

*Happy  
New Year*  
January, 2025

# The Lakes HOA

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

## President's Corner

I hope everyone had a wonderful holiday season! It was lovely to see the holiday decor!

The HOA has been hard at work continuing to improve our neighborhood for all of the residents. Please keep in mind that we are here to serve the common good. If you have a dispute with a neighbor, we cannot be involved. Please reach out to your neighbor to resolve.

Make sure to lock your cars up - especially in the evenings. There has been a rash of break-ins throughout the area. Watch out for your neighbors and keep yourselves safe!

## Happy New Year Everyone!

If you didn't attend the New Year's Eve block party this year on the island, you missed a really good time. The weather was perfect to be outside. The celebration started at 8pm and was hosted by two homeowners. Thank you Manny and Celina. Activities included two bounce houses for the children (big hit), music, food and beverages (BYOB), fireworks, and a gigantic TV screen to watch the ball drop at midnight. It is estimated that about 100 came to celebrate. If you don't have plans for New Year's 2026, consider coming.



## Say Hello to our New Maintenance / Handyman

Introducing **Mike Watford**. Mike has been running several businesses one of which is a maintenance/handyman company and comes to us highly recommended. Mike wants a steady job that will utilize all of his skills. So say hello when you see him but don't ask him to fix anything. He only works off of repair orders so if you need a repair, please submit an order. Welcome, Mike, we are glad you are here.

## Saying Goodbye to Sergio

As most everyone knows, **Sergio** has resigned to retire from full time work. He has agreed to help us part time when we have big projects that needs an extra hand so you will be seeing him around the community occasionally. Our thanks and appreciation to Sergio for his many years of hard work and service to our community. Sergio, we wish you the best in retirement and any future endeavors.



## Landscaping Around Pool Area & Community

A special thanks to homeowners **Marcel and Sandra** for trimming and cleaning up the areas around the pool. They will be trimming and clearing around the community.

## Todd Drosky District 4 Commissioner

Commissioner Drosky has asked if he could come to a board meeting and address those in attendance. We have invited him to our February 12 meeting so please plan to attend. He has been very supportive and helpful to The Lakes during his tenure on the commission and is a commissioner who listens and responds to our questions or concerns.

# THE WINNERS OF THE CHRISTMAS DECORATIONS CONTEST ARE.....



**Valerie Packowski** - first prize for best over all (house on the left as you come in the entrance), and **Heather & Kenny Prescott** for the enchanting fairy-like effect of lights hanging from trees in the entire front yard and raised lights along the fence and back to the house (first cluster on right) after you make first left turn on East Lake Drive. They were presented with gift cards and a mini-reception followed the board meeting.

## BULK TRASH

A hearty thank-you to our community for not putting your trash out for an extra week due to pickup day being Christmas Day. We sent a letter of complaint and concern to the City concerning the skipped garbage pickup in our community (Christmas Eve) but, unfortunately, they have not responded to date.

## Rules & Regulations

### 7. Leases

Homeowners may not lease their unit until 24 months from the date of purchase. A lease shall not be for a period of less than 6 months and unit can only be leased once a year. No unit shall be subleased and rental of one room in unit is prohibited. The Board of Directors must approve all leases. The Association can terminate the lease of a tenant who is not abiding by the Declaration, Articles of Incorporation, Rules & Regulations or any agreement administered by the Association. A \$300 deposit is required, which will be refunded at termination of lease minus any repairs for damage by tenant to common areas. The owner will be jointly and severally liable with the tenant to the Association for any amount in excess of such sum which is required by the Association to affect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenant. Any balance remaining in the escrow account, less an administrative charge not to exceed \$25.00, shall be returned to the Owner within ninety (90) days after the tenant and all subsequent tenants permanently vacate the subject unit. A copy of a lease renewal must be given to the office. Guest passes are to be returned to owner. If tenant fails to return passes, \$50 will be deducted from the deposit.

### 7. Contractors

No owner will instruct or order any work to be done to any common areas. Employees and contractors are and will be instructed through the Board of Directors or its agents only.

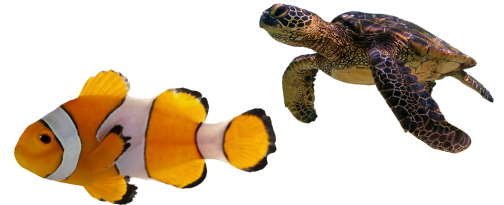


## Trivia Question

Which of these animals can change sex from male to female?



- Sea Turtle
- Starfish
- Clownfish
- Earthworm



## Registration of People, Pets & Vehicles

We are seeing an uptick in the number of vehicles with no parking stickers or guest passes parked during the day and overnight. This is a reminder that if you have guests visiting overnight, they must have a guest pass displayed and anytime vehicle is in the community. If they will be staying for an extended period of time, they must be registered. If you have lost your guest pass(s) there is a replacement fee of \$12.50 per pass. We are actively seeking a tow company and once we sign with them, they will be towing illegally parked vehicles or unregistered vehicles at owners' expense. No street parking after 10pm weekdays and 12am weekends. If you have gotten a new dog or cat, your new pet must be registered. Also, this is true if you've gotten a new vehicle.

## Private Homeowner Page on the Lakes Website

We announced at the last board meeting that we have added a link on our website to a private page for only homeowners. In order to access it, you must sign in and set up an account. Once you have set up your account, log in and instructions will be there to assist you. All of our governing documents are there plus financials, purchase orders, invoices, forms you might need almost all documents, except homeowner files, personnel records etc. and anything of a personal/confidential nature. You can read and/or download whatever you need.

Please visit our website at [www.thelakeshoa.net](http://www.thelakeshoa.net) for instructions on requesting access to your Private Page

Answer: Certain animals can change sex from male to female, with one of the most well-known examples being clownfish. Clownfish are born male, but they have the ability to change to female if the dominant female in their group dies. This process, known as sequential hermaphroditism, allows the largest male in the group to transform into a female to maintain the social structure and ensure continued breeding within the group. Other species, such as some parrotfish, and certain types of gobies, also exhibit similar sex-changing abilities. The transformation may be triggered by age, size, or social status.