

The Towns at Lakeside Homeowners Association, Inc

NEWSLETTER

July/2019



PRESIDENTS MESSAGE

I trust all is well with everyone and that you are enjoying your summer either as a permanent resident or a snowbird from somewhere else.

A big thanks to the Parking Committee for the new and replacement signs installed last April. The entrance sign identifying our community serves as a reminder that in living here, we are all subject to established covenants.

The Boards priority objective is to improve upon the parking issues at hand in our complex and the sign messaging is clearly directed at those residents who disregard or are not in compliance with our Associations Declarations and Rules.

BOARD DIRECTOR REQUIRED

Unfortunately our full time resident Board member Pat Cruse had to resign for personal reasons. Thanks to Pat for her past Board service.

We now have only seasonal members (Nov. - April) remaining.

As such, we are looking for a replacement and would encourage anyone with an interest in giving back and maintaining our communities appearance and ultimately its property values, to join us.

Additionally, volunteers are required for Landscaping & Grounds Maintenance and Building Maintenance Committees to assist the Board with overseeing these areas.

JUNE 20, 2019 - BOARD MEETING HIGHLIGHTS

Proposals have been obtained for review and consideration towards resurfacing large parking lot with asphalt pavement.

Prepare comprehensive Vehicle Management Document, to include, all applicable Declaration,of Covenants, Conditions and Restrictions, together with adopted Rules, Regulations and Procedures for lawyers review.

Pressure washing of Buildings, common area sidewalks and parking pads scheduled to begin Oct.14th and finish by Oct. 30th (weather permitting) (individual driveways and sidewalks will again be done on a prepaid basis for \$35.00 - call Susan at Fleet Kleen 941-313-6257 or email Susan@fleetkleenservice.com to book.)

Mulch replacement scheduled for Nov.

GARAGE PARKING REMINDER

Our letter dated April 1st last to all owners and by extension, their tenants was quite explicit that, per Declaration 1V (Section 37) GARAGES), if you have two vehicles, one vehicle **MUST BE PARKED IN THE GARAGE** and the other vehicle must be parked in the driveway of your property. The one exception to this requirement is if you own a property with a driveway that can accommodate more than one vehicle.

COVENANT CORNER

Declarations - Use Restrictions, Section #8 Animals (b))

Owners of a cat or dog shall be required to remove immediately all forms of cat waste and dog waste from the property, including but not limited to lawns, walks, driveways, and parking areas, and such pets shall not be allowed to deposit waste in any manner, or in any place, that would in any manner change or deface the Property, including any alteration in the uniformity of appearance of the lawn or landscaped areas.

General Rules and Regulations: #7

All trash and debris shall be placed in the proper receptacles at each unit. Trash cans shall be kept inside the garages at all times, the exception being that they may be placed at curbside for trash pick-up no earlier than the evening prior to scheduled pick-up, and shall be returned to the garage no later than the evening of pick-up.

FRONT ENTRANCE SCREEN

Unfortunately an incorrect interpretation of our Declarations resulted in the approval and installation of actual screen doors within our community. Due to an omission in our rescind letter dated June 28th, 2019 previously sent to all owners, a revised one is herewith attached.

For clarification, all existing approved installations for RETRACTABLE SCREENS remain in place and applications, as per the Guidelines adopted Mar. 25th., 2008, for new will continue to be permitted upon submission of an Architectural Approval Request Form.

NEXT BOARD MEETING

Sept. 12th., 2019 @ 6:00 p.m. - Lakeside Plantation CDD Clubhouse