



# NEWSLETTER

April 2018

---

## Message from the Board

The Audubon Landing Board of Directors (ALBOD) is an *all volunteer* group that gives many hours to partner with our management company to ensure compliance of the AL Covenants, maintain the original concept of the development and support the high standards of our community. This is a fiduciary responsibility, especially as covenant enforcement can be both a legal and a financial issue. We always welcome community involvement and encourage participation.

Please note the positive accomplishments to date by our Board.

- Audubon Landing now has a full Board of qualified individuals.
- Negotiated a new landscaping company with certifications & design specialties.
- Repaving of the streets & replacement of curbing.
- Front entrance plantings & upgrades.
- Pressure washing of sidewalks & common areas.
- Encouraged more community interest, involvement & communication of homeowner's issues/concerns.

There is much going on in our community to bring the landscaping issues up to our expected standards. Our new vendor is Duval Landscaping and Maintenance Co. and has promised us great improvements. Since many issues were at hand, overnight change is not realistic. Plus we had two hard freezes and a very dry March to contend with. We ask your *patience*.

**As of April 1<sup>st</sup>, 2018 Duval will be in Audubon Landing on a weekly basis.**

**Clean up has been massive and is ongoing. Please allow Duval adequate time to correct the many deficiencies and address the concerns of the homeowners.**

- The first issue addressed has been the irrigation system. Duval has been diligent in assessing the problems (which were many) and correcting the issues. It is now believed most have been corrected.
- Trimming of freeze affected shrubs was held until weather was no longer a threat and should be completed soon. It must be realized sprinkling our lawns twice a week for a few minutes will not grow grass or make it green but should keep it alive (intended purpose) until we get rains.
- Drive way shrubs are in the process of being replaced. Many had reached their life span. There was an issue of wrong irrigation lines previously installed, therefore replacement drip lines are now being installed.
- The bark has impeded our irrigation system and all bark will be removed and replaced with shredded mulch. Bark behind the lanais will also be removed & replaced with sod. A barrier will be allowed as not to damage lanai kickplates. It will be up to the individual homeowner if they wish to establish a mulch barrier according to approved standards.
- The need for community sod replacement is being assessed.
- Weed removal & spraying is ongoing.
- Sprinkler times are still being adjusted.
- It is imperative that you do not remove, trim/prune your own shrubs. The association can no longer be responsible once this occurs. Also the homeowner is at risk for being fined & can be liable for replacement.
- We ask that you do not throw away any clippings/trash in the conservation area or ponds.

## Association Responsibilities:

- Roof replacement at least every 17 years
- Villa painting every 7 years
- Streets, curbing
- Pool, deck, including pool furniture
- Gates
- Irrigation
- Common areas
- Walkways/sidewalks trip hazard repairs
- Fencing
- Lawns, trees, shrubs, landscaped areas that are not fully enclosed on a lot
- Roof repairs (workmanship issues)
- Mailboxes (not HO related issues)

## Resident Owner Responsibilities

- Driveway/Walkway (free of oil spills & pressure washing)
- Removal of rust spots due to irrigation
- Lanai maintenance
- Maintain potted plants
- Lanai mulching behind lanai & flowers/plants
- Roof repairs(storm related, fire, wind or "Act of God")

## Drainage Issues

Based on our Attorneys legal opinion the HOA is not responsible for any drainage additions or improvements not initially put in by the builder. If homeowner wishes to add or improve drainage at their expense, this could be done with approval from the architectural control committee (ACC) and the Board.

## Wind Mitigation Inspections

These safety inspections are part of the My Safe Florida Home Program. Most residents can receive a significant reduction in their homeowners insurance premiums.

Effective for 5 years.

## COMING EVENTS 2018

West Meadows Garage Sale April 14<sup>th</sup>,  
Our Gates will be open 8AM to 2 PM

Kentucky Derby Party      May 5th  
Details to follow.

## Architectural Control

Remember we live in a deed restricted Community and the Declaration of Covenants, Conditions and Restrictions is designed to Promote a harmonious appearance within the Community. Any and all changes to the exterior Of the AL villa require prior ACC approval.

Complying with the ACC standards is not meant to be restrictive, but to maintain the harmony, value & desirability of our community.

## Traffic Speed Limits & Overnight Parking

Overnight street parking is prohibited.

Please be mindful of your speed when traveling through the community. Many residents are out walking and small children are in the area.

**The speed limit is 20mph.**

## Hurricane Preparedness

*Begin NOW.....Do not wait until the last minute  
Have an evacuation plan.*

The AL Board plans to continue with at least Quarterly newsletter updates to promote & improve communication in the community.

Our website has been updated & we ask that you utilize it for community information.

[www.audubonlandinghoa.com](http://www.audubonlandinghoa.com).

***The HOA Board respectfully thanks each Owner & Resident for their willful compliance with these and all standards***