

AUBURN LAKES DISTRICT ASSOCIATION

Community News

Happy Holidays:

The Auburn Lakes Board of Directors would like to take this opportunity to wish everyone Happy Holidays and a Healthy New Year.

Entrance Renovation:

The Board would like to thank Greg “The Gardener” Young for all his efforts this past year and the outstanding job he did, with no additional labor charge to the HOA, at the front entrance. His contribution to his community is greatly appreciated.

2011 Assessments:

The Board of Directors worked through the 2011 budget in an effort to keep any increase to a minimum. We are pleased to announce that there will be no increase to the 2011 assessments. We can't stress enough how important it is to our community that everyone pay their dues on time.

The Board would also like to inform you that the Viera East Community Association (VECA) assessments will be going down from \$115 to \$95 per year. A bid on Viera East landscape maintenance came in lower than expected and the Board is passing on the savings to the Viera East Community. With the economic issues the Country is experiencing any increase could have a negative impact on communities.

However, of the three assessments you pay to live in Viera East one did go up, the Viera East Community Development District (Viera East CDD) www.vieragolf.com raised their assessment \$64.76 for 2010. You should have seen that assessment in your property tax assessment letter distributed in Nov. To give a perspective the 2004 assessment was \$442.56 today (2010) it's \$627.55 a 30 % increase. The Board encourages residents to get involved with all three associations. You will find information on all three associations via our web site <http://www.auburn-lakes.org/>.

Upcoming Winter:

As we have noticed over the last few weeks, this winter could be just as harsh, if not more so, than last. Please take precautions to protect your tender plants and trees. Consult with your lawn professional or a local nursery for tips on keeping your landscaping safe this winter.

Modification Review Committee (MRC) Approval:

It is at this time that the Board would like to remind all owners that MRC approval must be in place before any improvements can be made. Exterior paint, landscape renovation, driveway repair or replacement and front door replacement are all items that must have approval before work can commence. Anyone making an unapproved modification to their homes will be required to restore their property to its original or acceptable condition at their expense and will be subject to fines. Fines and restoration has already taken place in your community, please don't think that this is not enforced.

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Parking:

Recently, it has been noticed that vehicles are being parked in the driveways of vacant or foreclosed homes. Parking is not permitted and you may be cited for trespassing. Vehicles parked at these homes may be towed at owner's expense, enforcement letters are going out to violators. Foreclosed homes have contractors and ground maintenance performed consistently and illegally parked vehicles, hindering their progress will not be tolerated. Overflow parking at the pool area must be approved by management and is on a first come, first served basis.

Speed Limit:

Please remember that the speed limit is 25 MPH in our neighborhood. With summer approaching, please obey the limit and be aware of any children playing. Stop signs are just that, to STOP! Far too often vehicles drive right through our stop signs. The Board is working with the Sheriff's office to address and correct this problem. The Board has asked the County to assess adding another stop sign at the 4-way leading into Auburn lakes to reduce this very concerning issue.

Pets:

Pets are required on a leash at all times in Auburn Lakes, this is a county ordinance. Please remember to clean up after your pet. The Gardener, our grounds maintenance manager, has noticed an increase of pet waste in the common areas and has asked that for his sake and the consideration of the children who play at the park, please pick up after your pet. Trash cans are provided for residents to throw away pet waste.

Pool Update:

Please remember that the pool is for Auburn Lakes residents and their guests. Children under the age of 16 must be accompanied by a parent or guardian while at the pool. Underage children will be asked to leave the pool area if unaccompanied. There are no alcoholic drinks allowed at the pool. In an effort to keep our fees unchanged, the board voted 3-2 in opposition of purchasing and installing an electronic gate system. The pool code will change for 2011 and residents that have paid there assessments will be receiving the new code via mail.

Palm Tree donations:

The Board is looking to solicit donations for installing palm trees at our entrance way leading into the community. So far \$175 has been raised. We of course are looking for more donations to complete the project. If you have a tree or would like to contribute please contact Eric Byrd at Fairway Management 321-777-7575

Volunteers Welcome:

There are always positions open for anyone that would be interested in helping out their community. Please contact Fairway Management.