



NEWSLETTER

JULY 2018

Message from the Board

WHAT IS AN HOA

A Homeowner's Association (HOA) is an organization in a subdivision/planned community that makes & enforces standards for the properties within its jurisdiction. . The purchase of your home becomes a contract with the HOA. As a Homeowner you agree to comply with all the HOA covenants/standards & pay regular dues known as HOA fees. The HOA is typically established to make & enforce standards regarding the properties within the jurisdiction. Most HOA's are incorporated and thus subject to state laws.

The HOA has a board of directors that is elected to oversee and enforce the HOA's governing documents. The HOA will typically describe its standards in a document called the Declaration of Covenants, Conditions & Restrictions which set certain regulations for Owners and their properties.

The HOA also collect monthly fees or annual dues to pay for upkeep of common areas. The HOA fees also contribute to the association's reserve fund, which is set aside for major renovation projects or emergency use. The HOA Board is usually responsible for the organization's finances, including the management of funds.

The HOA can impose special assessments on Homeowners when there is lack of sufficient reserves to pay for unexpected repairs on common areas. Aside from imposing penalties on Homeowners for not complying with the standards, HOA's can also place a lien on a property if a Homeowner falls behind on his dues.

BENEFITS of an HOA Members generally aim to maintain a standard appearance for the property and provide the regulations and guidelines for the community. The community standards should support stable property values and architectural standards designed to keep a uniform appearance in the community.

The HOA often hire a management company to assist in maintaining community standards and provide cost-effective methods to assist the association's board.

The Audubon Landing Board members are current Audubon Landing Homeowners/Residents who **VOLUNTEER** their time and services. They have a fiduciary duty to uphold the Covenants.

It is **your responsibility** as a Homeowner in Audubon Landing Association to be familiar with and follow the community's documents. Audubon Landing documents can be found on our website.... www.audubonlandinghoa.com .

Remember the Speed Limit



Insurance Requirements

All Homeowners are required to carry "Homeowners Insurance". It is your responsibility on renewal to forward a copy of the Declarations page to Melrose.

POOL MAINTENANCE

The County Health Dept. inspects our pool twice a year (unannounced). As of this year (2018), we are now required by Hillsborough County Ordinance to have the pH checked & logged 3x a week.

Walkways/Driveways

Reminder to keep walkways/driveways pressured washed. Please don't wait for Melrose to send a violation letter.

****** To date the AL association has spent over \$500 for 200 violation letters and \$120 for 47 certified mailings when the violation has not been corrected in a timely fashion. Please notify Melrose when the correction is complete. If this trend continues the association will spend approximately \$1200 on violation letters this year.

Melrose Management Contact Numbers

Phone Numbers: 1-800-647-0055
1-727-787-3461
Fax Number 1-727-787-3423

Submitting an ACC Request

ALL alterations to Villa exterior must have ACC approval prior to alteration.

Request must include lot survey.

Major alterations must be done by a licensed person (i.e. plumber, electrician)

Incomplete applications will not be accepted/reviewed and will be returned.

Remember to sign the request.

****Send completed request to Melrose****

TRASH CANS

Trash cans should be returned to garage as soon as practical before end of pick up day.

