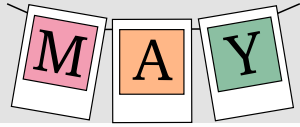




# THE LAKES HOA



2025

Office Hours: Mon-Thur 9am-3pm  
(954) 480-2928 / [office@thelakeshoa.net](mailto:office@thelakeshoa.net)  
[www.thelakeshoa.net](http://www.thelakeshoa.net)

## RULES & REGULATIONS



### Rule #13 Satellite Dishes

No satellite dishes shall be installed without approval of the Architectural Review Committee to insure proper placement and wiring. Satellite dishes not in use are to be taken down. Call your provider and they should do it without charge or tell you to dispose of it.



### Rule #14 Care of Property

Any and all planting of beds shall be maintained and mulched. Lawns must be watered. Plants and decorative landscape shall be properly groomed, fertilized and irrigated. Homeowner's irrigation systems shall be maintained by the homeowner in good working condition. The Board of Directors must approve installation and replacement of all trees or large plants. The planting of fruit trees is not permitted on common ground. Board approved screened enclosures shall be maintained by homeowners, e.g. torn screens, excessive lime deposits, etc. Homeowner gutters shall be cleaned of debris and maintained to permit proper water run-off. The exterior of each residence shall be maintained and cleaned in a fashion that allows for a better-looking community. No homeowner shall connect private pumping systems from our lakes for private irrigation.



## President's Corner

It has been an honor to serve as President of our HOA. Richard left big shoes to fill, and I hope that I was able to come close. I look forward to serving our community in the next term.

Summer is right around the corner, and Hurricane Season is upon us. Please take this time to look around your property for anything that should be cleared or repaired. We want everyone to be prepared!

## GetQuorum Notices and Electronic Voting

As you may know, GetQuorum sent out the Second Notice for our Annual Members Meeting on April 25th. If you haven't had the chance to vote yet, we strongly encourage you to do so. Additionally, if you haven't signed the consent form to receive notices and access the voting platform, please consider doing this before the deadline on May 6th. Trying the digital platform can enhance your experience, and should you prefer, you can opt out later and revert to paper mailings.

The Board is concerned that only 23 homeowners have participated in the voting thus far and the cutoff for consent to voting is May 6th. It's important to recognize that by not engaging in these programs, you're limiting the association's ability to effectively conduct business and improve our community. Your voice and participation matter deeply in shaping our neighborhood for the better.

## Important Dates to Remember

May 6	Deadline to consent for E-Voting
May 7	Board Meeting (Rescheduled from May 14)
May 14	Board Meeting (Rescheduled to May 7)
May 28	Annual Homeowners Meeting
June 11	Board Meeting TBD
June 15	Last day to pay the 2024-2025 Special Assessment

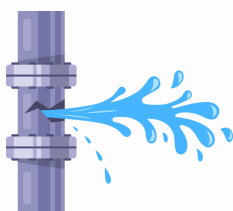
# Dog Poop is on the Rise Again!



It's important to remind all dog owners of their responsibility to pick up after their pets. Dog waste is not just an eyesore or a nuisance; it poses environmental hazards as well. Dog waste can be harmful to the environment. It is not a natural fertilizer and can introduce harmful bacteria and nutrients that pollute waterways, such as our lakes. Pet waste can contain parasites and bacteria that are harmful to humans and other animals. By leaving it outdoors, you increase the risk of these pathogens spreading. And don't forget to pick it up on the Green Road swale. Wherever you walk your dog, you need to pick droppings up. The City of Deerfield and local Rules & Regulations mandate that pet owners clean up after their dogs. Failing to adhere to these regulations can result in fines and other penalties. Picking up after your dog is a courtesy to your neighbors and contributes to keeping public and shared spaces clean and pleasant for everyone.

To be a responsible pet owner, always carry a bag or tool designed specifically for picking up pet waste. Dispose of it properly in designated dog waste receptacles. By taking these simple steps, you help protect the environment, adhere to local laws, and contribute to a cleaner, healthier community.

## Thinking of Replacing Polybutylene Pipes? It's a Good Idea



If you're considering selling your villa in the future and have polybutylene pipes, it's wise to consider replacing them before listing the property. Polybutylene pipes, commonly used from the late 1970s until the mid-1990s, were once popular due to their low cost and ease of installation. However, they have since been found prone to failure, often resulting in leaks and water damage. Here are a few reasons to consider replacing them before selling:

1. **Marketability:** Homes with polybutylene pipes may be less attractive to potential buyers due to the known risks associated with these pipes. Buyers might be hesitant or require replacement as part of the sales negotiation process.
2. **Financing and Insurance Issues:** Many mortgage lenders and insurance companies are reluctant to finance or insure homes with polybutylene plumbing because of the high risk of leaks and related damages.
3. **Prevention of Water Damage:** Replacing the pipes mitigates the risk of leaks and extensive water damage, which can be costly to repair and might result in having to renegotiate or potentially lose a sale.
4. **Increase in Property Value:** By addressing this concern proactively, you may be able to enhance your home's appeal and potentially add to its resale value, making it a more attractive offer on the market.

To proceed with replacing the pipes, you must make sure it is permitted. It's advisable to work with a qualified plumbing professional experienced in removing polybutylene systems. Ensure all work is up to current building codes and standards, and consider keeping records of the replacement to show potential buyers as proof of the upgrade. This proactive approach can prevent stressful situations and help facilitate a smoother sales process.

## Mother's Day is May 11th

Mother's Day has its origins in the early 20th century, primarily in the United States. The modern holiday was largely influenced by the efforts of Anna Jarvis, who, after the death of her mother, Ann Reeves Jarvis, sought to honor and recognize the sacrifices and contributions of mothers. Anna campaigned for a national day of observance, and her efforts resulted in the first official Mother's Day celebration in 1908 in Grafton, West Virginia. In 1914, President Woodrow Wilson signed a proclamation designating the second Sunday in May as Mother's Day, making it an official national holiday in the United States. The celebration of Mother's Day spread to other countries and has since evolved to honor mothers and maternal figures worldwide.

## Call for Volunteers

We are reaching out to seek volunteers for our Violations Committee to assist with inspections of homeowners' properties. We need at least three volunteers to help walk around our community and take note of any issues that require attention—such as items that need to be removed or repaired, overgrown yards, or trees that need trimming, etc.

This is an important annual inspection aimed at maintaining the beauty and appeal of our neighborhood, and your participation would be greatly appreciated. If you are willing to help or have any questions, please reply to this message or reach out to us directly. Together, we can keep our community looking its best!

Thank you for considering this opportunity to contribute.

