EAST LAKES IN PEMBROKE PINES HOA

QUARTERLY NEWSLETTER

APR – JUN 2026

9732 NW 16th CT
Pembroke Pines FL 33032
Ph: 954-432-6888
Fax: 954-492-9037
Office Hours: 9am – 2pm M-F

eastlakeshoa@outlook.com



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

MONTHLY MAINTENANCE FEES 2026 - $130

Road Paving UPDATE:
Road Paving complete, Waiting on final inspection from City of Pembroke Pines. Next will come speed humps.

Holiday Decorations
Holiday decorations must be removed by 31 Jan 2026.

Spring Cleaning
The time of the year is approaching for spring cleanup. The Board will be making its rounds through out the community inspecting the outside of units for curb appeal during the month of March. The main problems we have encountered in the past are over growth, dead plants, leaves on roofs, Satellite wires running over roof tops, private trees not trimmed, broken damaged trellis, driveways and car stops not properly maintained.

Additional Occupants
Reminder that any additional occupants that have moved in to a unit must be registered at the office.

Deed Changes/Other Changes
Please report to the Office any changes in Deeds, additional occupants, additional vehicles, additional dogs.

ACC Request
It is very important that any homeowner that is adding in paving, concrete, roofing or any outside change to their unit must submit an ACC approval request before the work is done. This is a fast process. Not doing so will result in a fine.

Homeowner request
We are reaching out to all Homeowners to submit to the office anything you would like to see in our community to make it better. For example, Bi-annual community yard sales, Aquarobics, classes, etc.

Noise Loud Music
We have received numerous complaints about loud music during the day and at night. The City of Pembroke Pines has rules on this issue. Fines can be issued from the HOA and also City of Pembroke Pines Code Enforcement. The following is the ordinance from the City of Pembroke Pines.

"Disturbing the peace" applies all day
The ordinance also uses behavior-based language, not just decibels.
A violation can exist at any hour if the sound is:

- ***Unreasonably loud***
- ***Raucous***
- ***Disturbing the peace, comfort, or health* of others**

So even if someone argues:
"It's daytime"
That does not override the disturbance standard.

- **Bass is vibrating walls or windows**
- **Music is audible inside neighboring homes**
- **Speakers are aimed outdoors toward neighbors**
- **Noise is continuous or repetitive, not brief**
- **There are multiple complaints**

Police or Code Enforcement do not need a decibel meter if the disturbance is obvious.

Upcoming Projects

1. Our next project will be the refinishing of the Tennis Court. We are currently reviewing bids for this project.
   The Board has decided to add two Pickle Ball courts and one Tennis Court, and a few benches. The fence will also be repaired. There will be no special assessment for this project.

2. The pool deck will be repaired, and decking will be cleaned and sealed.

Next Community meeting 19 March 2026 at 10am, The Clubhouse.

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