



Audubon Landing

January 2021

## Community Newsletter

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

From the Board

# HAPPY NEW YEAR 2021

### **Melrose Management Personnel Change**

Chris Haines has been promoted. Chris has done an excellent job managing our Audubon Landing community with its varied issues for a round 6 years. We wish him much success. We welcome Gina Samelwich beginning 2021 as our community manager. With her many years of experience we know she will assist the Board and its residents. She may be contacted at [gsamelwich@melrose.management](mailto:gsamelwich@melrose.management)

**VERY IMPORTANT** You will or already have received a mailing from Melrose Management. PLEASE READ ALL INFORMATION CAREFULLY. New Board installation will be held January 26, 2021. **Elections to the Board**....Only vote for the candidates you wish to. You do not need to vote for all five members. This community meeting is the time to voice any general comments/questions. We sincerely wish all community residents will attend.

For **all residents** it is suggested that you review and familiarization yourself with 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. They can be found on the website [www.audubonlandinghoa.com](http://www.audubonlandinghoa.com). Any questions can be forwarded to Melrose. Also, on the website you will find all the documents pertaining to Audubon Landing; meeting minutes, forms and dates of social activities. The Board also strongly recommends your attendance at the monthly meetings.

**A THANK YOU** We again offer a special thanks to Shelia & Patrick Quinn for spearheading our community Metropolitan Ministries Food Drive this year. 539 pounds of food along with 20 pounds of pet food was collected. We are a giving community.

### **Some of the many accomplishments by the Board this year.**

Driveway hedge replacements completed

Irrigation system updated to include new wiring, clock, decoders, nozzles, line breaks

Pool furniture repair

Mailbox repair & painting

Gate directory update (ongoing) including new gate locks & keys

Approved Romaner for gutter repair (scheduled 1<sup>st</sup> of year)

Approved Challenger Pools for resurfacing our pool (scheduled 1<sup>st</sup> of year)

Palm trimming

Long Term Planning Committee (for plant replacement)

Approved Yellowstone as new landscape vendor (shrub & tree replacement ongoing)

Approved Accurate Electronics to update the gate electronics (20 years old)

**Dave Ritchie**  
New email  
[dfritchie2@gmail.com](mailto:dfritchie2@gmail.com)

The Pool will be closed due to scheduled resurfacing beginning the first week of January. Expected timeline for completion is 4-6 weeks.

As you have already noticed our association dues have changed due to the increase in our operational costs. Landscaping & irrigation are the main expenses. Replacement of the worst shrubs & trees between the villas along with some sidewalk hedges are budgeted this next year. Ongoing needed projects for an aging community to be evaluated for 2021. The Board has endeavored to provide for the concerns of the community as a whole.

Our new landscape vendor (Yellowstone) is working methodically to address all our concerns. The many issues/concerns cannot be addressed/corrected overnight. Please contact Melrose for your specific issue. Do not interrupt the landscapers.

We successfully (mindful of COVID-19) had two outside community events. The Halloween Stroll and the Holiday gathering were considered a success. We even had a few new residents attend which is always a treat. We are open to any suggestions for community events for this next year.



## REMINDERS

- **ALL OUTSIDE ALTERATIONS MUST HAVE ACC (Architectural Committee) APPROVAL PRIOR TO MAKING THE ALTERATION.** Request forms are on the website or contact Melrose Submit request to Melrose
- All concerns/issues must go through Melrose for documentation.
- Holiday decorations can be left up until 3 weeks post holidays.
- **Proof of Insurance (declaration page) upon renewal must be sent to Melrose.**
- Please be mindful of the speed limit in the community.



- FYI consider having the dryer vents cleaned periodically. The vent is up through the roof and can easily clog causing a fire.
- Be mindful to lock car doors & remove any valuables if parked outside of garage.

## MELROSE MANAGEMENT CONTACT INFO

Phone numbers 1-800-647-0055

1-727-787-3461

Fax #

1-727-343-3787

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

Posted on the website are the AL documents, Covenants & upcoming events. *The monthly Board meetings are held the 4<sup>th</sup> Monday of every month 6:30 PM at the West Meadows Community Center.*