

Lago Mar Community

Lago Mar North HOA Website



Holiday Decorations



A friendly reminder that holiday decorations, including light, are to be taken down by the end of January.

We hope you all had an amazing holiday season and look forward to the new year.



Due to the large number of boxes we will all be discarding this holiday season, please be sure that all boxes are broken down to preserve room in your trash can. This will also help make sure that strangers do not see what you were gifted and prevent potential housebreaking.

Christmas Tree Pick-Up

Waste Management will collect and recycle Christmas trees following Christmas on our regular trash collection day. ALL decorations including lights, ornaments and tinsel must be removed. Flocked trees will be collected but not recycled.

Place your tree at the curbside by zone.

Zone 1

Jan. 7-11 (South side of SW 152nd Street to SW 400th Street) Place tree at the curb by Sunday, Jan. 5

Zone 2

Jan. 13-18 (South side of SW 88th Street to north side of SW 152nd Street) Place tree at the curb by Sunday, Jan. 12

Zone 3

Jan. 20-25 (South side of NW 25th Street to north side of SW 88th Street)
Place tree at the curb by Sunday, Jan. 19

Please Slow Down

The Board has received increased reports of speeding vehicles within our community. The community streets must remain a safe place not only for vehicles, but especially for our children.

Even though we try to watch out for their safety in every way, children often run out of garages and dart out from behind parked cars into the street. Homeowners are reminded to please reduce your speed when driving in our community.

In addition, we ask all residents to be please be mindful of stop signs throughout the community, especially corners where there are many trees on the swales that may make it difficult to see oncoming cars.

Please contact the Board if you know of a resident driving through the community at excessive speeds. We count on all residents to keep our community safe.

Annual Elections



Due to COVID, the board was legally advised to postpone the annual election that needs to be held in a large gathering. In order to maintain the safety of all who participate, we are planning to conduct the 2020 board elections via Zoom. This will ensure that all homeowners are safely able to cast their vote and we keep to the schedule of annual elections. The Board of Directors strongly urges ALL homeowners to participate and vote. More information will be sent out as soon as we can determine a date for the election meeting.

Keeping Up With the Standards

It has come to the attention of the Board that some homeowners are unaware that there are two associations at Lago Mar: the master responsible for the exterior of the community and the sub-association responsible for its interior. With the sub-association are its own rules and regulations, one being that any change a homeowner would like to make to the exterior of the home including painting, landscaping, doors and windows and fencing, must submit an ACC form and require an approval from the Board.

We understand that the rules and standards of the community have not been enforced for many years resulting in many homeowners making changes that veer away from the overall look of the community or run-down homes. One of the main goals of the new Board was ensure that all rules and standards in place are adhered to and enforced.

It is important for all homeowners to understand that as a newly elected Board, any changes made by a homeowners prior to January of 2020 are grandfathered until that homeowner decides to redo those repairs. We know this will take time, however we are confident in all of you that will follow these rules and standards.

A copy of the ACC form is attached to the bottom of this newsletter should you need it.

Just a Reminder:

**Keeping your
post lamp lights
on at night will
help keep our
neighborhood
bright and safe!**

Neighborhood Crime Watch

Lago Mar North does not officially have a Crime Watch, however living in a community suggests a sense of responsibility to each other. Let's all work together to help eliminate neighborhood crime. If you see something suspicious, please report it to your local authorities.

New Exterior Paint Schemes

You can see the pre-approved exterior color schemes by clicking the link below or visiting the Sherwin Williams HOA Archive website and searching for Lago Mar North.

**[Sherwin Williams
HOA Archive](#)**

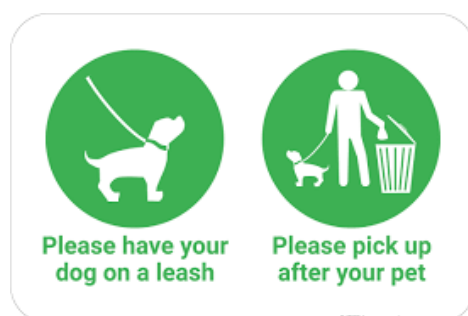
Maintenance Fee Delinquencies

For the past year, the current Board has made it a point to correct the mishandling of funds it inherited accrued by the previous board, including the association's own debt of nearly \$14,000 to attorneys.

It became apparent, that many homeowners began accumulating maintenance fee balances due to not knowing which property management company to pay to or ultimately stopped paying for other reasons.

The purpose of the maintenance fees is to ensure that monies collected are put back in the maintenance and beautification of our community. You may have seen that in the past couple of months, we were able to repair a major pothole and replace all of the stop signs throughout the community.

In the next coming months, the Board will be looking through all accounts and notifying homeowners with a maintenance fee balance. If you feel the balance is incorrect, we ask that you provide proof of payment via cancelled checks from your bank to the Board or Allied Property Group.



REQUEST FOR REVIEW FOR ARCHITECTURAL MODIFICATION

TO: Board of Directors and/or Architectural Control Committee (ACC) of **LAGO MAR NORTH HOA**
C/O Allied Property Group, Inc – 12350 SW 132nd Court, Suite 114, Miami, FL 33186 Fax (305) 969-0154

Name of Owner (s)		
Street Address:		Signature:
Date:	Day Phone:	Evening Phone:

Approval is hereby requested to make the following modification (s), alterations, and/or additions as described below:

- | | | |
|---------------------------------------------------------|-------------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Addition | <input type="checkbox"/> Hurricane Shutters | <input type="checkbox"/> Screening Enclosure New |
| <input type="checkbox"/> Doors Identical/New | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Wall/Fence |
| <input type="checkbox"/> Paver Path | <input type="checkbox"/> Patio | <input type="checkbox"/> Concrete Slab |
| <input type="checkbox"/> Driveway Extension | <input type="checkbox"/> Pool | <input type="checkbox"/> Awning |
| <input type="checkbox"/> Driveway Reseal Identical | <input type="checkbox"/> Roof Tiles Identical | <input type="checkbox"/> Light Fixture |
| <input type="checkbox"/> Exterior Paint Identical Color | <input type="checkbox"/> Satellite Dish 18" / Antenna | <input type="checkbox"/> Other |

Description of Request: _____

In order to process this application, the following applicable information/documents must be provided:

- ☐ Lot Survey with proposed modifications drawn on survey, including any set back distance required.
- ☐ The appropriate drawings must show both a Plan View and an Elevation.
- ☐ Specifications of the proposed materials/modifications must be included: i.e. (Color, Style, Type of Material).
- ☐ Proposed Improvement Contract/Proposal/Building & Zoning Permit Attached.
- ☐ Drainage Surface Water Plan Attached.
- ☐ Consent Letter from Neighbors.

(FOR BOARD OF DIRECTORS USE ONLY)

Date of Application Received: _____ Date of Approval/Disapproval: _____

- ☐ Approved
- ☐ Approved with conditions
- ☐ Disapproved

Board of Directors Signature

Your approval is subject to the following:

1. You are responsible for obtaining any necessary permits from the appropriate Building & Zoning Departments.
2. Access to areas of construction is only to be allowed through your property, and you are responsible for any damage done to the common area's elements and/or your neighbor's property during construction.
3. All construction debris must be removed within 48 hours of completion
4. Permit or processing number must be provided to the Management Company within 30 days of project commencement. Permit or Processing # _____

Explanation of Disapproval or Conditions:

