



Audubon Landing

January 2020

HAPPY NEW YEAR 2020

VERY IMPORTANT You will or already have received a mailing from Melrose Management.

PLEASE READ ALL INFORMATION CAREFULLY.

- Elections to the Board.....Only vote for the candidates you wish to. You do not need to vote for all five members.
- Painting information...Painting of all the villas will begin the end of January. You will receive instructions and timeline (depending on weather) as to approximately when your specific villa will be painted. You will be required to remove all the lanai furniture and any plantings so the inside wall can be painted. Outside pots & ornaments will also need to be removed
- **IMPORTANT:** The Board has discovered our documents do not allow any street parking. You will receive an AMENDMENT to allow daytime street parking. We must have everyone's vote in order to change the documents. Otherwise **NO** street parking at anytime by anyone will be allowed! Please vote & return to Melrose.

For our new Residents plus those of us who have been in the community for a while, it is suggested a review and familiarization of our Covenants and Architectural/Maintenance standards. You are responsible as a Homeowner and a Renter to know the Covenants and maintenance standards of Audubon Landing. Any questions can be forwarded to Melrose. They can be found on the website www.audubonlandinghoa.com. Also on the website you will find all the documents pertaining to Audubon Landing; meeting minutes, forms and dates of social activities. The Board strongly recommends your attendance at the monthly meetings.

As you have already noticed our association dues have been increased due to the increase in our operational costs. The Board has again contracted with Duval for the landscaping. Landscaping is the main expense and all other companies interviewed were outside of our budget. Melrose will remain as our management company.

The irrigation system dates to the community development. It has been maintained with sporadic repairs over these many years. The Board voted to provide a complete update of the system this year.

******* ALL OUTSIDE ALTERATIONS MUST HAVE ACC (Architectural Committee) APPROVAL PRIOR TO MAKING THE ALTERATION.** Request form is on the website or contact Melrose. Submit request to Melrose.

REMINDERS

- All concerns/issues must go through Melrose for documentation. Otherwise the Board may not be aware and unable to address your concern. You can email or call Melrose.
- GARAGE DOORS....You are requested to keep your garage doors closed when not in use. An open door is an invitation for trouble. TRASH CANS....please return to garage as soon as practical before end of pick up day. Should not be left out overnight.
- Again requesting outside lights be left on. Can get dusk to dawn lights at Home Depot/Lowes. This will assist night time walkers & provide a deterrent.
- Please check the tube under your mailbox for bees/wasps.
- Holiday decorations must be removed by 3 weeks after the holidays.
- Again reminding proof of insurance (declaration page) upon renewal must be sent to Melrose.
- **IT IS THE LAW**..You must pick up your animal's waste. Also dogs must be on a leash & under control by the owner.
- The pool heater will be turned off after the holidays.

MELROSE MANAGEMENT CONTACT INFO

Phone numbers 1-800-647-0055

1-727-787-3461

Fax # 1-727-343-3787

www.audubonlandinghoa.com

Posted on the website are the AL documents, Covenants & upcoming events.

Option-----Can now contact the Board & Melrose via the AL website.

The monthly Board meetings are held the 4th Monday of every month 6:30 PM at the West Meadows Community Center.

Calendar & Events

BUNCO... January 21st - 7 PM at Ruths'

March 17th Andrea/Marie

May 19th Fran/Kim

Sept 15th Julie

Nov 17th Glynnis

WineTasting February 8th at Ruth Greenbaums'

St. Patricks Party...March 14th hosted by Quinn/Bruce & Harry/John

Kentucky Derby May 2nd at Debby Amon

Wine Down Wednesday at the pool will return around daylight savings time.

Daylight Savings Time Begins March 8, 2020



Please adhere to the Audubon Landing speed regulation. We have small children playing & adults that walk regularly in our community.

To All the Seniors

#1 Talk to yourself because there are times you need expert advice.

#2 Consider "in Style" to be the clothes that still fit.

#3 The biggest lie you tell yourself is, "I don't need to write that down. I'll remember it."

#4 These days, "on time" is when you get there.

#5 "Getting lucky" means walking into a room and remembering why you're there.