

AUBURN LAKES MAILER

***WE ALWAYS NEED VOLUNTEERS
DO YOU LIKE WHAT YOU SEE IN YOUR
NEIGHBORHOOD?
THIS IS HOW YOU CAN MAKE A CHANGE !***

POOL UPDATE/INFO

The pool was painted and new furniture was procured and the Board thinks it looks great!!! Hopefully the residents feel the same way. The Board would like to take this opportunity to discuss continuing issues that keep coming up on pool usage and who is authorized to use it. It has come to the Board's attention that other HOA's are using the Auburn Lakes pool, specifically the Villages of Viera East residents (Summerville, ect..). These residents pay nothing for the use of our pool. Since we have an issue with the code being continually given out and compromised the Board has decided to change the pool code on 8 July 2009. All residents will be given the code with the exception of residents that are delinquent on their HOA Assessments. These residents are not paying their assessments and as such are prohibited from using the pool. PLEASE DO NOT GIVE THE CODE OUT TO ANYONE! The Board is currently reviewing the locking mechanism and may go to a key system to preclude unauthorized use. This will undoubtedly be more of a hassle, but the Board feels we need to limit our legal exposure to non residence use. Just to clarify, only residents current on their Auburn Lakes HOA assessments are authorized to use the pool. Guest must be accompanied by the resident, no exemptions. If a non-resident is identified using the pool the Board has authorized the Management company to notify the Sheriff's department and ticket the any trespassers. There have been several complaints of young kids with no adult supervision. For your safety and the safety of others please follow all pool rules, this includes hours of operation and age requirements. Please visit www.auburn-lakes.org for further updates.

AUBURN LAKES 2009 BUDGET

The budget is coming in tighter then the Board or the Accountant had anticipated, because of this the Board is spending only essential items to maintain the HOA. All projects are on hold till the Budget can accommodate the project without putting the Budget or the HOA in jeopardy of a deficit.

**DELINQUENT HOA ASSESSMENTS AND
LATE FEES ARE HURTING YOUR HOA
BUDGET**

The Board of Directors has been informed that the HOA is experiencing a larger increase in the amount of delinquent assessments and late payment fees for Auburn Lakes HOA. The Board has instructed the HOA's attorney to start processing lien documents for the homeowners that are overdue and have outstanding assessment payments exceeding one year to include late fees. We have some residents that have not paid the HOA dues in over Five years and still have all the privileges as residents that take responsibility for their community and pay their dues on time. The Board tries to meet a balanced budget each year, however, at the current rate of delinquent accounts the Board had no choice but to raise assessments again or **worse yet a special assessment to cover the shortfall**. The Board has determined that any homeowner that is delinquent or has late fees have their HOA privileges suspended until their account is up to date. This would include but not be limited to pool access and voting rights. The Board has asked the HOA legal firm as to any legal issue with distributing to the HOA residents delinquent residents addresses and names in the mailer, we have not received the information back on the date of this mailer. **Those residents that pay on time should not have to carry the burden for those that do not!**

AUBURN LAKES BYLAWS AND CC&R'S

As some of the homes in Auburn Lakes begin to turn over into new ownership the board would like to remind those selling their homes that you must provide the buyers with copies of the bylaws and CC & R's. Those renting out their homes should make the tenants aware of these documents as well. If you do not have a copy, you can view the documents from our web site, www.auburn-lakes.org, or for a nominal fee contact Fair/Way Management and they will provide you with one.

One of the most important items to remember is that you may not make any modification to the exterior of your home without written approval from the Viera East MRC.

The Board of Directors for Auburn Lakes has a zero tolerance in regards to covenants violation. Applications for approval are on our web site. You should allow three to four weeks for processing. Please be aware that if your modification requires a county permit, you should have MRC approval prior to applying for your permit.

Unapproved modifications, if made prior to submitting an MRC application and provided they are rejected, must be corrected at the home owner's expense. **There have been several modifications made in the neighborhood prior to seeking MRC approval and many of these have been rejected. These resident that have unapproved modification had to modify there home to meet the requirements at the residents expense. In essence it's paying for something twice. These residents also usually have a fine assessed with unapproved modification. Please don't get yourself in this situation, get approval first.**

If you have any questions regarding a modification, please call Fair/Way Management at (321) 777-7575.

***NEW - Auburn Lakes Covenants Procedure**

The Board of Directors has adopted the following covenants Procedures to ensure covenants violations are captured and handled in a timely manner. Please take the time to review the procedure. If a resident is in violation please contact Fairway Management @ 777-7575

1st time violation- verified by drive by and letter sent NLT three business days. Follow-up to be performed in 14 calendar days. Fairway to provide a report of discrepancy to Board within three days of inspections.

2nd notice violation (not certified mail)*- verified after 14 calendar days, letter to be sent NLT three business days. Follow-up to be performed 14 calendar days with a 3 day grace period for letter receipt. Fairway to provide a report of discrepancy to Board within three days of inspections.

3rd notice (certified mail)* - Violation has not been corrected, resident sent third notification. Follow-up to be completed after 14 days of receipt of letter (no grace period). Do to the timing of violation no third notices will be sent on Friday's. After 14 days and still no compliance Fairway will re-inspect on a daily basis for 10 calendar days to validate/determine fine. Fairway to provide a report of discrepancy to Board within three days of inspections. At such time as violation is corrected or not the file we be turned over to the HOA attorney for collection process.

If upon second inspection and a subsequent new or existing violation has occurred. A first time violation will be issued and a second for the existing issue. For example a bucket, mowing and weeds was discovered on the initial drive by, during the follow-up the mowing, and weeds were corrected but the bucket, and now a trash can was in violation. The bucket will be issued a 2nd notice and the trash cans a 1st notice. At any time while Fairway is performing follow-up's any new violations (stumble on) that are witnessed while viewing the effective residences will be written at that time as 1st violations.

Residences that have the same violation in 6 month period will start at the last appropriate violation letter. i.e.; Resident is written up for a garbage can violation and fixes it on the follow-up, only to violate again on the next covenants drive-by.

[*Note: This is to recertify the original violation.](#)

Board of Directors Auburn Lakes

Suggestions/Ideas

The Board of Directors has heard an outcry on the HOA's color wheel. Since we have had an overwhelming input to update the color wheel the Board has decided at the next meeting on July 15, 2009 Wingate Clubhouse, we ask that residents bring prospected colors to be considered for addition to the Auburn Lakes HOA color wheel. This is a twofold win for the HOA, one we get an updated color wheel (ensures community has fresh colors), and two we should/may get more buyers in our Community which will help with our current assessments shortfall.

The Board is always looking for new ideas for the community or any new suggestions a resident may have. Please feel free to e-mail us from the web site www.auburn-lakes.org and the Board will put it on the agenda for the next meeting.