

**Wishing you a
happy and
safe
4th of July**



THE LAKES HOA

JULY 2023

NEWSLETTER

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

Special Assessment

The Board of Directors met on June 21st to change the grace period on the maintenance payment to five (5) days because of the closeness of the special assessment payment due on July 15th.

The following is a further explanation for the assessment.

For the past two years, our insurance has been steadily increasing. We depleted our insurance account without special assessing each of the past two years. It caught up with us this year and we now have no choice but to special assess. The 50% percentage taken from your monthly maintenance is not enough to keep up with the yearly increasing premium. Our attorney and accountant both recommended that we not finance this year's premium and pay in full to save approximately \$20,000.00 in interest fees. Many other associations find themselves in this same situation as premiums have risen across the state. We are not happy we have to do this but we are working diligently to find the best pricing as we plan for next year's premium, and perhaps getting a lower premium on this year's property liability portion of the premium.

NOT A CHANGE....

Please note that all payments are due **on or before** the due date. This is not a change. Your maintenance payment has always been due on the first of each month but we have allowed a grace period of 10 days in the past which has now been reduced to five days effective immediately. This is only for the maintenance payment. There is no grace period for the special assessment payment. If you use online banking, you must allow 5 days for the bank check to reach via U.S. mail so if your payment is due July 1st, you should select the "pay by" date of 5 days prior to the first of the month. You might also consider using Zelle as your payment method and you can be assured your payment will arrive on time. If you need information on setting up a Zelle account, you can find the steps on our website thelakeshoa.net or call the office.

FIREWORKS

PSA: NOW is the time to secure fences, refill anxiety meds, update pet ID tags, and get microchips. Fireworks are coming!



Many, many dogs are frightened even terrified by fireworks. Dog owners: please prepare for the fireworks by making a safe place for your dog to hide. If you are having company, it is safer if your dog is shut into a room so that it won't bolt if front door is opened. If you have not ID'd or chipped your dog, please do it before the 4th. So many dogs bolt at the fireworks noise and go missing on the 4th of July and New Year's. Please protect your pet so it will not be one of them.



With the summer temperatures in the 90's now, please remember the roadways are very hot on their paws. Here's a reminder to check the heat of the road by counting to seven. If it burns your hand, it will burn your dog's paws.

NOTICE TO HOMEOWNERS WHO HAVE WINDOW AIR CONDITIONERS INSTALLED



This is a violation of our governing documents and it must be removed ASAP. If not properly installed, it can be a fire hazard. All homes will be inspected and any with window air conditioners will be asked to removed immediately

Lawn Mowing Schedule

July: Mowing: July 10th, 20th & 27th
Trimming & Cleaning: July 28th
August: Mowing: Aug 8th, 18th & 28th
Trimming & Cleaning: Aug 29th
September: Mowing: Sept: 8th, 20th & 28th
Trimming & Cleaning: Sept 29th

