

The Lakes HOA Newsletter

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



The holidays will soon be upon us and decorations will be put up and changed for each holiday. This is always a happy and busy time of year and decorations make our community look welcoming. The holidays will bring lots of activities and parties and we caution you to be mindful of your neighbors and the noise level if you host parties. Not everyone goes to parties and many go to bed early so after 10 pm please lower the sound level and/or move your party inside. This is a reminder that no decorations are to be installed/attached onto the roof and all decorations must be removed by January 31, 2024.

Thank you, homeowners, who faithfully continue to put your dog's waste in the containers. It makes a much pleasanter walk to not have to weave around piles of poo. We appreciate your cooperation. When your guests bring their dog to visit, please advise them of the leash and poop pickup rules. If you have gotten a new cat or dog within the last year, please register it at the office by bringing the Rabies Certificate, a photo of pet, if microchipped, the name, address and phone number of the chip organization.



Dog & Cat Safety for Halloween, Christmas & New Year's Eve

Halloween can be stressful for many pets because of the non-stop door knocking and doorbell ringing, trick-or-treat yelling kids, strange costumes, and the constant opening and closing of the door. **Below are helpful tips:**

- **Create** a safe space
- **Medicate** your pet if all the activity will scare him and make him anxious
- Prevent **Door Dashing** by putting up a gate
- **ID** your pet in case he does get out
- Keep **treats out of reach**, especially chocolate and sugar-free treats containing Xylitol
- **Candles** can be knocked over by a large dog's tail and can start a fire

REMINDER:

As of July 1, 2023 the grace period on the monthly maintenance payments is 5 days. If payment is not received by the 5th of the month, there will be a \$20 late fee.

ATTENTION:

Your vehicle will be towed if it has expired tags or no tag.

Architectural Requests

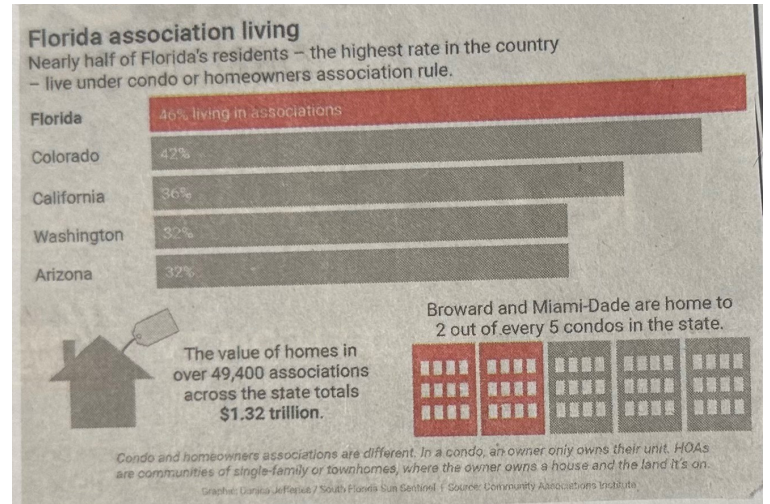
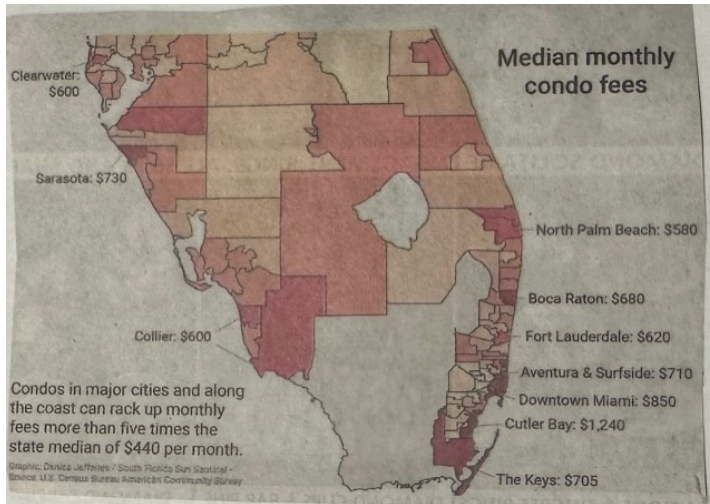
Any outside changes to your home, whether it be something attached to the villa or something large added to your back or front area, or something removed, must be requested on an Architectural Request form, must be dated and approved by the Architectural Committee. Why? Because homeowners are not permitted to change the overall look of the community per our documents.

Repair Requests

Requests for repairs MUST be dated and can be emailed to the office or dropped in the mailbox outside the Clubhouse. In other words, please do not stop a Board Member or the maintenance man, Sergio, with your request. It must be in writing and dated and submitted for approval and processing.

Architectural Requests and Repair Request Forms are found on our website or in the box outside the Clubhouse entrance.

This month the Sun Sentinel is running a 4-part series on HOA and condo living. We thought a couple of the graphics would be of interest to you all. All-in-all, we think we are doing a good job of keeping the monthly maintenance as low as we have. See the graphs below showing association fees around the state.



Parking on grass is not permitted. Please advise your guests that all 4 wheels are to be on the pavement and no street parking is permitted overnight. Also, if you've gotten a new vehicle, please register it and get a new parking sticker.

Please do not put your bulk trash to the curb until the night before (Tuesday) the Wednesday pickup. We've also noticed an uptick in the amount of boxes curbside. You should break down the boxes and put them in your blue container to save space and also it would stop the pieces from being strewn around on windy days. Brown bins are to be put out on Mondays and Thursdays no earlier than 4 pm. The blue bins are to be put out on Thursdays after 4pm and can contain household trash, yard clippings and broken down boxes. All bins are to be put back the same day.



There are several families who are leaving their back patio lights and front lights on all night and we are getting complaints that the lights are shining in neighbors yards and windows. These lights are very bright and are disturbing neighbors. If you are leaving your back patio light and front light on all night, please adjust the light so that it shines only on your property. If your light cannot be adjusted, then please turn it off no later than 11 pm. Thank you!

WARNING!! People have been using the pool after dark. We have this on camera. **THIS MUST STOP IMMEDIATELY!** This is for your safety and is a liability for the association if anything happens to someone while in the pool after dark. It is not the HOA's rule but Broward County's law which stipulates that if there is no lifeguard on duty the pool hours shall be posted as **dawn to dusk**. After dusk, anyone using the pool is trespassing, even if you are a homeowner, and can be prosecuted (see No Trespassing sign attached on gate). We have not called the police as yet but if breaking the rule/law continues, we will be forced to do so. Pets are not permitted in the pool area. Please review the pool rules posted and abide by them.



People are continuing to drop water bottles and bags of discarded takeout food and other litter in the community, especially along NW 50th Drive. Please take pride in your community and bring your trash home. Parents, please remind your young adults that littering is not acceptable.