

# EAST LAKES IN PEMBROKE PINES HOA

## QUARTERLY NEWSLETTER JAN – MAR 2024

9732 NW 16<sup>th</sup> CT  
Pembroke Pines FL 33032  
Ph: 954-432-6888  
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Office Hours: 9am – 2pm M-F  
eastlakeshoa@comcast.net



CAM – Rita Briceno  
PRESIDENT: Mike Prince  
SECRETARY: Eileen Cabral  
TREASURER: Bob Needham  
BOARD MEMBER: Sergio Cardenas  
BOARD MEMBER: Gus Dequesada

### MONTHLY MAINTENANCE FEES 2024

- Commencing in Jan 2024 monthly maintenance fees will be \$130 per month. If you wish to pay online, please call, or visit the office and Rita will set you up.
- When making online payments, please make sure you change the payment amount to \$130.

### PAINTING UPDATE:

- The Painters are in the community, currently working on 15<sup>th</sup> Ct and 96<sup>th</sup> Way, Painters will post notice on doors 48 hours in advance of power washing/painting.

### PARKING:

- Cars that appear to be in serious body damage and parked in guest parking will be towed.
- 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.

### Winners of Holiday Decorating Contest.

- 1<sup>st</sup> Place: Kissing Clauses house. 9825 NW 16<sup>th</sup> Ct.
- 2<sup>nd</sup> Place: The Grinch House. 1620 NW 98<sup>th</sup> Terr.
- 3<sup>rd</sup> Place: All White Reindeer house. 9724 NW 16<sup>th</sup> CT.

The judges were Mike Prince, Bob Needham, Eileen Cabral, and Valentina Vazquez, granddaughter of Eileen.

### Landscaping:

**Starting in March 2024 the landscapers will not be mowing any backyards that are fully fenced in. Those homeowners will have to maintain their own backyard landscaping. This will prevent landscapers from trespassing on adjoining private back yards.**

Holiday Lights must be taken down by 31 January 2024 to avoid a violation.

### IRRIGATION UPDATE:

We have received numerous calls on the landscaping and bare areas with no grass. We are currently seeking landscaping companies/weed control companies to correct major issues of our community landscaping.

### 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)

### INSPECTIONS:

The Board will make rounds on violations after the whole community painting is complete.

### 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.

### Additional Notes:

- Please be respectful when walking dogs and do not let them defecate on other private lawns. Use the common areas and don't forget to pick up after your dog.
- The speed limit is 15mph. Be mindful and Proceed with caution. The same goes with children playing outside, for safety it is recommended to use the ample green common areas to play ball and to avoid damaging homes & cars.
- Please follow pool rules, NO bike or playing ball is allowed in the pool area. **READ RULES ON SIGNS**

\*\*\*We are seeking an additional fines committee person and a road paving committee person. If interested contact the office.

\*\*\*\* NEXT HOA MEETING Thursday 11 January 2024, 7pm at the clubhouse.