

Lennox Isle

Newsletter

LENNOX ISLE NEWSLETTER

Vol. I, No. 1

Summer 2010

Hello Homeowners!

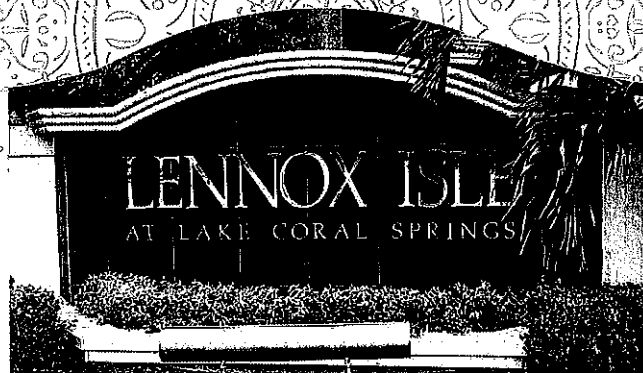
We hope you are enjoying the summer and staying cool.

It has been a few months since we sent correspondence to you and we are trying a new format – the newsletter. We will try to issue these newsletters once a quarter. If you have any suggestions for content of the newsletter or if you would like a position on the newsletter committee, please call or write to our property manager, Jane Brock, Brock Property Management.

Brock Property Management

P.O. Box 770850
 Coral Springs, Florida 33077
Phone: (954) 753-2675 • Fax: (954) 340-8541
Brock@brockpm.com

WE WANT TO HEAR FROM YOU!



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BOARD VACANCY

Due to the resignation of Mika Garry, there is a vacant board position. When a board vacancy occurs prior to the expiration of a member's term, the remaining board members may appoint a new board member. The appointed member shall serve until the expiration of the term of the resigning Board member they are replacing. Mika's term expires December 2011, so the newly appointed member should be willing to serve until then. Any owner interested in serving on the Board is encouraged to attend the next Board meeting, when a replacement Board member will be appointed. On behalf of the entire community, we thank Mika for her years of service to Lennox Isle. Mika accomplished much for the community, and she looks forward to focusing on her thriving real estate practice.

Major Landscaping

Have you noticed? Of course you have! We have planted flowers, shrubs, bushes and trees all over the community and completely transformed the common areas. Landscaping is important because it increases the overall property values by providing shade, ground cover, absorbs water (especially near the park where there have been drainage issues), and generally beautifies the community. We landscaped around the park, the tot lot, tennis court and front entrance. We also repaired our irrigation / sprinkler system to make sure that our landscaping remains well hydrated. There are bound to be some new shrubs and trees that don't "make it," but the landscaping service provided a one year warranty on newly planted trees and shrubs.



Reminders...

Please remember not to put out garbage and recyclables any earlier than 7:00 p.m. the day before pickup and please remove empty garbage cans / recycling containers by 7:00 p.m. on the day of pick up. It's unsightly to leave empty cans in the street or front yard. Empty trash containers that are not properly stored will be removed



and if left overnight will be considered abandoned property. Our rules (and Coral Springs Ordinance 8.6) state that garbage must be placed in a container. Not everyone has been complying with this rule. If a bag is placed directly on the ground, it attracts rodents, birds and insects. We have had to call exterminators and trappers to remove rodents (mice and raccoons) that are attracted to garbage left unsecured on owner's lots.

Please remember to pick up after your animals. It's in our Rules and Regulations, it's a City and County Ordinance and it's just the right thing to do. Any owner that fails to property curb its animal may be issued a violation and if the problem is significant enough (and there is proof of the violation), the Association may restrict the animal from common areas – meaning that a dog that routinely relieves itself on another owner's property may not be walked on our streets, or a cat which is an "outdoor cat" that is a nuisance to neighbors may be removed by animal control. We love our pets and we want all of them to be safe and happy. Please look after them, and pick up after them. The dog walking stations are regularly stocked with plastic bags and the trash bins are regularly emptied. Please use them.

Please do not feed the ducks near the homes. Yes, the chicks are cute and they seem awfully grateful when we give them a few bites of bread. But... they also spread disease in their droppings and the ducks are also a road hazard. If you just love those ducks too much to stop feeding them, then please do it by the lake (not the pool or tot lot) and DO NOT feed them anywhere near our lots. Please remember the rules of the pool: no smoking on the pool deck; no food or drink in the pool; no loud music; no loitering around the pool or clubhouse; no unaccompanied guests; no minors permitted at the pool without an accompanying adult. The hours of the recreational area (tennis, basketball, pool, gym jogging path) are 5:00 am to 10:00 pm.

The Gym will be undergoing some renovations in the near future.

In the first phase, we will be making some changes to the bathrooms, including tile work, removing the showers (which are rarely if ever used), drywall and painting. In phase two, we will examine the possibility of painting in the gym, carpet change, installation of a flat screen television and other possible upgrades. Please provide us with your input on what changes (if any) you would like to see at the gym / poolhouse. The work will commence in the next few weeks, and may render the gym unusable for a few days

