

The Lakes HOA

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



CITY NEWS

The City of Deerfield Beach has repeatedly emailed to residents in District 4 a notice and warning about Waste Management's controlled demolition. If you missed it, this is an abbreviated version. This may effect us so please read.

THE MORNING OF JUNE 7TH (This Friday)

On Friday, the 7th of June 2024, as soon after 10:00 AM, as safety and preparations permit, the Wheelabrator Refuse Plant Boiler House and 199' Chimney will be demolished by implosion to an elevation where BG can safely access the debris for secondary demolition and processing. Implosion is a process where a small amount of explosives is used to disrupt selected supports in a structure. This allows gravity to pull the structure down in a controlled manner.

Early Friday morning, the Broward County Sheriff's Department will set up an Exclusion Zone around the structures. This is to prevent people from getting too close. **Your property is INSIDE this Exclusion Zone and related traffic and pedestrian detours.** The detours should go into effect approximately 30 minutes before the implosion and last until about 30 minutes after it. We ask that you plan for no traffic in and out of your site during that time. We need your cooperation with the Police and contractors to ensure this is a safe job. Everything they say to you or ask of you is to minimize inconvenience or to promote safety.

Dust is an unpreventable byproduct of all types of demolition. There will be heavy dust in the block immediately surrounding the demolition site. Dust may also drift outside and downwind of the Exclusion Zone, depending on weather conditions. Please stay indoors during the demolition. Dust may linger in the general area for 4 to 6 minutes before BG crews begin cleaning the same area from the streets and sidewalks. Depending on wind speed and direction on the day of the implosion, the dust may or may not reach your properties. **As a precautionary measure, we recommend that you see that all windows, doors, and air intakes are closed and cover any other openings that might allow dust to enter your unit.** We also recommend that you turn off all exhaust fans before or at the time of the implosion, as these might draw air into your unit through cracks in walls and windows.

INCREASE IN MAINTENANCE AND SPECIAL ASSESSMENT

This is a reminder that as was announced in the May 8, 2024 letter to all homeowners, the monthly maintenance will increase to \$296 and a special assessment of \$150 per mo. has been approved for another year. See attached announcement previously sent dated May 8, 2024 explaining the necessity for these increases.

- Monthly maintenance increased by 5% to \$296 with a 5-day grace period beginning 7/1/24
- Special assessment of \$150 per mo. per homeowner with NO grace period begins 7/15/24 with last payment due on 6/15/25

NOTE: if your payment is received by the office on the day after the due date, or later, your payment is considered late and you will be charged a late fee of \$20.

It would be appreciated if you would NOT include these two payments together in one amount as it presents a bookkeeping problem to separate them into different accounts. Thank you.



Town Hall Meeting

The meeting was attended by approximately 70 homeowners including those on Zoom. Our attorney explained the amendments, their purpose and the importance of voting to pass the amendments in order to update our antiquated documents. We wanted to thank all of you who participated. There were a lot of questions and we hope you went away with a better understanding of these amendments and their purpose. Your attendance was an encouragement to the Board.



Homeowners' Meeting June 19, 2024 7pm

We are counting on you to attend either in person or by your proxy so that we can meet our quorum number of 54 in order to have an election and meeting. If you do not plan to attend, please sign your proxy and return it before the 19th as it will count towards the quorum of 54 votes.

AMENDMENTS

There are six amendments we would like to get passed to change our out of date documents. The vote will be by mail and after the homeowners meeting.

BULK DEBRIS PILES IN OPEN SPACES BETWEEN CLUSTERS

Last week there was a high pile of debris stacked in the first open space after you make the left turn onto East Lakes Drive. A homeowner has put on that pile construction debris (kitchen cabinets, etc.) and the pile got tagged by the city with a “non-collection notice” and a fee of \$75 to pick up these demoed materials. If you are the homeowner, we would appreciate your coming to the office and paying the \$75 fee we had to pay for the pickup. It’s not right to make all homeowners pay for your demo cost.

