

# AUBURN LAKES NEWS

Winter 2021

## CONTACT US

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## BOARD OF DIRECTORS

President, Justin Murrell  
Vice President, Tim Bianchi  
Treasurer, Rick Blaylock  
Secretary, Dwight Collins  
Director, Judy Arnold

## ANNUAL MEETING

The annual membership meeting will be held in March 2022. During this meeting, the membership will be electing two homeowners to the Board of Directors, each for a 2-year term. Any homeowner that is in good standing with the association, and their property free of covenant violations, is eligible to run for the Board. More information will be sent via mail, prior to the meeting.

## HOLIDAY TRASH

### COLLECTON SCHEDULE

<https://www.wm.com/us/en/holiday-schedule>

## PROPERTY MAINTENANCE

The Board of Directors and ARC Committee strive to maintain the highest quality of living that the association can offer to you, the homeowners. A large part of this effort is routine inspections of the homes within the community. This is to ensure all areas are properly maintained and free from unsightly conditions.

The following items are commonly noted violations seen during inspections:

- Rust and/or mildew stains on homes, driveways, and sidewalks.
- Weeds throughout landscape beds, turf, and in sidewalk or driveway cracks.
- Unapproved signs and/or flags (Article V. Section 6. Signs, states the following: With the exception of one "For Sale" sign per unit, no sign of any kind shall be erected without prior written consent of the ARC) (Article V. Section 27. Decorations, states the following: No decorative objects including...flagpoles, shall be installed without prior written approval of the ARC).
- Overgrown shrubbery and trees needing to be trimmed. Trees that overhang the sidewalk or street, should be trimmed at a height of at least 7 feet to allow for unobstructed use of these areas. Please note, if a contractor is used for trimming, they are required by Brevard County Ordinance Sec. 94-49e to haul away all debris.
- Misc. items being stored in driveways or on the sides of homes (Article V, Section requires that materials, supplies or equipment to be stored in the garage or residence).
- Garbage and recycling containers must be kept within the garage or stored behind ARC approved screening materials such as fencing or shrubbery. If you find that your garbage/recycling can is larger than your needs, or is in disrepair, you may contact Waste Management for a replacement container at (866) 230-1547 (Article V, Section 11 of the Governing Documents requires that all clotheslines, garbage cans, above ground tanks, air-conditioning compressors, pool pumps, and other similar items of exterior equipment shall be located or screened, by vegetation or shadow box enclosures approved by the ARC, so as to be concealed from view from neighboring units or parcels).

## **VIOLATION ENFORCEMENT**

Section 21. of the Auburn Lakes District Association Bylaws – Enforcement – states the following: The Board of Directors shall have the power to impose reasonable fines, which shall constitute a lien upon the property of the violating Owner, and to suspend an Owner's (and any tenant's, occupant's, guest's or invitee's) right to use the Common Area for violation of any duty imposed upon such Owner under the District Declaration, the Articles of Incorporation, these Bylaws or any rules and regulations duly adopted hereunder. Under Florida Statute 720.305 – A fine of no more than \$100 per violation may be levied for each day the violation continues, with a single notice and opportunity for hearing, except that the fine may not exceed \$1,000 in the aggregate. A lien may be filed for no less than \$1,000.00.

## **2022 ASSESSMENTS**

At the F.Y. 2022 Budget meeting, held on November 30, 2021, the Board of Directors voted to adopt the proposed budget, with an annual assessment increase of \$20.00 (\$300.00/annually). Assessments may be paid semi-annually (\$150.00) in January and July, due by the 31<sup>st</sup> of each month, or a onetime payment of \$300.00 may be made.

## **2021 VECA DESIGN GUIDELINE UPDATE – FENCING and METAL ROOFING**

On May 17<sup>th</sup>, 2021, the VECA board of directors voted to approve two amendments to the Viera East Residential Design Guidelines. These amendments include the addition of black aluminum fencing options and metal roofing. Metal roofs cannot employ standing seams or exposed fasteners and cannot consist of bare metal surfaces. The shingle-like design is the only metal roof option approved. Metal roof color choices must compliment the color of the home and are to be relative and consistent with the color patterns/options already used/specified for each individual HOA neighborhood. Aluminum fencing is to be black in color and selected from the styles and finial options provided. This fencing style may not be used to enclose/hide garbage or recycle bins, air conditioners, propane tanks, pool pumps, filters or any other objects located outside of a home.

At the August 3<sup>rd</sup>, 2021 Auburn Lakes board meeting, the board of directors voted to approve the metal roof and black aluminum fencing amendments implemented by VECA, for use within the Auburn Lakes Community. The revised verbiage and permitted fencing styles for the Auburn Lakes Fencing Standard were then approved at the October 26<sup>th</sup>, 2021 Auburn Lakes board meeting (all fence styles and finial options were incorporated).

## **EXTERIOR MODIFICATIONS**

All exterior modifications to the homes within Auburn Lakes District Association require written approval from the Architectural Review Committee. Examples of exterior modifications include landscape alterations of any kind, exterior painting, windows/doors, hurricane shutters, fencing, etc. ARC applications can be found on the Fairway Management website at <https://www.fairwaymgmt.com/auburnlakes>. If you have any questions on what should be included with your application, or to find out if your modification requires one, please contact Fairway Management at 321-777-7575 or [Dthomas@fairwaymgmt.com](mailto:Dthomas@fairwaymgmt.com).

## **BOARD MEETINGS**

All homeowners are encouraged to attend the Board meetings. Notice of the date, time, and location are posted at the community entrance, no less than 48 hours prior to the meeting.

## **STREET PARKING and SPEEDING**

Article V. Section 7 – Parking and Garages states the following: Owners and guests shall park only in the garage or driveway serving the home, without blocking the sidewalk. Street and yard parking is prohibited within the community. Boats, Recreational Vehicles, and/or Trailers of any kind, must be parked entirely within a garage. This includes commercial vehicles with lettering or logos displayed. The speed limit within Auburn Lakes District Association is 25 MPH. Stop signs should not be used as a yield sign. School will soon be out for the holidays so please be observant.

\*Please contact the Brevard County Sheriff's office for all traffic law enforcement within the community\*

## **LEASH, CURB, and CLEAN UP**

As a reminder, Chapter 14, Section 59, of Brevard County Animal Control Ordinances states; It shall be the responsibility of the owner, or person in control of the animal, to dispose of or remove any excretions caused by the animal. For community specific pet restrictions, see Article V. Section 8 of the Auburn Lakes District CC&R's.

## **2022 PLANNING**

The board is working to complete several projects in 2022:

- Professional assessment of the pool and resurfacing if needed.
- New fixtures and LED lighting at the pool.
- Gutters added to the sides and back of the pool pavilion to help prevent washout and erosion.
- Replacement of metal light poles with fiberglass poles in the pool parking lot.

## **COMMUNITY GARAGE SALE**

The Auburn Lakes community garage sale is held semi-annually, on the first Saturday in April and October, 8AM-Noon. All residents may participate in the community-wide sale by placing their items outside, prior approval is not required