Storm Drains

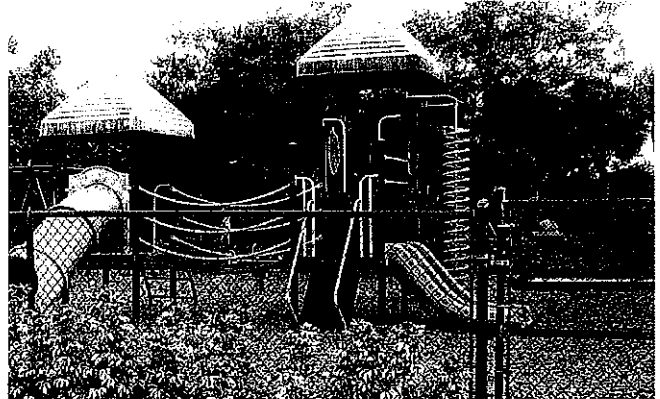
Storm drains were just cleared out in May 2010. There have been a few torrential downpours that have dumped a lot of water in our streets, causing flash flooding. We just cleared the drains a few years ago and that should have kept them clear for at least five years. However, storm drains can quickly get clogged with scrap (leaves, grass clippings and garbage). Please ask your landscapers not to simply blow landscaping clippings into the drain, and certainly do not put garbage down the drain.

Mailboxes

The Board is considering servicing the mailboxes. It is looking at various levels of service, including stripping paint, new paint, fixing flags and doors, and other services. Mailboxes are the responsibility of individual owners. Some owners have recently replaced / painted your mailbox and might not support the idea of bearing the cost of painting / repairing another owner's mailbox. This is understandable. However, there is a general lack of conformity of mailboxes (different quality and finish of paint, different colored flags, etc.) and having all mailboxes freshly painted a deep black, with the same finish (probably semi-gloss), might improve curb appeal, which ultimately improves property values. If the project is approved, you will receive notice of the schedule to perform the work.

Tot Lot

We recently replaced the mulch and sand at the tot lot. The new equipment we installed two (2) years ago is holding up very well and had made a great addition to the tot lot. We landscaped around the tot lot a few months ago and the landscaping is growing in beautifully.



Association Documents Online

Just a reminder, the Lennox Isle website: www.lennoxisle.com is a great resource for reviewing association documents (Bylaws, Declaration, Rules and Regulations, Meeting Minutes). You can also download Architectural Modification Forms, which must be submitted if you intend to make any significant changes to your property, such as painting, installing gutters, shutters a fence or a pool or major landscaping revisions.

Speed Humps

Speed humps will be coming soon to the community. People have been driving alarmingly fast on our streets. Speeding endangers the lives of everyone, including the driver. Our streets are narrow, without sidewalks, and that makes speeding even more dangerous. Speed humps are a cost effective way to "put the brakes" on speeding. A speed hump is not damaging to the undercarriage of cars, because they are longer and more flattened than a speed "bump," with more with more lead time before a driver approaches the hump.

Future Projects

The Board is debating the concept of community mowing. If approved, the Association would contract for mowing all grass in the community, including private lots. Proponents of this concept argue that community mowing would bring uniformity to the community. There are various options with this service: we could contract with a lawn company to just cut the lawns in the front yards, and not the backyards, since backyards are typically harder to get to (fences, etc.). Or we could have both front and backyards mowed.

The price difference is obviously dramatic depending on the scope of the job. The service would likely cost an additional \$30,000.00 to \$50,000.00 per year, depending on whether it would be both front and back lawns.

We are also considering trimming all trees, including trees on common area property and private lots. The pricing depends on whether we would trim trees that are visible from the street, trees that are in back yards or both. This service would cost between \$10,000.00 to \$20,000.00 (depending on level of service).

Community lawn mowing, tree trimming and painting homes would ultimately require a document change and community vote, since it represents a "new" amenity / service for the membership that is not currently provided in the community documents. Like any document change, the process begins with community input and board debate. If the Board votes to approve, the matter would be put to community vote. Obviously there are bound to be many opinions on the projects being considered, so please attend the next board meeting and share your thoughts. We look forward to discussing these matters at the next Board meeting, which should be set in the next three weeks.



Section 7, Paragraph 7 of the Lennox Isle Rules and Regulations was amended by majority vote of the Board of Directors. The effect of the rule change was to increase the rental deposit from \$500.00 to \$1,720.00. The reason for the increase is to provide additional funds as security in the event that the Association must perform maintenance on a leased property that is not being maintained to community standards. We have noticed that properties that are leased are sometimes not as well maintained as well as owner-occupied properties. Some owners that lease their properties don't live in town or don't have an opportunity to check on their properties to make sure that they are being well maintained. Many renters take pride in their leased properties, but unfortunately, some do not. If the Association has to perform lawn work, trim overgrown trees, repair a mailbox, paint a home or tow a vehicle, these costs come out of our general association account, which is funded with our dues, and that isn't fair to the rest of us. Hopefully, the security deposits collected will never be used because the owner (and their tenants) will comply with all community rules. Another reminder concerning rentals: please remember that all owners seeking to rent their homes must submit a rental application, application fee and copy of the lease PRIOR to leasing their home. Month-to-month rentals will not be approved. A rental application can be obtained from Brock Property Management 954-753-2675 or Brock@brockpm.com.

Important Contact Information

Coral Springs Improvement District

(Water Service)

10300 NW 11th Manor
Coral Springs FL 33071
(954) 753-0380

Now you can pay your water bill online:
<http://fladistricts.com/csid/payonline/>

Florida Power and Light

P.O. Box 025576
Miami, FL 33102
(954) 797-9000

Pay your FPL bill online:
<https://app.fpl.com/eca/EcaController>

Coral Springs Police Department

2801 Coral Springs Drive
Coral Springs, FL 33065
(954) 344-1800 (non-emergency line)
In case of emergency, 911

Broward County Animal Control
954-359-1313