

LAGO MAR NORTH COMMUNITY

Lago Mar North Community Website



Message from Allied: New Owner Portal

Dear Residents of Lago Mar North,

Allied's focus for 2024 is increased customer satisfaction. To accomplish this goal, we have undertaken several initiatives to improve our overall service to not only Board members but to homeowners as well.

In the upcoming days, we will be switching 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. The Communication Board will allow us to streamline communication and stay better organized/focused. The new portal offers a better platform and more features than our current portal. Finally, it has an App that owners can download to make accessibility easier.

The only downfall is that owners will need to re-register with Engage. The good news is that ClickPay is fully integrated into Engage, meaning that once an owner logs in to Engage, their ClickPay account is automatically linked.

Quote of the Quarter:

"Spring is far more than just a changing of seasons;
it's a rebirth of the spirit." —Toni Sorenson

List of violations

Members of the board will be looking for the following violations to ensure all are abiding by the rules and regulations of our community:

- Pressure cleaning of roofs / driveways
- Boats, jet skis or trailers in front yard
- Needing of exterior paint
- Messy landscape
- Broken mailboxes
- Broken fences
- Holiday lights/decorations
- Mechanic work in driveway
- Piles of garbage in front yard
- Commercial vehicles in driveway

If you see a violation, please notify the Board.

Respectful Conduct

We want to take a moment to emphasize the importance of communicating clearly with any workers or contractors you hire regarding where they can park and how they should conduct themselves while on your property. Specifically, please remind them:

1. **Mailbox Access:** It's imperative that they refrain from blocking access to mailboxes at any time. This ensures that postal workers can deliver mail efficiently without any hindrance.
2. **Respect for Neighbor's Property:** They should be mindful not to park on or block access to neighboring properties. This includes driveways, pathways, or any designated areas that belong to someone else.

Tree Trimming

In preparation for this year's hurricane season, the board will be trimming the trees on common areas, including the palm trees on 161st Place.

This is a reminder to all homeowners about the maintenance of trees located on personal property within our community. It is important to address this as we enter a season where proper tree care is not only beneficial for maintaining property aesthetics but crucial for safety.

Please note that the maintenance of trees on individual lots is not covered by the HOA's landscaping services. Our community's common areas and shared landscapes are maintained by the HOA; however, individual lot owners must take care of their own landscaping, including tree maintenance.





As the school year draws to a close, we wish to address a subject that is paramount to us all: the safety of our children. With the onset of summer and increased outdoor activity, it is essential that we all take part in maintaining a secure and enjoyable environment for our young residents.

Increased Vigilance in Community Areas: Please be extra vigilant while driving within the community, particularly during the early morning and late afternoon hours when children are more likely to be playing outside. Adhering to speed limits and being cautious around common areas can significantly decrease the risk of accidents.

Supervision and Safety: We encourage parents and guardians to supervise their children's outdoor activities as much as possible. Whether it's playing in the yards, biking around the neighborhood, or using communal facilities like pools and sports courts, supervision plays a crucial role in preventing injuries.

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.





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



Want to advertise your business, independent contractors or professional office? Send a picture of your logo to 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:	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:

