

Lago Mar Community



Our Community Newsletter

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.

Putting together a newsletter for our community is quite challenging considering there are many topics we would like to include. Many residents have interesting news to share about upcoming events, personal milestones, issues of community interest, etc., and we would like to hear from you! Between the Board of Directors and homeowners, we will try to include items in our newsletter that not only inform owners of important business matters before the association, but also attempting to help inform our homeowners on some of the on-going challenges that associations must face on a monthly basis. Issues such as the Budgeting Process and Rules Enforcement will be included throughout the year in order to help owners understand some of the complexities of running our association. The Board of Directors hope that if more homeowners understand why the Board must make the decisions that it does, then this knowledge will help make living in a common interest development more comfortable. Another benefit of increasing the homeowners' awareness of association issues is to help motivate others to take an active role in our community. The more we understand about how our Association functions, the more likely we are to get involved. It is also your right, as an owner in Lago Mar North, to know how your funds are being utilized and expensed. These educational articles are important, but don't forget that our newsletter is one of the best communication tools available in our community and in order to help our newsletter become more community-specific we need to hear from YOU. If you would like to contribute, please send an email to lagomarnorthhoa@gmail.com.

Preserving Our HOA

What does it mean for our community?

Florida Homeowner Associations (HOA) risk becoming unenforceable if specific steps are not taken in accordance with the Marketable Record Title to Property Act (MRTA). Under Chapter 712 of Florida Statutes, an HOA's restrictions will expire approximately 30 years from the date the documents were recorded in the public records of the county where the property is located unless they are preserved. If an HOA fails to preserve their documents within the 30 year period, recorded covenants must undergo a more complicated revitalization process. The importance of preservation cannot be understated, as revitalization is more costly, requires a vote of all the homeowners, and requires approval of the documents by the Florida Department of Financial Affairs in Tallahassee.

How would this affect our community? For HOA's that fail to act, assessments will not be collectable and rules and regulations will be voided. Without preserved covenant documents, our HOA would not be able to take care of the damaged roads and sidewalks as they are considered private roads, not bound by the Miami-Dade county jurisdiction. We would also be unable to keep our community's standards and overall appearance via architectural standards.

Where Can I Send My Maintenance Fee Payments?

There are a few ways you can send your maintenance fee payment. Remember, that fees are due and payable on the first (1st) day of each quarter. Our quarterly fee is \$39.00 or \$156.00 for the entire year.

Payments can be made in the following manner:

- If you are currently enrolled with your bank's online Bill Pay Program, the payer information is:
Lago Mar North Homeowner Association, Inc. c/o Allied Property Group, Inc., 12350 SW 132 Court, Suite 114, Miami, FL 33186
- Or, to the Lago Mar North PO Box address that is deposited daily to the bank, lowering any processing error or check cashing delays.
The PO Box address is:
PO Box 165911, Miami, FL 33116-5911

****Make sure that your account number and home address is noted on all payments****

PAY DUES



Architectural Standards and Committees

Our governing documents require that the Association approve all proposed architectural changes before any work is started. The importance of this requirement cannot be overstated when you consider the reason for such a restriction. Membership in a community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values. The value of your home is directly related to the condition, appearances and aesthetics of our community as a whole. By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain our property values. Getting our Association to approve all proposed architectural changes is not just a good idea to protect your investment, it is a requirement!

We know that in the past, standards have not been enforced. As a result, many changes and updates have been made to homes in our community; some altering the overall appearance of the community. At this point, it would be difficult and unfair for those homeowners that have spent thousands of dollars to upgrade their homes without approvals to undo them, which is why the Board of Directors has decided to "grandfather-in" homes that have made changes to their homes without approval.

With that said, it is imperative for all homeowners to know that there are a set of Architectural Standards put in place for the Lago Mar North community (document attached after this newsletter). From this point forward, any homeowner wanting to make changes or modifications to homes, must request an approval submitting an Architectural Control Committee (ACC) form and all necessary documentation. These forms can be submitted to the board via email, lagomarnorthhoa@gmail.com. ACC forms will be reviewed by the Board during scheduled meetings within 30 days of submission and owners will be notified with response via email.

The Board is also in the process of establishing a Violations Committee in order to help keep the overall appearance within the guidelines of our community. The success of our association depends upon getting our members involved in the committees that the Board of Directors depends upon for support and guidance. Volunteering to serve on one of the associations committees is a great way to become involved and contribute to our community. If you would like to be a part of your community's Violation Committee, please contact the Board's Secretary via lagomarnorthhoa@gmail.com.



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, you're 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. 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.

Staying Safe During COVID-19

We understand that these are challenging and unforeseen times we are dealing with. However, if we work together, help each other when possible and follow health officials and government guidelines, we will prevail. It is also a time to embrace the idea of social distancing to prevent the spread of this virus. Take it as a blessing in disguise; time for playing in the yard, reconnecting with family over board games and preparing and eating meals together.

Here are a few tips from the CDC to follow and help the spread of COVID-19:

10 ways to manage respiratory symptoms at home

If you have fever, cough, or shortness of breath, call your healthcare provider. They may tell you to manage your care from home. Follow these tips:

- 1. Stay home** from work, school, and away from other public places. If you must go out, avoid using any kind of public transportation, ridesharing, or taxis.



- 2. Monitor your symptoms** carefully. If your symptoms get worse, call your healthcare provider immediately.



- 3. Get rest and stay hydrated.**



- 4.** If you have a medical appointment, **call the healthcare provider** ahead of time and tell them that you have or may have COVID-19.



- 5.** For medical emergencies, call 911 and **notify the dispatch personnel** that you have or may have COVID-19.



- 6. Cover your cough and sneezes.**



- 7. Wash your hands often** with soap and water for at least 20 seconds or clean your hands with an alcohol-based hand sanitizer that contains at least 60% alcohol.



- 8.** As much as possible, **stay** in a specific room and **away from other people** in your home. Also, you should use a separate bathroom, if available. If you need to be around other people in or outside of the home, wear a facemask.



- 9. Avoid sharing personal items** with other people in your household, like dishes, towels, and bedding.



- 10. Clean all surfaces** that are touched often, like counters, tabletops, and doorknobs. Use household cleaning sprays or wipes according to the label instructions.



CS 315822-A 03/12/2020

For more information: www.cdc.gov/COVID19

We have been unable to get every homeowner's email to share our community newsletter. Please help us by sharing it with your neighbors and encouraging them to sign up to our mailing list: lagomarnorthhoa@gmail.com

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:

