

THE TOWNS AT LAKESIDE ASSOCIATION, INC.
HOMEOWNER ASSOCIATION
NEWSLETTER/DEVELOPER UPDATE #5
December, 2009

**BOARD MEETING &
2010 ASSESSMENTS**

The Board of Directors met on October 21 to adopt the 2010 budget. A copy of the approved budget and your assessment coupons are enclosed with this mailing. All payments are due on the 1st of the month and are delinquent on the 10th. A late fee of \$25.00 will be assessed for any payment received after the 10th of the month. The Association will continue to follow the collection policy adopted last year and will file liens on all homes for non-payment of HOA assessments.

LANDSCAPING

Dead plant replacement has been completed, and we are working with Valley Crest regarding the infiltration of Bermuda/crabgrass in the St. Augustine turf in specific locations. The foxtail palms will be bud drenched (fertilized) again in an attempt to nurse them back to health from the freeze of the last two winters. The braces from all of the palms will also be removed this winter. Granular fertilization of the turf was scheduled for the week of November 9.

Mulching: Some AdHoc Board/Committee members will be walking the community before year-end to ascertain whether or not a full-complement of mulch is warranted on all home sites and common areas for early 2010. We may be able to reduce budgeted expenses for mulch quantities not needed yet maintain an adequate ground cover (at edges and over water pipes) and pleasing aesthetics.

Edging will play an important role in keeping the mulch inside your yard. Those who have installed the edging are very pleased with the results. You may log onto the community website at www.townsatlakesidehoa.com to view the edging that has been approved by the ARC.

**IRRIGATION BACKFLOW
INSPECTION**

As a unit owner, it is your responsibility to have your backflow devices inspected annually and certified that they are in acceptable working condition. This currently is NOT something that the HOA provides and it is up to each owner to call for this inspection. In the alternative, you can contact North Port Utilities and they can arrange for the required inspection and have the cost of the test placed on your utility bill and be spread over a twelve month period. The phone number for North Port Utilities is 941-240-8000. Failure to have your device inspected annually may result in a fine by the City of North Port.

GUTTERS

Some residents have inquired about the installation of gutters on their unit. Gutter materials and installation costs have increased since earlier this year. If you would like to have gutters installed on your home, please e-mail Board Member John Rice at jandjrice@chartermi.net before February 1, 2010 and, depending upon the number of interested parties, a reasonable/acceptable price may be obtained/quoted and guaranteed by a reputable vendor.

ADDITIONAL PARKING LOT

As promised, Standard Pacific will leave the gravel parking lot in place across the street from the original model homes so current residents and their guests can use this space to park their vehicles if/when needed. This parking lot is for Towns residents and their guests ONLY. NO COMMERCIAL VEHICLES are to be allowed to park in this lot. The current vehicle and parking regulations will apply to this lot. The Board may decide to implement additional rules governing the use of this parking lot as they deem appropriate.

TRASH CANS

The City of Northport recent implemented a program which requires that on the day of trash pick-up, trash cans must now be placed on one side of the street only. In that regard, residents are asked to please put their address number ON THEIR TRASH CAN to ensure its proper identification

SPEED LIMIT, TOWING SIGNS & ASPHALT PAVING

Signage has been ordered and should be installed no later than mid December. Standard Pacific will also be obtaining bids on the installation of the second coat of asphalt for the roadways. Upon receipt and review of the bids, Standard Pacific will advise the HOA when they may be able to proceed with this work.

TURNOVER OF ASSOCIATION

The sale of the last home in the Towns will close in the month of December. Standard Pacific does not have plans at this time to build the remaining 4 buildings which consist of 26 units. At the upcoming annual meeting, Standard Pacific plans to turnover control of the Association to the homeowners. These members will need to elect a new board of directors. Standard Pacific will be allowed to hold one seat on

the Board until it no longer owns 5% of the annexed lots for sale.

Enclosed with this newsletter is a preliminary turnover notice and some facts regarding the process. Please read this information carefully and plan to attend the upcoming meeting on Tuesday, February 23, 2010 at 6:30 p.m. at the CDD clubhouse.

The current volunteers comprising the Ad Hoc Board and members of the committees will be meeting informally over the next several weeks to develop ideas for committee functioning, projects and objectives. Other members of the community are encouraged to participate and assist in future planning.

One of the main issues that the Board and membership will need to consider is the expiration of the existing bulk cable TV contract in December 2010. Members will need to decide if they want to renew this contract, cancel it and go with another provider, or remove it entirely from the HOA assessments and have each owner subscribe individually with a vendor of their choice. All owners are encouraged to attend the annual meeting to voice their opinions on this matter.

BULLETIN BOARD

If anyone has anything of interest that they would like installed on the bulletin board at the western entrance of Jonah Drive, please send a copy of the item/document to James Ro at SunVast Management for approval. If approved, SunVast will see that the information is posted.

NUISANCE ISSUES

Let's review a few of the 'nuisance issues' which continue to occur in our community all-to-frequently and, which are in violation of either our Declarations, our published

Rules and Regulations or Ordinances of the City of North Port:

City of North Port: No Parking on Streets, Pet Licensing and Animal Control (leash, nuisance and waste removal) Ordinances.

Towns Rules/Regulations: (*owner-provided Declaration of Covenants, Conditions and Restrictions of the Towns at Lakeside and the February 26, 2009 adopted Rules & Regulations of the Towns- Refer: www.townsatlakesidehoa.com – ‘Documents’*):

(1) **Vehicle Parking**...parking a vehicle over sidewalks, on the lawn and/or on common areas is prohibited. In addition, using overflow parking pads when the resident’s driveway and/or garage can accommodate the vehicle is a violation (and impedes periodic and needed temporary guest vehicle parking).

(2) **Animals**... household pets (dog/cat) may be kept only if they do not cause a disturbance or nuisance; are to be kept on a leash at all times when not in an enclosed area and, any waste is to be removed immediately from the property and be properly disposed. See additional information and requirements in Declarations - Section 8.

(3) **Trash Receptacles**.. some folks are failing to return trash receptacles to the garage by the same evening of trash pick-up, i.e., Wednesday evening.

It is up to all residents to cooperate and comply with our rules and regulations which are designed to enhance a safe and orderly community-living environment. We have improved compliance in some of these areas...thank you!!

CHILDREN IN THE STREET

PARENTS: Please do not permit children to play in the street! We do not want an accident, injury or tragedy in our community. Thank You!

TERMITE WARRANTY AND PEST CONTROL

Effective January 1, 2010 the HOA will provide an annual subterranean and drywood termite inspection as well as exterior pest control. Please read and understand the enclosed separate article regarding this important matter to avoid paying twice if you currently contract individually for these services.

IN CLOSING

May you all have a wonderful holiday and a healthy and prosperous new year.

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