

The Towns at Lakeside Homeowners Association, Inc.

NEWSLETTER

January, 2015

1. Median Project Update:

The HOA has contracted with Paver Guys, Inc of Sarasota to install the driveway median pavers for \$40,100. Pre-work will be performed by the resident landscaping company, ValleyCrest, at a cost of \$15,442. Expected project start is February, lasting thru March. Homeowners will be required to move their cars out of driveways and park on the street while their pavers are being installed. The HOA will attempt to provide advance notice via flyers but residents may be asked to move vehicles at the time of installation. A separate contract to seal the pavers will be voted on at the January 26th Board meeting.

This is the culmination of a process started in 2013 with the HOA Board survey, followed by a informational meeting and voting in Winter/Spring of 2014 and finally homeowner approvals and contractor proposals in Summer/Fall of 2014. The HOA Board thanks you for your patience.

2. CDD Police Enforcement Agreement:

The most recent news is the Enforcement Agreement with the City of North Port had been approved by the CDD Board and a traffic study company had been contracted with to primarily determine signage within the Lakeside Plantation community. The HOA has previously been on record as supporting limited on street parking, no parking on the grass and no over night street parking.

3. Homeowners Annual Meeting:

March elections of HOA Board officers for the 2015/2016 year are approaching quickly! Letters will be in the mail soon giving homeowners the opportunity to place their name in nomination for the Board. If you feel you could contribute toward the operation of the HOA or have been an outspoken critic, here is your opportunity.

4. Visitor Parking Spaces:

The HOA has contracted to have signage painted in front of the five visitor lots indicating "Visitor Parking Only". This is in anticipation of on street parking restrictions that may result from the CDD traffic study (See #2). Homeowners and tenants that routinely park in the visitor spaces when their garages/driveways are open limit the ability of actual visitors and homeowners/tenants meeting the policy rules to use these spaces. The HOA "Authorized Vehicles, Storage and Parking" Policy states:

"Visitor parking pads in the community are to temporarily accommodate visitor parking. There is no entitlement for an owner or tenant to use a visitor vehicle parking pad except after their garage contains a vehicle and the driveway contains all of the vehicles that it can legally accommodate."

Hopefully, compliance to this existing rule will negate the need for the HOA to pursue issuing violation letters.

5.New Information Boards:

You may have noticed the newly installed information boards at the mail box locations. These are larger, weather resistant, maintenance free structures. Unfortunately, there is an issue with the doors and the HOA is working with the supplier to remedy the problem.

6.Insurance and Lease Documentation Violations:

The April, 2014 newsletter reminded homeowners that the HOA Use Restrictions require the annual submittal of proof of insurance. Landlords are required to submit a "Lease Disclosure and Acknowledgement" form and a copy of the lease before a new tenant occupies a unit. Landlords are also required to submit a current lease for existing tenants. This past Summer, notices were sent to those homeowners that were out of compliance and this past Fall, First Violation Letters have been sent to those owners who still had not complied. A final Second Violation Letter has been sent to a few homeowners/landlords still in violation. The Fine Committee will determine whether fines shall be levied and the amount. If you have not submitted the required documentation, you may avoid a potential fine by submitting it to SunVast prior to the Fine Committee convening as noted in your violation letter.

7. Sprinkler Issues:

From time to time, there can be a malfunction of electronic controls for the sprinkler systems as occurred recently. Water running down the street gutters in dry weather is usually a tell tale sign that something is wrong and any homeowner is asked to call ValleyCrest at 941-473-3800 anytime, including nights and weekends, if they see this situation.

8. Christmas Decorations:

A reminder that, per the HOA Use Restrictions, all holiday decorations, lighting and hangers must be removed from structures and yards no later than January 15. The HOA thanks you for your cooperation.

9. Volunteers Needed:

The Neighborhood Inspection Committee is looking for additional members who can spare a few hours this month touring the community looking for checklist issues. Please contact Ron Perry at rptownes@gmail.com if interested.