DECEMBER 2024 | VOL. 21

LAGO MAR NORTH COMMUNITY

Lago Mar North Community Website

Upcoming Annual HOA Election Meeting

This is a reminder to all homeowners that this Tuesday, December 3rd at 6pm is the annual HOA election meeting. It will be taking place at the Allied Property Group office.

As you have all recieved by mail, the annual budget for 2025 was sent out and the maintenance fee was increased from $39 to $42. The Board has tried for many years to not increase its fee, however due to increasing quotes from general liability insurances and attorney's costs, we had no choice but to make a small increase in the quarterly maintenance fees.

We thank you for your continuous support and dedication to our community. We could not do it without you!

Quote of the Quarter:

"Winter is a season of recovery and preparation."
– Paul Theroux

Removal of Political Signs and Flags

With the election now concluded, we would like to remind all residents that political signs and flags must be removed from properties in accordance with the HOA rules and regulations.

Per our community guidelines, the display of political signage is only permitted during election periods. To maintain the aesthetic and uniformity of our neighborhood, we kindly ask that all political signs be taken down by Friday, December 6th. Please note that after the deadline, violation notices will be issued to properties still displaying political signs.

We appreciate your cooperation in helping us uphold the standards of our community. Should you have any questions or require further clarification, please feel free to contact the HOA board at lagomarnorthhoa@gmail.com.

We would like to kindly remind everyone of the speed limit of 15 mph throughout our community. This speed limit is in place to ensure the safety and well-being of all residents, especially our children and pets who often play and walk along our streets.

NEED TO REPLACE YOUR MAILBOX?

Over time, mailboxes get damaged or need replacing. The Board was able to reconnect with the company that has the model we use in our community. Below please find the information should you need to repair or replace your mailbox.

Beautiful Mailbox
2360 West 76th Street
Hialeah, FL 33016
Miami-Dade: 305-403-4820
800-856-6983
Email: sales@beautifulmailbox.com

Model Sorento 201
Single cost = $369.15
Double cost = $449.40

Reminder of the Owner Portal to Engage

Allied has already switched the Owner Portal to Engage, which is a more robust product offered by Enumerate. The new portal will include a Task Manager so that the Manager can better communicate with you the status of projects they are working on. It will also include a Communication Board where the Board can post comments on a subject matter without the need to send several emails on one topic. This is also where the Clickpay system will be in order make the quarterly maintenance fee payments.

Some homeowners have a maintenance fee balance, so please make sure that you are registered with the new system. The board will be reaching out to those accounts individually via email or phone to assist in resolving this matter.

If you have not already re-registered with Engage, please reach out the Allied Property office to assist you or send an email to the HOA Board to quickly connect you with the Allied office.

Changes to Your Home

Remember to complete an Architectural Request Form and have it approved BEFORE any exterior projects.

Projects that must have ACC approval include but are not limited to:
-roof replacement
-fence replacement or changing color
-painting of exterior **(Approved colors - click HERE)**
-installation of pool
-installation of permanent structure
-significant landscaping changes
-driveway/sidewalk replacements or additions

Application can be found at the end of this newsletter and on the community website.

In Loving Memory of Madeleine Wolf

It is with heavy hearts that we share the passing of Madeleine Wolf, a cherished member of our Lago Mar North family. A long-time resident and dedicated board member, Madeleine devoted countless hours to preserving and enhancing the community she loved so dearly.

Her unwavering commitment, wisdom, and kindness left an indelible mark on our neighborhood. From her thoughtful approach to community decisions to her genuine care for every resident, Madeleine exemplified what it means to serve selflessly.

We are deeply grateful for her contributions and the legacy she leaves behind. As we move forward, her spirit will continue to inspire us to work together in fostering the vibrant, welcoming community she envisioned. Our thoughts are with her family and loved ones during this difficult time. She will be greatly missed but forever remembered.

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:

- ☐ Addition
- ☐ Doors Identical/New
- ☐ Paver Path
- ☐ Driveway Extension
- ☐ Driveway Reseal Identical
- ☐ Exterior Paint Identical Color
- ☐ Hurricane Shutters
- ☐ Landscaping
- ☐ Patio
- ☐ Pool
- ☐ Roof Tiles Identical
- ☐ Satellite Dish 18" / Antenna
- ☐ Screening Enclosure New
- ☐ Wall/Fence
- ☐ Concrete Slab
- ☐ Awning
- ☐ Light Fixture
- ☐ 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:

_____

_____

_____