mind that parking is only in designated spots. New signs will be posted upon completion.

If you want to get in touch with me, please email president@thelakeshoa.net as well as the office at office@thelakeshoa.net.

We are excited to get some of these new projects off the ground.

Sharon Paslowski

MAINTENANCE FEES & SPECIAL ASSESSMENT PAYMENTS

There has been an unusual increase in the number of accounts that are past due for either the monthly maintenance fee, the special assessment, or both. It is our duty to remind you that when an account approaches a \$1,000 past due balance, we must turn it over to our attorney for collection. While we prefer not to take this step, we rely on these payments to keep our association running smoothly. As a reminder:

\$296 Monthly maintenance fee is due on or before the 1st of each month, with a 5-day grace period. If payment is received on the 6th day, it is considered late, and a \$20 late fee will be applied.

\$150 Special Assessment is due on the 15th of each month with no grace period. If payment is received on the 16th day, it is considered late, and a \$20 late fee will be applied.

For those who pay via online banking, please ensure that the payment date is set at least **5 days prior to the 1st or 15th** to allow for mail delivery time. If you pay using Zelle, schedule your payment **1-2 days before the due date**, as it often takes 1-2 days for the payment to be processed and delivered. We have waived the late fees for July and August as a courtesy. However, please be advised that starting September 1st, any late payments will incur a \$20 late fee. We appreciate your prompt and timely payments. If you have any questions or require any assistance, as always, please do not hesitate to contact the office.

Which model of Toyota shares its name with a city in Washington State?

COMMUNITY CORNER Q&A

This issue begins a new column where homeowners can email their questions to the office and they will be answered in this column.

Question: Why can't I have a 6 ft. shed for storage on my back patio?

Answer: You can install or display items on your property that are not visible from the frontage, or an adjacent parcel, or an adjacent common area. (New law this year)

C O M M U N I T Y

RULES & REGULATIONS

We have updated the Rules & Regulations by removing obsolete information and updating current Rules. A few months ago, we sent these out to all owners but as time passes we can forget so we will include two rules in each newsletter hereafter. It seems the Rules are not referred to often by owners and Violation Warnings for non-compliance have to be sent, which we wish we didn't have to do. The following are Rules #1 & 2 and new Rule #25 passed at last week's board meeting. The updated Rules & Regulations are on the website thelakeshoa.net. We have added 15 more spaces to the circle overflow parking on the Island. The violation process is outlined below in Rule #25.

RULE #1 Inspection & Copying of Records

Any member wishing to inspect records may do so during regular business hours with a written request ten business days prior to viewing. Copying records requires a written request ten business days prior and will be limited to no more than one request within a 60-day period. There will be a \$0.25 charge for each copy or sheet requested. Any extensive copying to be done may require a service charge due to the time and labor involved. This cost will not exceed \$0.50 per copy and the current hourly salary of office personnel with a minimum of one-hour labor.

Commercial Vehicles **RULE #2**

Will be limited to Cars, Vans, ATV's, SUV's, Small Trucks or Pickups with lettering that shall either be covered and/or removed when on premises. This will also include Vans, Pick-ups or Trucks that shall not be permitted to expose work machinery, construction materials, or construction debris. Custom commercialized painted vehicles are NOT permitted to park in the community overnight UNLESS COVERED, nor are trucks weighing 26,000 pounds or more or have 3 or more axles.

RULE #25 New Parking Rule

Residents of The Lakes are responsible for their guests/invitees' parking. Unauthorized parking by homeowners and/or their visitors will result in a courtesy letter advising the resident of such unauthorized parking. Any subsequent violation of a parking rule will result in the vehicle being booted without notice. If the vehicle is still not removed after 24-hours, then it will be towed from the community. This will begin within the next two weeks but we will send you an official when it goes into effect.

