

HAWKES HAPPENINGS

The Newsletter of the HAWKES BLUFF Homeowners' Association
Volume 35 Number 1 October / November 2025

BOARD ELECTION RESULTS

The October annual election meeting took place on October 28th at the Ivanhoe Fire Station Community Room. Many thanks to those residents who took the time to send in their absentee ballots for the election & thanks also to those residents who attended in person.

Not long after the meeting one of the board members resigned & a new board member was appointed.

The board members & their roles are:

JP Goshgarian	President
Mo Christie	Vice President
Odalys Rodman	Treasurer
Kelle Green	Secretary
Jim Gibbons	Director/Compliance
Angel de la Rosa	Director/Landscaping
Richard Bouabdallah	Director/Construction Approval

As usual at this time of year, your board members will be concentrating on the budget for the upcoming association year - this determines the association fee each year. The proposed budget and fees for 2026 will be included in a January mailing announcing the quarterly budget approval meeting. The meeting is currently scheduled for *Monday 26th January 2026* at the Fire Station Community Room (date may change). Once the budget is approved, invoices will be sent in early February (& will be due at the end of February).

The work of the board is always ongoing with co-ordination of the upkeep of the common areas & ensuring compliance with the covenants thru regular inspections & reminder notices. We are also enforcing compliance from homeowners who have still not paid their 2025 association fees.

The holiday lighting will soon be installed at the entrances and will be turned on after Thanksgiving.

The board members look forward to seeing the variety of annual holiday decorations which help make our community look so attractive and welcoming. Board members will judge the holiday decorations in mid-December & prizes will be awarded in 3 categories.

A MESSAGE FROM OUR PRESIDENT

Dear Neighbors,

This is my first message following my election to the board and appointment as President. Thank you for your support. I look forward to serving you, my neighbors, and the community. We also welcome new directors Richard Bouabdallah who will address construction approvals, and other duties, and Jim Gibbons, who, along with our contractor Joyful Homes and Andrea Joy, will address covenant violations, as well as other duties.

A few items to address:

We are still in the process of amending the covenants. The proposed changes address: (1) The association's maintenance responsibilities of the easement area along I-75; (2) the number of votes needed to change the covenants; (3) the type of permitted metal roofs, and (4) other necessary changes.

Repairs have been completed for general lighting at our entrances with installation of missing lights and overall brighter lighting. We also decreased voltage for safety. You will also see that our Holiday Lighting has been installed to brighten the season! The north Hawkes Bluff entrance holiday lighting has returned! Yeah! Enjoy!

On behalf of the entire Hawkes Bluff Homeowner Association board we wish you a Happy and Joyful Holiday Season and Blessed New Year!

Warm Regards,

J.P. Goshgarian, President

HOLIDAYS & DECORATIONS

The community looked really great this year at Halloween & many thanks go to those homeowners who went all out with decorating. Thanksgiving decorations started appearing soon after Halloween making the community look so inviting & before long there will be plenty of seasonal decorations vying for prizes in our holiday decorating contest.

CONSTRUCTION APPROVALS

Any time a permit needs to be pulled from the Town of Davie, you will need an approval letter from the association. Please contact us yourself. *Any request for construction approval needs to come directly from the homeowner – not from your contractor.* Either write to us at our mailing address or send an email *with your address as subject line* – thanks.

SIDEWALKS & STREETS

The sidewalks in the community on Hawkes Bluff Avenue & Huntridge Road are the responsibility of the Town of Davie to maintain & so are all the streets. If you see sidewalks that need repairs or any pot-holes or other issues in the street please call the Town of Davie directly at the Public Works number: 954 797 1240

NEWSLETTER

Newsletters are published on the website every few weeks to keep our residents as informed as possible. Please submit any articles, ads, etc. by e-mail, regular mail or by phoning Mo Christie at 305 788 8286. All items are handled on a *first-come space-permitting* basis.

ADVERTISING CORNER

Space is available for HAWKES BLUFF residents and close family members to advertise or place their business cards at no charge (space-permitting)

This space available – your advertisement could be here

Advertisements and organizations mentioned in this newsletter are not endorsed in any way by the Homeowners Association which merely provides space for advertising and suggestions for organizations as requested by homeowners.

TRASH REMINDERS

Currently the Town of Davie is NOT recycling although many of us prefer to keep separating our stuff in preparation for the day when they will recycle again.

Make sure to flatten cardboard boxes before throwing them out so they take up less room in the bin. Please put bins out late the night before or early morning on pick-up days - Mondays & Thursdays

Final bulk pick-up date for 2025:

Saturday December 6

Dates for 2026 will appear in the December newsletter

ESTOPPEL REQUESTS

Estoppel requests should be emailed to the association email address with \$250 fee sent to the mailbox address (shown below) - please allow time for your volunteer board members to process the request.

CONTACTING YOUR BOARD

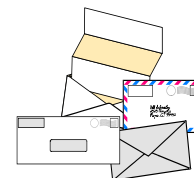
The board encourages homeowners to put concerns or queries in writing (e-mail/regular mail addresses below). *Please use the street address on the e-mail subject line.* Board members are all volunteers so if you choose to phone one, *please pick a considerate time, identify yourself as a Hawkes Bluff resident, and briefly provide the reason for calling.* THANKS.

President	JP Goshgarian	
Vice President	Mo Christie	305-788-8286
Treasurer	Odalys Rodman	
Secretary	Kelle Green	
Director (construction)	Richard Bouabdallah	
Director (landscaping)	Angel de la Rosa	sponge9423@aol.com
Director (compliance)	Jim Gibbons	

Mail box address

HAWKES BLUFF HOMEOWNERS ASSOCIATION
4474 Weston Road, PMB 150
Davie, FL 33331

E-mail : hawkesbluff@hotmail.com
(please use street address as subject & allow a little time for your volunteer board to respond to emails – thanks)



Check out our website for useful info, payment options, links, and to obtain copies of association documents.

<http://www.hawkesbluff.com>

Writing, editing, formatting, copying and organizing delivery of this newsletter by Mo Christie