



August 2025

THE LAKES HOA

Office Hours: Mon-Thur 9am-3pm
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www.thelakeshoa.net

RULES & REGULATIONS

Rule #19 Animals

No animals that may be determined to be livestock or poultry are allowed in any unit. Household pets are defined as dogs, cats and domestic birds, and are allowed as long as they do not become nuisance nor annoyance to any other owner. No more than two pets per household. All pets must be registered with the association and county. Each dog must be on a leash when on common elements. No pets may be tied to any trees or staked to the ground on their property or left unattended on common elements. Owners are responsible for removing all of their pet's feces from their property and common ground as it is a toxic contaminate and eventually leeches into the ground water.

Rule #18 Violations

The board may impose a fine for any owner, their family, guests, employees, or invitees for failure to comply with any rule or regulation presented in the Articles, Declarations, Bylaws or Rules & Regulations.

Failure of any owner to comply with any restriction, covenants, or rules shall be grounds for immediate action, such as warnings and fines. Fines for non-compliance or violations will not exceed the following:

1. First occurrence – Violation Issued Warning
2. Hearing and optional fine if not remedied within 14 days
3. \$100.00 per violation/daily up to \$1,000.00
4. Notice given of fine and amount, must be paid within 30 days if not remedied. If violation is remedied before 30 days, no fine.

NOTE: The Rules & Regulations are currently undergoing a review and update to comply with the changes in many of the laws passed this year. They will be approved by the Board at the August 13th meeting. After approval, a revised copy will be emailed to all residents and, of course, can be accessed on the website at thelakeshoa.net.

President's Corner

School is back in session! Traffic will be a little crazier so give yourself some extra time in the morning and afternoons. Watch out for the kids at the bus stops at the front entrance and North of the stop sign at E. Lakes Drive.

We are going to be talking about some safety upgrades for the front of the community at the Board meeting in August.

It is also peak hurricane season, stock up on supplies before it gets crazy. Check your properties for small items that might get overlooked before a storm in your rush to prepare.

The Clubhouse Has Had A Mini Update

The clubhouse has been repainted the color of the outside walls of the villas and the area looks fresher and more open. A chandelier was donated and installed over the front door. There are a couple of new paintings hung, and the kitchen microwave has been replaced with an over-the-stove one giving more counter space for food etc. A backsplash has been added behind the stove. Stop by and check it out.

If you intend to rent the clubhouse in the future, we added a combination lock box next to the drop-off box. Any residents who rents the clubhouse will be given a unique combination to enter and pick up the front door key from the lock box.

HOA Fees

REMINDER - please change your banking information to reflect below amounts.

5% INCREASE IN MAINTENANCE = \$311/mo. began July 1st

If received after midnight on the 6th or later, a \$20 late fee is applied (5-day grace period ends at midnight on the 5th)

SPECIAL ASSESSMENT = \$255/mo. began July 15th (\$88 for insurance & \$167 for roofs) If received after midnight on the 16th or later, a \$20 late will be applied. There is no grace period.

Note 1: Some banks **DO NOT** always process Zelles on the date sent. If received by HOA after midnight on the 6th or 16th but sent on the 5th or 15th, it is late! If this has happened to you, consider sending Zelle the day before it's due.

Note 2: The grace period is not an extension of time to pay. Maintenance is due on the 1st. The grace period should be thought of as "a case of unusual circumstances" that allows you have 5 extra days to pay.

Note 3: Grace periods offered by businesses are not required by law.

Committees

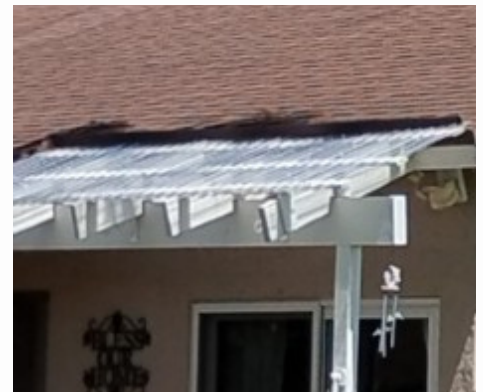
At the July board meeting, the board approved new committees in addition to the standing Budget, Architectural Review, Violations, and Hearing/Fining. They are: Governance which would be rules, policies and procedures; Needs Assessment which is long term goals; Common Ground Improvements which would be tennis courts, pickleball courts, playground, paving roads, etc; Communications/Outreach; and Violations. A board member will chair a committee. Chairs were decided as follows: Jeannette Smithee-Budget; Drew Newman-Architectural Review; Darrian Kelly-Communications/Outreach; Sharon Paslowski-Governance; Needs Assessment-chair open, members: Jeannette, Drew, and Nick.