ALL BOARD MEETINGS ON ZOOM

If you cannot attend the board meeting, you can view it on Zoom. If you aren't available to view it on Zoom, beginning with the next board meeting, we will post the recording on the web page for two weeks following each meeting. We will not keep it longer because it takes up too much space in our Zoom account to keep for a longer time.

VENDOR RECOMMENDATIONS NEEDED

It seems that due to the age of the association we are experiencing the need to make many repairs and updates. This necessitates getting several quotes for each repair project. If you have had work done and are happy with the vendor/contractor and the job that was done, we would appreciate your emailing the office your recommendation. If you are a contractor yourself, unfortunately, we would not be able to contract with you due to a possible conflict of interest.

ATTENTION RESIDENTS WHO OPTED OUT OF E-MAIL

We are reaching out to kindly ask those homeowners who have opted out of our e-mail communications to consider opting back in. This will greatly benefit both you and our community for several important reasons.

1. **Timeliness:** U.S. mail takes approximately five days to reach you, while many of our notices require immediate attention. To ensure timely communication, our maintenance man often has to hand-deliver important notices multiple times a week. This is not an efficient use of his time as he is needed for various repair and maintenance tasks around the community.

2. **Cost:** The cost of mailing physical notices is becoming increasingly prohibitive. Each mailed notice, inclusive of paper, printing supplies, postage and labor of secretary and maintenance man to deliver, is approximately \$13.44 for just 1 ounce of mail times the number of pieces currently equals \$376.32 for each mailing. These costs add up quickly when we're obligated to mail notices to multiple households.

3. **Maximizing Resources:** By opting into email notifications, you help us allocate our community resources more effectively towards maintaining and improving our shared spaces.

We believe direct e-mail communication is more efficient, cost-effective, and timely. To opt-in, please visit our website at <http://thelakeshoa.net> where you can print out the email consent form and submit it. Alternatively, you can pick up a consent form directly from our office.

Furthermore, by not receiving our emails, you might be missing out on significant community information, updates, and alerts that are essential for your awareness and participation in our community activities.

We genuinely appreciate your understanding and cooperation in this matter. If you have any questions or require assistance with the opt-in process, please do not hesitate to contact us.

Thank you for being a valued member of our community.



HEALTH ALERT

The Sun Sentinel printed an article on 5 mosquito-borne diseases that have shown up in South Florida.

- Oropouche Virus, the newest, has proven deadly in So. America. Travelers to Cuba have brought it back. 30 cases have been reported: 5 in Broward County, 14 in Miami-Dade, and 2 in Palm Beach County.
- West Nile is the most common and 7 cases have been reported in Florida and 33 cases in other states.
- Chikungunya Fever. Floridians who traveled to Brazil this year have returned with it.
- Dengue Virus is surging worldwide.
- Malaria - 38 cases reported in Florida so far this year.
- Eastern Equine Encephalitis Virus - is NOT in Florida yet. A case was reported in New Hampshire and the person died. Anyone traveling to the Northeast this summer and plans to spend time outdoors should cover up. People who develop this virus can suffer lifelong mental and physical disabilities

Due to limited space, the symptoms are not listed but you can google them. Please take the time to check around your home and remove open containers that might be holding water (where mosquitoes breed and lay eggs).

If you plan to travel to any of the countries mentioned, you should read up on the disease mentioned above and pack long sleeve shirts and long pants. Buy mosquito spray containing DEET.

NEXT ISSUE

Next month's issue will feature an article on nuisance Egyptian Geese and Iguana's

Answer: The Toyota Tacoma is a pickup truck manufactured in the U.S. by the Japanese automobile manufacturer Toyota. Tacoma is also the third-largest city in Washington State. Affectionately nicknamed "T-Town," Tacoma is known for its unpretentious vibe and genuine community spirit. In 2006, Tacoma was listed as one of the "most walkable" cities in the country. That same year, the women's magazine Self named Tacoma the "Most Sexually Healthy City" in the United States.