

LAGO MAR NORTH COMMUNITY

Lago Mar North Community Website



COMMUNITY UPDATE : SIDEWALK REPAIRS

We wanted to give all homeowners an update on the sidewalk repairs we have been discussing for the past couple of months. The Board was finally able to approve numerous repairs around both sides of the community.

The following sidewalk areas have been repaired:

sidewalk on SW 161 Place and 79 Terrace

sidewalk on SW 160 Avenue

sidewalk in cul-de-sac of SW 160 Avenue

The following areas have been asphalted:

Entrance drain slope on SW 73 Street and 158 Path

Corner of SW 161 Place and 73 Street

Corner of SW 158 Path and 76 Street

We thank all of the homeowners that needed to make other parking arrangements while repairs were being made. We also hope that you enjoy the new, smoother sidewalks as you enjoy walks around the neighborhood.

ANNUAL BUDGET AND ELECTION MEETING

Last year was definitely a memorable year for many as COVID reared its terrifying head around the world. For the health and safety of everyone, the Board, along with many other HOA communities, postponed their annual elections. In order to get back to our regular schedule, we will be conducting our annual budget meeting December 2nd via Zoom. More information will be posted closer to the date.

We will also be scheduling the annual election to give every homeowner the opportunity to express their opinions through votes. The annual election will take place:

December 11, 2021

11:00 - 12:00pm

Lago Mar North Park

More information will be announced on our community website and mailed out to each homeowner.



HOA HOLIDAY TIPS



It's official! The holiday season is upon us, and for most of us, that means out-of-town guests, big meals to prep, holiday decorations, parties, and gift shopping galore. However, as the country continues to deal with the COVID-19 pandemic, more Americans might be rethinking their holiday plans. Whether you're hosting a socially distant dinner or traveling to your dinner destination, our community might see an increase in traffic. To accommodate your guests, it's important to know where they can and can't park. Follow these tips to ensure a safe and happy holiday season.

Visitor Parking: Our community does not have designated visitor parking areas or spaces, however our rules and regulations does not allow for blocking of fire hydrants, visibility of street corners or intersections or an emergency vehicle's access.

Food delays/shortages: It has been reported that communities may see an increase in traditional holiday foods or shortages in neighborhood grocery stores. Many are advising to try and purchase as many non-perishable holiday food items as early as possible to avoid any unwanted food substitutions.



HOLIDAY LIGHTING CONTEST

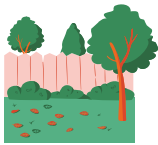
We are happy to announce that we are bringing back the annual holiday lighting decorating contest. We ask our neighbors to join us in the holiday spirit and show off your decorating, electrical engineering, and best Clark Griswold impression — it's time to light up the house! Our 1st place winner will receive a \$100 Visa gift card and the 2nd place will receive a \$50 Visa gift card.

Don't want to decorate? Don't have time? That's okay! We want you to be a judge. Contact Stephanie Hernandez via email (lagomarnorth@gmail.com) to let us know you would like to be a judge. All inquiries are to be submitted no later than December 17th.

Holiday lighting decorating can begin the weekend before Thanksgiving since we know many like to have their decorations up by then. Judges will be driving around the community the evening of December 18th and winners will be announced Wednesday, December 20th.

JUST A FEW REMINDERS...

- Remember to keep your dog on a leash and to properly dispose of their waste.
- Trash and recycling bins are to put away once garbage has been collected.
- Remember to complete an Architectural Request Form for any exterior projects prior to starting. Projects that must have ACC approval include but are not limited to roof repair/ replacement, fence repair/replacement or re-staining, re-painting, pools, arbors/covered patios, significant landscaping changes, driveway/sidewalk replacements or additions. Applications can be found at the end of this newsletter and on the community website.
- Due to COVID, some violations have been overlooked, however beginning 2022 the already established rules and regulations will be completely enforced. Our goal is to keep the integrity of the community by enforcing rules and regulations for: landscaping, exterior maintenance of homes and roofs, unauthorized construction, modifications or additions, exterior paint and mailboxes.



NEW CONTEST COMING IN 2022: YARD OF THE MONTH



We know that many homeowners take pride in maintaining their front yards and we would like to take the time to celebrate those homeowners by starting the Yard of the Month contest. The Beautification Committee or member of the Board will award a monthly winner during the months of March through September for landscaping, October through December (Halloween, Thanksgiving and Christmas) for holiday decorations. Each monthly winner will receive recognition on the HOA's website and in the HOA's newsletter.

Contest Guidelines

- Judging will be provided by the Beautification Committee or members of the Board.
- The award term is from the 15th of the month until the 14th of the following month.
- The same property may receive the award once per award category in a calendar year.
- The property of all current residents of Lago Mar North, both owner occupied and rental, are eligible to participate in the program, except for those homeowners involved in the governance of the HOA and those involved in the selection process.
- The upkeep of the yard or installation of holiday decorations may reflect the efforts of the residents themselves or that of a professional installer/designer.
- During their reign as Yard of the Month, winners are expected to maintain their yard in the same manner that allowed them to win the title. However, those winning the Holiday award may remove the decorations following the completion of the holiday.

If you would like to be part of the Beautification Committee, please submit your inquiry to the HOA Secretary via email.

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:	Email:	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:

