

EAST LAKES IN PEMBROKE PINES HOA

QUARTERLY NEWSLETTER OCT – DEC 2023

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CAM – Rita Briceno
Maintenance- Brian Valinski
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 help you set up.

PAINTING UPDATE:

The Painters are in the community. They started a couple weeks ago. From the office they are painting homes towards the west and coming around to the east back to the office. Body color is Accessible Beige, Trim is New East Lakes Brown.

- **OWNERS MUST:**
- Trim shrubbery, including vines, away from walls, decorative wood, and fences. The painters **MUST** have room to pressure clean and paint all areas.
- Repair decorative wood trellis and fascia boards. Painters will **NOT** paint rotten wood. If rotted wood is not replaced, it will become the homeowner's responsibility to paint under their cost.
- If the homeowner wishes to paint the enclosed patio themselves, please fill out a form in the office.

NEW PARKING ENFORCEMENT:

Approved by the Board of Directors, the following will start implementation Nov 20th, 2023.

- Parking in the street in front of the homeowner's driveway. 1st Offence \$40. If not paid in 30 days, it will increase an additional \$50 per month.
- Parking between fingers on the street will be towed as it cannot be determined what house the car belongs to.
- We have been getting numerous complaints and must enforce these new rules.
- We are in clear violation of the Fire Code, and we must get control of this problem.

SPEEDING

As a reminder, Under East Lakes Rules and Regulations the speed limit is 15 MPH in all parts of our community. Please be mindful that the community was not built with any sidewalks and we have a great number of children and pedestrians.

IRRIGATION UPDATE:

Irrigation wet check for common areas is every month. we are asking all homeowners if they have questions regarding the irrigation, please call the office. Do not disturb the workers.

To date the following has been completed: All the zones are working and a zone will get shut-off if in need of extra repair.

KEEP CARS LOCKED & VALUABLES OUT OF SIGHT:

We have been informed that there have been a couple of attempted car break-ins in the past few months. Thanks to the diligence of the community eyes, ears, and home camera systems the offenders were caught immediately. Call the authorities if necessary.

UPCOMING:

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

INSPECTIONS:

The Board of Directors will be making their rounds for any violations of the Covenants and Restrictions and Rules and Regulations, regarding the exterior landscaping of homes and other issues.

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 and application 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 and May be Subject to a fine.

Please understand that all of us are working together for the purpose of preserving East Lakes as a beautiful and safe environment for each of us to enjoy.