

Lago Mar Community



Just a Reminder:

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

Architectural Form Submissions

According to the Lago Mar North By-Laws, any change, removal and/or addition to any home requires the approval of the Architectural Control Committee form. You can find the form at the end of this newsletter.

Community Improvements

In January of 2020, the newly elected board discussed projects our community needed in order to make it safer and more beautiful for all of us to enjoy. We, unfortunately, did not foresee the global pandemic that stopped everyone in their tracks as well as having to immediately allocate around \$13,000 of unpaid legal fees from prior years.

Luckily, we were able to pay off all outstanding legal fees, while working on replacing damaged, old and unrecognizable stop signs throughout community that will be completed by year end.

Our hope for 2021 is to look into fixing damaged and uneven sidewalks that pose a safety hazard to our community members and make our neighborhood look run down.



New Exterior Paint Schemes



Since the development of our community, it has adhered to the original exterior color schemes. Many homeowners have been slowly updating their homes with more modern exterior color schemes, so we thought it was a good time to update the HOA archive. After much research, the Board has narrowed the choices down to 11 possible color schemes.

The important thing to remember when choosing an exterior color scheme from the archive is that colors from the same scheme can be swapped, but however picking colors from two different schemes will not be approved by the Board.

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](#)

Lago Mar North HOA Community Website

In an effort to create a more transparent form of communication between the Lago Mar HOA and its homeowners, we have created a website that provides all of the information a homeowner or potential buyer could want or need.

On this website you will find contact information for all of the management companies, the minutes of all previous meetings, financial reports and other important HOA information. You will also find upcoming meeting information and other frequently asked questions.

If you would like to visit the Lago Mar North website, you can click the link below:

[Lago Mar North HOA Website](#)

Nextdoor connects neighbors to each other — and to everything nearby: Local businesses, services, news updates, recommendations and stuff for sale from the people down the block.

Instantly connect with your neighborhood by clicking the logo

Annual Board Meeting

In accordance with the Lago Mar North By-Laws, at the end of each year, the Board will be conducting its annual meeting in early December. In this meeting, along with the annual meeting, we will have our budget meeting to approve next year's budget, discuss and preserve the HOA documents and conduct the HOA elections.

Due to COVID and adhering to CDC guidelines, this meeting will be hosted through a Zoom virtual meeting. More information regarding date, time and Zoom meeting link will be provided in the letter that will be sent out to all homeowners at least 14 days prior to the date of the meeting. Since this is a new manner in which the meeting will be held, we ask that owners that would like to attend please be on time.

Holiday Shopping Safety Tips

The strangest year in recent memory will be capped off by the strangest holiday season. Given that social distancing is key to slowing the spread of COVID-19, the traditional holiday shopping experience of crowded stores is no longer just uncomfortable. It also puts you at a greater risk of catching the virus. You can't eliminate your risk entirely, but you can significantly lower it. If you follow a few simple safety measures, you're more likely to stay safe as you pick up holiday gifts for your loved ones:

1. Shop online as much as possible
2. Get your in-store shopping done early
3. Use contactless credit cards
4. Follow CDC's recommendations
5. Be alert and aware when in-store shopping
6. Keep all valuables and purchases close to you or place them in your trunk before you go shopping.
7. Park in well-lit area when shopping at night
8. Get in your car and leave. Don't start texting or talking on the phone or balancing your checkbook. Lock the doors and leave.
9. When shopping online, make sure you are dealing with a reputable online store.

Be safe and we hope you have a Happy Holidays!

Please Pick Up After Your Pet

It doesn't take much to remember that we have pets in our community. In fact, if you don't watch your step, your liable to step in one such reminder! Besides being unsightly and smelly, animal waste can be hazardous to the health of our children, who play in the community, and other pets. One of the most common forms of disease transmission between dogs is through fecal matter.

Dog owners in Miami-Dade County are required to keep their dogs leashed at all times when outside of their own private property. When walking your dog in our community, remember that it should be leashed. Also, it is important to remember to immediately clean up after your pet, especially if they made on a homeowner's private property. Take along a baggie with you to pick up waste with and then dispose of it properly.

By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in our community. Thank you for your cooperation!



Please have your
dog on a leash



Please pick up
after your pet

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.

Loud Music Ordinance

Creating a strong community means establishing a sense of respect. It also means understanding that each of us have different lifestyles with many things to celebrate. The Lago Mar North community is full of life with many families, however please keep in mind that when celebrating a special occasion, loud music after 11:00pm or before 7:00am can interrupt other families from their daily routines.

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:

