

**THE TOWNS AT LAKESIDE ASSOCIATION, INC.
HOMEOWNER ASSOCIATION
NEWSLETTER/DEVELOPER UPDATE #3
JULY, 2009**

Dear Towns at Lakeside Homeowner:

The Board of Directors and SunVast Management would like to thank all owners and residents of the Towns for their recent cooperation in abiding by the deed restrictions and new rules and regulations that have been implemented. A complete property inspection was performed on June 17 by representatives of the Board and SunVast. Overall the community looked fantastic, and very few violations were noted at that particular time. Thank you for your diligent efforts to help maintain the property values and standards within the community.

Even though we have made tremendous progress, we do still have a few areas that could use improvement.

TRASH CANS:

We continue to witness trash cans in driveways and outside of units. If the trash can is too large to fit in the garage along with your car, you may contact the City of North Port and request a smaller trash can. Keeping the trash can outside is not only unsightly but it can be a health hazard. We ask that all trash cans be kept **INSIDE** of the garage and placed at curbside after 6:00 PM the evening prior to pick-up, and returned to the garage following pick-up.

GARAGE DOORS:

For your own safety and protection, we ask that all residents keep their garage doors

closed at all times other than entering or exiting. Other than being unsightly, an open garage door is a welcome invitation to a crime. Thieves have been known to enter homes through unlocked doors in the garage and can rob you while you are upstairs. Even worse, they can physically cause harm. Please keep your garage doors closed.

PARKING & TOWING:

We have made great progress in reducing the number of vehicles parked in the roadway and illegally in the overflow parking areas. A few habitual offenders remain, however, who are causing a nuisance for the remainder of the community. The Association has erected TOWING signs at each entrance of the Towns and the Association may begin to tow all vehicles effective AUGUST 1, 2009. A copy of the Association's parking rules can be obtained from the community website at www.townsatlakesidehoa.com. All owners of the vehicle will be responsible for all costs associated with getting the vehicle back.

**ALL RESIDENTS ARE HEREBY
PUT ON NOTICE THAT THIS
WILL BE THE LAST AND FINAL
REMINDER YOU WILL
RECEIVE REGARDING THIS
MATTER. WHEN YOUR
VEHICLE DISAPPEARS, YOU
WILL NEED TO CALL THE
NUMBER ON THE TOWING
SIGN AND PAY ALL FEES**

ASSOCIATED PRIOR TO YOUR VEHICLE BEING RETURNED TO YOU.

TENANT-LEASE COMMITTEE:

Although there has been no action by the committee the Association did implement the new tenant lease profile and disclosure as of April 1, and we are happy to report that many owners and their realtors are complying with the new policy. These forms may also be downloaded from the community website.

LANDSCAPING:

The Board is in the process of approving plant replacements and work should begin shortly. We have noted that some residents haphazardly drive over the plant material in the center islands in between driveways. The Board may elect NOT to replace plant material on those particular units.

STATUS OF SALES AND TURNOVER OF COMMUNITY:

As of July 7, 2009 the status of the Association was as follows:

Total Units Upon Build Out:	236
Total Units Closed to Owners:	185
Sales set for Closing:	14
Remaining Built Units to sell:	11
Remaining vacant lots to build:	26

Standard Pacific is discussing whether or not they will permit the remaining buildings and a decision will be made in the near future. Once a decision has been made the members will be advised and we can either begin preparations for a turnover of the Association, or perhaps a sale of the lots to another builder may occur. Due to the

market conditions we are still discussing our options.

2010 BUDGET MEETING:

SunVast is ready to begin preparation of the 2010 operating budget of the Association. Once the budget is submitted to the Board for its review, copies will be sent to the Committee members for their comments prior to notice of the board meeting to adopt the budget. The Board Budget meeting has been scheduled for October 21, 2009 at 3:45 PM in Tampa.

FUTURE MEETINGS:

All future meetings will be posted on the community website and bulletin board. It will be the responsibility of the committee members to advise the management company of any meetings that have been established so they can be appropriately posted.

FINANCIAL STATUS OF HOA:

Due to the economy many homes are in foreclosure and have not paid their assessments. As of May 31, delinquencies totaled \$90,842.96. This burden is being placed on the remaining members of the Association.

ASPAHLT REPAIRS:

On July 10 there were numerous asphalt repairs made on the roadways within the Towns. The second and final coat of asphalt will not be laid until the remainder of the community is completed unless we can obtain approval from the CDD and the City of Northport to proceed with this work.

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