

NEWSLETTER



JAN – MAR 2022

Board of Directors

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Your HOA working for us all...

The first months of 2022 have been very busy with changes to our billing system and the many repairs to the community. Below are some of the issues that we have been working on:

- Our Property Management Company, Don Asher and Associates, Inc. changed its bank from BB&T to CIT Bank, an HOA-specialized bank. During this transition period, the office personnel offered one-on-one orientation to those who had difficulty in understanding this new payment process. Simultaneously, Don Asher & Associates mailed new coupon payment books for mailing convenience. In addition, a grace period of three (3) months, with no penalties or interests, was given to our residents until everyone felt comfortable with this process.
- Our maintenance team is keeping very busy:
 - Cut and trimmed problem trees
 - Fire pit was leveled and upgraded
 - Maintained and made repairs to the pool area
 - Pressure washed the town center buildings
 - BBQ area bathrooms and screen room were repaired
- Our Committees and volunteers are once again working hard for us all...**THANK YOU VOLUNTEERS!**
 - Beautification: watering of the plants, working on the fire pit, addition of a boat ramp
 - Ireland's flag was added to our United Nations, "Welcome to the Island" banner was installed
 - Activities: New Year's dance, Bingo, Valentine's dance, Tropical Day at the Island
 - Green Book: we have a dedicated group of volunteers to review and update our Articles and By-Laws
 - Thrift Store: incredible sales by our volunteers!; this money will in turn return to the community
 - Upgrade on our sewer lines...thank you Wayne, Juan and all that have worked so hard on this incredibly challenging project
- Members of our HOA met with Representative Darren Soto to discuss aid for our water lines and sewer systems. We have officially applied for federal and county funding with the BBB Infrastructure Act...let's keep our fingers crossed!
- FOB and cameras were checked and repaired and a new vendor contract was approved to keep this equipment in working order at all times.
- A diesel tractor/excavator was purchased for completing maintenance work around the community.

Q: What does Don Asher do for us?

Don Asher is our property management company that our past Board contracted a few years back. Many residents are asking about their role in our community; among their many responsibilities, Don Asher & Associates, Inc. provides our residents with...

- On-site Community Manager
- Accounting Services
- Bookkeeping
- Collections
- Resident's information and requests
- Coordinate all legal matters with attorneys



Office Administration

- Call for volunteers –contact our office to sign up and make a difference!
- Please **DO NOT overload** the trash containers, do not place appliances, furniture or unopened boxes in or around the containers...any overloads, large or prohibited items (chemicals) need to be disposed of accordingly; we ALL pay excess monies when we overload which means more expenses from our maintenance fees.
- OWNERS & TENANTS, we have serious problems with our sewer lines, it is aging and will not tolerate overuse. ; please **DO NOT** throw wipes, diapers, hygiene products, cat litter...**DO NOT pour grease down the drains!...**help us maintain the sewer lines clean of debris to avoid sewer backages. These problems are very expensive to the community! Also, please repair any water leaks inside your property and report any leaks on common grounds...let's keep our water bill down as much as possible.
- OWNERS that are planning to do architectural changes in their villas must request **ARB approval** as stated in our *Covenants and Restrictions* **BEFORE** going to the County. If owners choose to oversee ARB approval, this will result in a violation of the *Covenants and Restrictions* and will be subject to be referred to the Association's attorney.
- OWNERS, please be aware that any additions to the original villa plan (porch extensions) **ARE NOT COVERED** under the HOA's General Liability insurance. If you want to protect these additions you must get personal homeowners insurance.
- Air conditioning installation require ARB and County approvals – planting on common areas require a Beautification approval.
- POOL bands: dark blue bands for owners, light blue bands for all other visitors – NO other colors will be accepted while using the pool. Each unit has an allowance of five (5) visitors bands (\$2 each). NO food or drinks allowed in the pool.
- **Nuisances:** Nothing shall be done or maintained on any lot which may be or become a nuisance to the neighborhood or to any other resident. In the event of a dispute as to what is a nuisance, the Board of Directors will render a decision to the owner of the unit. No activities such as oil changes, vehicle repairs, tire rotations is allowed anywhere on the property. Flat tires may be changed in the lots.
- **Noise control:** The hours between **9PM and 8AM are quiet times**. At no time will excessively loud noise from boom boxes, televisions or stereos from a unit or a motor vehicle be permitted. Please be respectful that not everyone appreciates the same music or television programming.
- **OWNERS, follow these rental guidelines:**
 - Owners must inform the office whenever a renter is moving in/out. Owners who choose to rent their units (over 30 days) either seasonal or long term must complete a background screening on their tenants **BEFORE** any move-ins and also inform them to bring their vehicle registration for parking access.
 - Owners who give permission to use their villas for a short time (less than 30 days) must inform the office their names, length of stay time and vehicle identification. Guest parking passes can be obtained at the office during business hours. If you have unexpected visitors, then please inform the security guard so you will not be fined for parking without stickers or tags.
 - Owners must share with their tenants and visitors our community rules and regulations for the use of our amenities and common areas. Remember, owners are responsible for any disruptions or violations that your tenants may commit while residing in your villas; owners will receive daily fines if violations continue during rental periods.
- Please note that while we support activities that bring joy and unite us all, also please notify them to the office or plan them through the Activities Committee.

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