

EAST LAKES IN PEMBROKE PINES HOA

QUARTERLY NEWSLETTER OCT – DEC 2025

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 2025 - \$130

Road Paving UPDATE:

Phase 1 started Tues 23 Sep. The Board thanks all homeowners and renters for their cooperation during this time. Please refer to the phase map for your area. Any questions please call the office.

There was a concern about storm drains filling and flooding the roads after rain. There is a mesh under the drain cap to prevent the gravel from going into the storm drain. There is no concern as it will drain; a little slower, but it will drain. Do not try to remove it. It will be removed at discretion of Rose Paving.

Deed Transfers: As per our Attorneys and the Covenants and Restrictions.

"24. MAINTENANCE OF COMMUNITY INTERESTS:

A. Transfers Subject to Approval.

1. Sale or Other Transfer. No Owner can sell a Lot or any interest in a Lot without the prior written approval of the Board of Directors. **No Owner can transfer title** to a Lot or any interest therein by other means (including agreement for deed, installment sales contract, lease-option or other similar transactions) without the prior written approval by the Board of Directors."

Feeding Ducks:

City of Pembroke Pines

§ 91.03 FEEDING WILD DUCKS PROHIBITED.

It shall be unlawful for any person to feed or cause them to be fed or leave food for consumption by any wild duck within the city.

(Ord. 1608, passed 6-4-08)

Why do such laws exist:

1. Public safety / human-animal conflict

Animals that are habitually fed by people can lose fear of humans, become bolder or aggressive, and sometimes pose danger.

2. Disease / health risks

Gathering animals around food sources increases disease transmission (among animals, and potentially to humans) or contamination from feces, litter, etc.

Con't "Feeding Ducks"

3. Ecological / behavioral disruption

Feeding can alter animals' natural foraging behavior, cause overpopulation of certain species, disrupt local ecosystems, or attract invasive or nuisance species.

For example, ducks fed bread may become dependent and neglect natural food sources; excess food can pollute ponds.

4. Nuisance / property damage / sanitation

Animals congregating cause droppings, noise, damage, pests (rats, raccoons), or litter.

5. Legal / management clarity

Having clear rules helps wildlife managers or municipalities enforce consistent standards, reduce complaints, and maintain public order.

6. Specific species protection

Some species are protected or managed carefully (e.g. migratory birds, endangered or threatened species). Feeding some species may conflict with conservation goals, interfere with migration, or violate federal laws (e.g. Migratory Bird Treaty Act) or state wildlife laws

Camera Systems:

We have several cameras in multiple locations around the pool, the picnic area, tot lot and entrance of the community.

Be aware that anyone jumping the fence to the pool, messing with the key lock system at the entrance to the pool, and vandalizing any property within East Lakes will be dealt with severe fines, and permanent loss of pool access.

Problems like this only cause our HOA Maint dues to rise.

Homeowners and tenants are responsible for their family members, relatives, and guests. Please make sure all understand the rules and regulations.

Under no circumstances are the homeowners or tenants permitted to lend their key fob out to anyone that does not reside in the unit.

****** Next East Lakes ANNUAL MEETING/BOARD MEETING is Thursday Nov 6, 2025, 7pm at the Club House. All should attend. We need a quorum.**

****** Next Board Meeting Sunday 21 OCT 2025, at 10 am**

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