Also, if you are planning to do renovations in your unit, please put your removed old pieces (bath and/or kitchen cabinets, construction materials, etc. in a separate pile next to a bulk trash pile so the city can tag it for pickup. You will need to call city with info on tag and pay the amount they put on the tag and they will make a special trip to pick it up.

The city’s bulk collection rules are below.

BULK COLLECTION

Deerfield Beach residents receive bulk collection on a weekly basis. Our collection day is Wednesdays. To ensure proper pick-up and to avoid additional fees, residents must follow the City's bulk collection guidelines. Multi-family and commercial properties may opt to station a roll-off container on the property for bulk waste collection or may call our department at (954) 480-4391 for bulk waste collection as needed.

Bulk Collection Guidelines

- Bulk waste items are only the items that are outlined by these guidelines.
- Only place items out for bulk waste collection if they do not fit in your garbage cart.
- **Place bulk waste curbside before 7 AM on your collection day, but not more than 24 hours in advance.**
- Place bulk waste ten feet away from dumpsters, cars, mailboxes, and any other obstacles.
- Do not place bulk waste within ten feet of low tree limbs or electrical wires.
- Only place out bulk waste piles that do not exceed 7 cubic yards (approx. 4ft x 8ft x 6ft).
- Do not place propane tanks, gasoline tanks, or other hazardous materials out for bulk collection.
- Do not place residential garbage or recyclables out for collection with bulk waste

Bulk Waste Includes

- Yard Debris & Vegetative Waste
- Large Packaging Materials
- Furniture & Mattresses
- Appliances & White Goods (doors or locks removed)

Additional Bulk Fees Required

Bulk waste piles that are placed out and do not follow these guidelines may be subject to additional fees. If your bulk waste pile has been assigned an additional fee, it will be tagged with a non-collection notice. Below are specific instances where fees would apply.

- Bulk piles that are larger than 7 cubic yards
- Debris generated by private landscapers
- Construction debris and wood products



Dog Poo

We are sure you are tired of reading about it and we are tired of writing about it but some people are ignoring these communications. **PLEASE** pick up your dog's droppings in a bag, tie the bag, and put in the container. When dropping the bag in the container, if you should miss and it drops on the ground, **PLEASE** pick it up and try again to hit the mark. Thank you.



Ads in the Newsletter

The suggestion didn't get any response from our homeowners. If you know of anyone outside our association who might be interested in placing an ad in our newsletter, you could suggest it to them and ask them to call the office. Or, you could give the office the name/number of a person to contact and we could call and ask. The prices are for a 6-month ad: full page \$100; 1/2 page \$50; 1/4 page \$35; and 1/8 page \$25.

GUEST PARKING PASSES, POOL KEY, MAILBOX KEY

Homeowners, if you sell your unit, the following items must be given to new owner at closing or the office as you vacate. If you have a renter moving out, they must return the following to you or the office when they vacate. (documents excluded):

- guest passes
 - pool key
 - mail box key
- all the governing documents, if you have them.

With the exception of the governing documents, if you don't give them to the new owner at closing or give them to the office, you will be charged for each item not returned as we will have to replace them.



Bob Kane, the cartoonist who co-created Batman, drew inspiration for the superhero's iconic cape from whom?

- Michelangelo
- Charles Schultz
- Edgar Allen Poe
- Leonardo da Vinci

Answer: Bob Kane, the cartoonist who co-created Batman, drew inspiration for the superhero's iconic cape from Leonardo da Vinci's sketch of an ornithopter, a conceptual flying machine with flapping wings. Kane came across a picture of the ornithopter in a book about da Vinci and was struck by its bat-like appearance. This inspired him to incorporate a similar aesthetic into his new superhero character, envisioning a crime-fighter who could glide through the night like a bat. Over time, the cape's design evolved from its initial concept to a visually striking cape with scalloped edges, mimicking the look of bat wings.