

**MADISON LAKES BOARD OF DIRECTORS NEWSLETTER
AUGUST 2016**

Newsletters will be posted on the GRS website. To obtain a hard copy contact Elaine at 561-350-9492

The following summarizes the August 16, 2016 Board Meeting held at the Boynton Beach Branch Library.

Linda Poidevin called the meeting to order, Elaine Levrant presented the Treasurer's Report for the months of May, June and July 2016 and Linda Poidevin read the ACC recommendations.

The Board ratified the following votes:

1. 10902 Fillmore, Lot #117, Per Article IX, Section 3C of the Declaration of Restrictions, following ten (10) day notice to homeowner, Association will enter unit to rectify violation.
2. 10884 Fillmore, Lot #114, Board denied request to remove any and all legal fees
3. Delray Awning estimate to replace existing pool canopy on south side of pool deck to be installed early December.

4. **MLHOA 2016 Approved exterior home paint colors**

These paint colors may be purchased @ (Benjamin Moore Store, 4591 West Atlantic Avenue, 516-495-8900, Contact Dan for contractors' pricing to Madison Lakes homeowners:

#1 Point Beach	1136
#2 Affinity Collectors	AF 45
#3 White Dove	OC-17
#4 Melted Ice Cream	2095-70
#5 Mountainscape	870
#6 Creamy Satin	1087
#7 Silvery Moon	1064
#8 Chamois	1108
#9 Morristown Cream	1241
#10 Cayman Islands	952

5. Madison Lakes Rule IV.P.8, paragraph two

Aluminum or vinyl white post, minimum "4x4" to maximum "4x6", Aluminum, metal, or vinyl plain white mailbox, house numbers posted alongside of post, cement mailboxes painted white, at property turnover, **all** mailboxes that do not meet above specifications, including cement mailboxes, are to be replaced with above specifications. (Approved August 16, 2018)

Phil Dominick discussed the recent AT&T information regarding the upgrade of existing facilities at Madison Lakes. The work will be to convert their existing outdated facilities with new state of the art communications facilities allowing for higher internet speeds and more features for residents. No existing service will be disturbed. The project will require some digging and the installation of new, smaller terminals. The work is scheduled to start shortly. AT&T guarantees all restoration.

The duck population in Madison Lakes was again reviewed. Following an in depth discussion, including the possibility of a costly contract with "Nuisance Wildlife Rangers" to remove the ducks on an on-going basis, it was unanimously decided that the removal of the ducks was not an Association responsibility.

Due to poor response last year, it was agreed that the Association will not sponsor the community garage sale this year.

Street Parking remains a major concern among homeowners.

Parking on our streets is not permitted between the hours of midnight and 6:00 A.M. and is discouraged during the day. We do understand, however, that on occasion it is necessary to have visitors/guests park in the street for short periods of time during the day. Should this be the case, please remind your guests to be careful not to park on grass areas where they could possibly damage sprinkler heads. Please also avoid parking parallel on both sides of the street so that cars and

emergency vehicles can easily drive down the street. Allowing emergency vehicles easy access to drive through our streets without difficulty is paramount to everyone's safety and wellbeing

Seasonal entrance lighting will be installed sometime in October and will remain up until early February.

Power washing of sidewalks, swales, pool deck, pool fence and specified common areas will be scheduled for late November or early December. Homeowners who require power washing on their property may want to arrange this work with the Association vendor while he is on property to take advantage of special pricing.

Please contact Elaine, mlev9582@bellsouth.net with your email address if you wish to receive important events and information via email.

Homeowners who are delinquent in paying their maintenance 75 days into a quarter will be responsible for the following charges:

- **\$100.00 administrative fee** charged by GTS to forward the account to the Attorney for collection.
- Once the attorney sends a "Demand for Payment Letter" the **homeowner is responsible to pay the assessments, interest, late charges and \$150.00 in legal fees.**

IMPORTANT REMINDERS:

- **Fourth Quarter maintenance fees are due October 1.** Payments received after October 15 are subject to a \$25.00 late fee.
- **If you open a pool umbrella,** please remember to close it before leaving the area. If left open they become damaged.
- **VEGETATION PICKUP IS ON FRIDAY'S** and leaving vegetation at the curb all week is not permitted. **All vegetation needs to be placed at the curb no sooner than Thursday evening.**
- All fecal matter deposited on the Property shall be immediately picked up by owner, or pet walker, plastic-bagged and property disposed of.
NOTE - ...If a homeowner's pet(s) (dogs, cats or other household pets) becomes a disturbance or nuisance to other homeowners, the rule that **a lot may not exceed two (2) household pets may be enforced.**
- **No commercial vehicles** shall be parked on property including the parking lot. Vehicles in violation will be towed at owner's expense. (See IV.A.6 of the Rules & Regulations for specifics).
- **Forms for Architectural changes** may be obtained from grsmgt.com. **Completed forms** must be returned to either the **Attention of Philip Dominick, GRS Management Associates, Inc., 3900 Woodlake Boulevard, Lake Worth, FL 33463** or to **Linda Poidevin, 6370 Hamilton Court.** If applicable, **remember to include the name of the vendor or company that will be doing your service along with a copy of their license and insurance.** Committee review and notification to homeowner will occur within the month submitted.
 - According to our documents, it is mandatory that **homeowners keep garbage cans, trash containers and recycle bins out-of-view from the streets and adjacent lots.**
 - Please contact Elaine Rivas at grsmgt.com **should you need to add or change your phone number in the call box.** You may use any U.S. 10-digit phone number associated with your home...it need not be a 561 area code.

We expect homeowners and their guests to take seriously our speed limit, **20 miles per hour**, throughout the community, **especially at the curve on Fillmore Drive when entering or exiting the community...**

The **Board/Budget Meeting** is scheduled for **November 15, 2016, 6:00 P.M., Location to be announced.** Homeowners will receive a mailing of the 2017 Proposed Operating Budget prior to the meeting.

**The Board thanks the homeowners for their continued support.
Adam Grandis, Elaine Levrant, Linda Poidevin**