

# EAST LAKES IN PEMBROKE PINES HOA

## QUARTERLY NEWSLETTER APR - JUN 2024

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Community Assoc. Mgr. Rita Briceno  
**PRESIDENT: Mike Prince**  
**SECRETARY: Eileen Cabral**  
**TREASURER: Bob Needham**  
**BOARD MEMBER: Sergio Cardenas**  
**BOARD MEMBER: Gus Dequesada**

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

### MONTHLY MAINTENANCE FEES 2024 - \$130

#### PAINTING UPDATE:

- The painting is now completed. If you have any paint issues, please contact the HOA office.

#### PARKING:

- Cars that are illegally parked overnight will result in an immediate \$100 fine. There are plenty of guest parking spaces available throughout the community.
- 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.
- The HOA is looking into Community registration stickers for all cars of Homeowners and Tenants.

#### Landscaping:

- Beginning on May 1, 2024, East Lakes will have a new landscaping company.
- After meetings and interviews with 6 Landscaping companies, The Board has chosen Brightview.
- Please do not interrupt their work. Any issues should be addressed to the office. Brian will be taking them around and showing them what needs to be done. We ask for your patience in this transition.
- Brightview will mow the open grass common areas. They will also do weed control, irrigation, tree trimming, mulch, and fertilization.
- We will no longer have separate companies doing this work.
- **As of Mar 1, 2024, all fenced-in backyards will no longer be included in routine mowing services. We encourage residents to explore alternative landscaping options within their fenced areas.**

\*\*\*\* NEXT HOA MEETING Thursday 25 April 2024, 7pm at the clubhouse.

\*\*\*\* Next Board Meeting Sunday 21 April 2024

#### UPCOMING:

Road replacement – Oct 2024. All bids have been submitted for review by the board.

Tennis Court along with Pickle Ball Court – TBD (To Be Determined)

#### Driveway Bumpers:

We've been making a lot of exciting improvements to our community lately, and we're reaching out to all residents to help us keep things looking their best. One way we can achieve this is by having a consistent look at our driveways.

**We'd like to encourage you to clean and paint your driveway bumpers white, by 31 May 2024.** This will create a cohesive and visually appealing aesthetic throughout the neighborhood. We understand this may require some effort, and we appreciate your cooperation in keeping our community a great place to live. If you have any questions or need assistance with finding the right paint, please don't hesitate to let us know!

#### INSPECTIONS:

To ensure a beautiful and consistent environment for all residents, the Board recently conducted inspections of all frontages of homes in the community. We will be sending courtesy notices to homeowners with details on minor violations found on their property. Your cooperation in addressing these within 30 days is greatly appreciated.

#### Dog Defecation:

Maintaining a clean and pleasant environment is a priority for our community. Unfortunately, we've received photos and videos of dog waste left behind. **A reminder that not picking up after your dog waste is a violation and will result in an immediate \$100 fine to the homeowner.** For tenants, such violations may also impact lease renewal. Doggy waste bags stations are located throughout the community.

#### Additional Occupants:

East Lakes will be sending out notices to those who have additional occupants that are not registered with the HOA.

#### Covenants and Restrictions state:

“All permanent occupants, whether owners, tenants, or others, must complete an occupancy form, obtained from the Board of Directors (an “HOA Occupancy Form”) prior to becoming a permanent occupant or, for permanent occupants.”

Failure to timely complete or update an HOA Occupancy Form is a material breach of this Declaration.