EAST LAKES IN PEMBROKE PINES HOA

QUARTERLY NEWSLETTER

OCT - NOV - DEC 2026

9732 NW 16th CT
Pembroke Pines FL 33024
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: Tony Corona
CEC Director: Iris Payan
Maintenance Supervisor – Brian Valinski

THANK YOU HOMEOWNERS

"A heartfelt thank you to the homeowners who have attended our Board meetings and contributed their valuable insights. Your involvement makes a real difference, and we welcome everyone to join us at future meetings."

"Our community is looking wonderful! Between the new tennis courts, the fountains, speed humps, and the many newly resealed driveways, there's a lot to be proud of. Thank you to all the homeowners who have helped keep our neighborhood looking its best."

IMPORTANT

Homeowners who have moved into the community from 2013 until present and who have given a year's maintenance deposit up front will be receiving a full refund.
Homeowners who have authorized email as communication will receive an email when to pick up your refund. Please bring a valid form of ID when picking up your refund check.
Homeowners who have not been notified via email will be contacted via other methods within the next couple of weeks.

TENNIS COURT & PICKLEBALL COURT

The refurbishing of the Tennis Court and 2 new Pickleball court is complete. The Board is looking into adding a few benches and soundproofing materials.

DEED CHANGES/OTHER CHANGES

Please report to the Office any changes in Deeds, additional occupants, new leases, yearly renewal leases, additional vehicles, additional dogs.

LANDSCAPING

Any landscaping modifications on the fingers and around unit private property must have an ACC approval PRIOR to starting work. Failure to do so may result in a fine.

.

SPEED HUMPS

There are 6 Speed humps in the community. They were authorized by the City of Pembroke Pines Fire Chief. We had 11 original humps on our map, however, the city removed 5 them due to the emergency vehicles that must maneuver through the community. There are reflective chevrons to warn the speed hump is there.

COMMUNITY MEETINGS

There will be no more quarterly community meetings. The Board will continue to have monthly meetings which all homeowners are welcome to attend.

VIOLATIONS ON CURB APPEAL

In the event an owner receives repeated written notices from the Association concerning the failure to maintain the appearance of a Lot or Unit and fails to cure such conditions, the Association may exercise the remedies provided in **Article V** of the Declaration of Covenants and Restrictions.

Article V of the Declaration of Covenants and Restrictions.
MAINTENANCE OF UNITS AND LOTS AND IMPROVEMENTS THEREON AND LANDSCAPING THEREON

In the event an owner of any Lot or Unit shall fail to maintain the Lot, Unit or improvements thereon and the landscaping thereon, if any, the Association, after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right, through its agents and employees, to **enter upon said Lot or Unit and to repair, maintain, and restore the Lot, Unit and any other improvements thereon and landscaping thereon**. The cost of same shall be added to and become part of the assessment to which such Lot or Unit is subject and said cost shall be a lien upon said Lot or Unit with the same force and effect as the liens on Lots and Units for assessments as provided in this Declaration and the Articles of Incorporation and By-Laws of the Association.

Next Board Meeting Wednesday Oct 21st at 7pm at the clubhouse.
Starting in November, Board meetings will be the 3rd Thursday of the month at 7pm

Next Yearly Budget Meeting Thursday Dec 3rd 7pm at the Clubhouse.