

EAST LAKES IN PEMBROKE PINES HOA

QUARTERLY NEWSLETTER APR thru JUN 2025

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Pembroke Pines FL 33032
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Office Hours: 9am – 2pm M-F
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Community Assoc. Mgr. Rita Briceno
Board of Directors
PRESIDENT: Mike Prince
SECRETARY: Eileen Cabral
TREASURER: Bob Needham
ACC Director: Sergio Cardenas
CEC Director: Tony Corona

“Together, we shine: Let's make East Lakes in Pembroke Pines a gem!”

MONTHLY MAINTENANCE FEES 2025 - \$130

Road Paving UPDATE:

All paper work for the paving of all roads in East Lakes community has been submitted to the Engineering Dept of City of Pembroke Pines. Currently there are a few modifications the city is requiring before the plans get sent to Permitting.

NEW *CURB APPEAL**

Inspections will be ongoing for the front and open rear areas of all units in East Lakes community. Homeowners are expected to maintain the exterior of their homes to ensure a neat and well-kept community. Inspections will include curb appeal, ensuring lawns, driveways, and home facades are in good condition and aesthetically pleasing.

NEW*Dog Registration Homeowners and Tenants must register your dog along with a photo to the HOA.**

PARKING REMINDER:

- Expired registration tags parked in guest parking will be towed.
- All vehicles for each unit must be listed on file with the office.
- Cars that are parked in the same spot in guest parking for more than 2 weeks will be towed.
- Parking in the street is prohibited. Any vehicles parked in the street at anytime will be subject to a \$100 fine.
- Contractors actively working in a unit may be parked from the hours of 8am until 8pm daily. Parking overnight is not permitted.
- **No Commercial Vans are permitted to park in private driveways or guest parking unless actively working on project in unit.**
- All vehicles must be parked within the boundaries of the paved driveways.

LEASES

ALL Tenant Leases MUST be renewed every year even if the same tenant lives in the unit.

NEW Email address for East Lakes HOA
eastlakeshoa@outlook.com

Porch patio roofs

Homeowners must keep porch patio roofs and gutters clear of any debris, leaves, branches, etc.

Architectural Control Committee (ACC) Committee approval is required for any new or modification on exterior of units PRIOR to work being done. A fine will be imposed for noncompliance.
City of Pembroke Pines permits are required for any type of permanent structures, ie: concrete patios, roofs, porches, windows, doors, tree removal.

Updated Rules & Regulations

Updated Rules & Regulations will be posted via website and the documents folder in Pay Hoa.

Additional Occupants

Any NEW occupant over the age of 18 who moves into a unit and is not registered with the HOA must complete the registration process. This ensures compliance with the community regulations and maintains accurate records of residency.

Top 10 Violations within East Lakes Community

1. Performing modifications of exterior of unit without an ACC approval.
2. Parking in the street
3. Shrub overgrowth
4. Porch roofs and Gutters clogged with leaves
5. Parking in Guest parking for extended period
6. Not picking up dog waste
7. Dog off leash
8. Not renewing yearly leases
9. Unauthorized access to Pool
10. Not informing HOA of new occupants

If you see something say something. Call the Pembroke Pines non-emergency number 954-431-2200

****** Next East Lakes HOA Community Meeting is Thursday 24 April 2025**

****** Next Board Meeting Sunday 13 April, 2025, at 10 am**