



Audubon Landing

JULY 2021

Community Newsletter

www.audubonlanding.com

From the Board



This space was originally planned for the many pictures of our scheduled July 3rd summer celebration. Unfortunately, Mother Nature had other plans. So-o, all we can do is reschedule in the near future. The community will be notified of the future date.

We welcome all new neighbors to our Audubon Landing Community. This is a deed restricted community, we recommend you become familiar with our documents. The standards & regulations can be found in the welcome packet you received, plus on the Audubon Landing website, www.audubonlandinghoa.com. If you have any questions, please contact our Management Co., Melrose Mgmt. at 800-647-0055.

Weather permitting Wine down Wednesdays continue at the pool each Wednesday, beginning at 5 o'clock. It is open to all residents. We encourage you to participate as this is a good way to get to know your neighbors. There is always plenty of chatter and laughs. Bring your own favorite beverage and snack to share.

Kudos to the AL community for staying safe and watching out for each other during the COVID pandemic. Audubon Landing deserves a pat on the back. Now that we have had the opportunity to receive the vaccine, we plan to resume our neighborhood activities. Watch for flyers detailing Bunco in September. If you have never played don't fret, it is a very easy game to learn.

There has been interest in establishing a book club. Watch for further info this fall.

The Little Free Library has been a smashing success. For the new neighbors, take a book, leave a book. It is located in the cul-de-sac at the end of Egret Point Ct.

REMINDERS

- It is the homeowner's responsibility to keep their gutters free of debris. This needs to be checked periodically. When full of debris heavy rains tend to pull the gutters from the house.
- Clean up your dog's waste. In spite of our pleas, the failure of dog owner's to pick up their pet's waste continues to be an annoying problem. You are obligated by law, by AL covenants and consideration for your neighbor.
This covers your property and the community common areas.
- There are ongoing issues by homeowners stopping the landscapers with requests. The Board again asks that you do not interrupt them. Please document your specific issue by notifying Kim at Melrose mgmt.
- All concerns/issues must go through Melrose for documentation.
- All outside alterations must have ACC (Architectural Control Committee) approval prior to making alterations. Request forms are on the website or contact Melrose. Submit to Melrose.
- Proof of home owner's insurance (declaration page) upon renewal, **each year** must be sent to Melrose.

Report Suspected Fraud...Federal Trade Commission

Fraud, scams, bad business practices—[ReportFraud.ftc.gov](https://www.reportfraud.ftc.gov)

Identify theft —[identityTheft.gov](https://www.identitytheft.gov)

Unwanted calls—[donotcall.gov](https://www.donotcall.gov)

Hillsboro County Consumer Protection **813-903-3430**

Better Business Bureau **727-535-5609**

MELROSE MANAGEMENT CONTACT INFO

Phone Numbers **1-800-647-0055**

1-727-787-3461

Fax # **1-727-343-3787**

www.audubonlandinghoa.com

Develop a habit of visiting the AL website for updated Information regarding our community
Posted on the AL website are the monthly meeting minutes, Documents, Covenants & upcoming events..

BEWARE

Wild Boar seen at the wooded perimeter area at end of cul-de-sac on Egret Pt Ct.

Audubon Landing Melrose Contact

Kim Bramson

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