

EAST LAKES IN PEMBROKE PINES HOA

SUMMER NEWSLETTER

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Community Assoc. Mgr. Rita Briceno
Maintenance: Brian Valiski
Board of Directors
PRESIDENT: Mike Prince
SECRETARY: Eileen Cabral
TREASURER: Bob Needham
ACC Director: Tony Corona
CEC Director: Iris Payan

MONTHLY MAINTENANCE FEES 2026 - \$130

UNIT MAINTENANCE

The responsibility for the maintenance of individual units rests with the lot owners. The Homeowners Association (HOA) will continue its inspections throughout the community to assess the exterior condition of units with regard to curb appeal over the coming months. **Please ensure that your unit is maintained in accordance with the following guidelines:** overgrown foliage, deceased plants, vegetation encroaching in gutters, overhead wires, untrimmed private trees, lack of grass or ground cover on fingers, damaged or broken trellis structures, and inadequately maintained driveways and parking stops.

ADDITIONAL OCCUPANTS

It is imperative to note that **any additional occupants** who have moved into a unit are required to undergo the formal application process. Failure to adhere to this requirement constitutes a violation of the covenants set forth by East Lakes.

DEED CHANGES/TRANSFER

Please be advised to inform the office of **any amendments to Deeds, including those pertaining to trusts.** Approval from the HOA is required for these modifications.

ARCHITECTURAL CHANGES (ACC Request)

It is extremely important that any homeowner who is making modifications to the exterior of their unit, such as the addition of paving, concrete, roofing, or any other alterations, must submit an Architectural (ACC) approval request **prior** to the commencement of the work. This process is efficient and streamlined. Failure to comply with this requirement will result in a fine.

SEE SOMETHING SUSPICIOUS?

All suspicious activities in the community can be reported to the non-emergency City of Pembroke Pines Police Dept. at 954-431-2200. **EMERGENCIES TO 911**

COMMUNITY CONNECTION

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.

NUISANCES

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 the City of Pembroke Pines Code Enforcement.

EAST LAKES; ARTICLE II-A #2. "NUISANCES. No noxious or offensive activity shall be carried on upon any Lot or Unit, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood."

BE MINDFUL

We kindly request that you respect private properties when walking your pets. Please refrain from allowing your pets to relieve themselves on neighboring properties. The community provides designated common areas and doggie stations for the proper disposal of pet waste.

COMMERCIAL VEHICLES

Commercial vehicles are prohibited in East Lakes, as stipulated in the covenants and restrictions. Please be advised that the new legislation does not apply to East Lakes. It is imperative that you adhere to the existing rules; failure to do so may result in a fine being imposed. **PER COVENANTS & RESTRICTIONS: ARTICLE II-A #14 PARKING AND VEHICLES**

POOL RULES

The pool rules can be found in the designated pool area. Failure to adhere to these regulations may result in fines and revocation of pool privileges. Should you encounter any issues **related to the pool maintenance**, please report them via **TEXT only** to the following number: **954-998-2806**, include the name of community, date, time, and description of issue.

UPCOMING PROJECTS

- Speed Humps
- Tennis Courts

SPECIAL MEETING

A special meeting is scheduled for **July 30th at 7:00 PM.** The purpose of this meeting is to vote on amendments to the required Escrow Deposit associated with moving into East Lakes, as well as to address the reduction of the quorum and voting interest stipulated in the covenants. Formal notifications will be sent soon.

Board Meetings are every third Sunday of the month at 10 am, see the monthly Calendar online or message board.

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