If you would like to be on one or more committees, there is still time, but hurry as the names of the committee members will be approved by the board at the August 13th meeting. Fill out the Committee Volunteer Information form and submit it to the office.

<https://forms.gle/fHaDWYPAtAnn7AJ68>

ATTENTION 2-BEDROOM VILLA OWNERS

Some owners have been putting up a plastic covering over the 4-beams next to their front door. You are not permitted to do this as it is a material change and must be voted on by the entire community. These covers detract from the aesthetic look of the community and they can damage the beams and can attract termites. This can end up being a bigger expense to the community. We have been violating owners for this and yet we are seeing more being added. If you have added a plastic cover, please remove immediately.



Dog Poop

If you are not picking up after your dog, you are not complying with our rules or Deerfield's. PLEASE pick up! It doesn't matter if it's a big dog or little, their deposits are toxic to the environment and disgusting to step in. Be a good neighbor and do the right thing.

Important Dates to

Aug 13 Board Meeting

Sept 1 Labor Day – Office Closed



Trivia Question

Which major airline began its operations in 1925 as a crop-dusting service?

- American Airlines
- Southwest Airlines
- Delta Airlines
- United Airlines

Mail Package Boxes

After retrieving your package(s), please shut the door to the box.



Right



Wrong

Jon Boat Seen On Lake Recently

Last Thursday at about 10:20 PM, a small motored watercraft was seen on the lake opposite the playground parking area. It was jet black on the lake, so the observer could not see the size of the craft other than a light on the front and back of the boat, nor could they tell how many people were in it because the water, the boat, and the people disappeared in the black of night. However, the occupants could be heard talking. They pulled the boat up to the shore north of the playground and carried the boat to a huge truck parked at the clubhouse, where they put it in the truck bed. Three black or dark blue trucks then exited the community and turned right onto Green Road towards Powerline. The observer called BSO the next day to find out if there had been other reports of boats on lakes nearby, but apparently not. The officer surmised that they were casing the community, looking for items to steal from backyards, and cautioned homeowners not to store expensive items in their backyards.

Answer: Delta Air Lines traces its roots back to 1925 when it was founded as Huff Daland Dusters, an agricultural operation based in Macon, Georgia. Its primary mission was to dust crops with pesticides to fight the boll weevil, a pest devastating Southern cotton farms. This crop-dusting company eventually expanded into passenger services and adopted the name Delta, referencing the Mississippi Delta region. Over the decades, Delta transformed from a small agricultural outfit into one of the largest and most recognizable commercial airlines in the world.

The Power of Community Engagement

By Director Darrian Kelly



Building a Stronger Neighborhood Together

Our neighborhood is more than just a collection of houses – it's a community of beautiful homes. The strength of our Homeowners Association is only as strong as the participation and connection of its members. When residents are engaged, everyone benefits. Property values rise, safety improves, and a true sense of belonging develops.

Why Community Engagement Matters?

Small actions have big impacts! Even simple gestures, like greeting a new neighbor, reporting maintenance issues, or helping organize a small event. And let's remember, active participation leads to:

- **Better Communication:** When residents stay informed and share ideas, issues are addressed more effectively.
- **Stronger Connections:** Knowing your neighbors fosters trust, cooperation, and even lifelong friendships.
- **Improved Quality of Life:** Engaged communities are safer, cleaner, and more enjoyable for families.
- **Shared Responsibility:** A strong HOA relies on volunteers for committees, events, and decision-making.

Let's Get Involved!

- **Attend HOA Meetings:** Stay informed about neighborhood decisions and share your perspective.
- **Volunteer for a Committee:** Whether it's landscaping, budget, or future improvements, your skills can make a difference.
- **Stay Connected:** Join the neighborhood email list or social media group for updates and opportunities to help. We will be looking to implement a text notification so that residents can stay better informed and quickly updated on important issues.

Our neighborhood is at its best when we all play a part. Let's continue working together to make our The Lakes HOA a place we're proud to call home! If you'd like to get involved or discuss ideas you have, contact me via email at: directorb@thelakeshoa.net

Contribute to a stronger, more connected community

Your voice and participation matter!