



3900 Woodlake Blvd Suite 309, Lake Worth, FL 33463
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LAKE COVE

February 2021

As you may be aware, the builder turned over the HOA to the residents this past year, board members were elected, and notices of homeowner meetings are posted prior to the meeting as required by law. Your newly elected board is as follows:

President
Bruce Greer

Treasurer
Joshua Hull

Secretary
J.T. LaTour

Street Parking Issues

We have received numerous complaints about overnight parking on the street and on the swale in front of the residences. This is strictly prohibited by the documents that all owners signed and/or acknowledged receipt of at the closing of your residence. Having said that, and in order to enforce the rules and regulations of Our Community "Lake Cove", we are hiring a "booting" company. For those who are not sure what that means, a company will be driving through the community between 11:00 p.m. and 6:00 a.m. and attach a "boot" on vehicles that are parked illegally on the street, in the cul de sac and at the end of Lake Cove Drive, which will make the vehicle inoperable until the boot is removed for a fee \$ 95.00 paid to the booting Co. in which Lake Cove receives no money from. There is no excuse for not following the few and simple rules of this community. When these homes were purchased all owners knew that they were buying in a community that had an HOA.

These rules and regulations are in place to maintain the community standards and to protect our

property value in the event of a resale. Failure to comply with these simple rules will diminish your property value. In essence, you are hurting yourself and your neighbors which is just not fair.

Please be on notice that booting will begin at 11:00 p.m. on March 1st, 2021. We will not send out any more warnings. Any vehicle that is parked on the street or on the swale between 11:00 p.m. and 6:00a.m. will be booted. In the case where an owner is having an event where cars may be parked on the street after 11:00p.m., they need to contact GRS at least 2 days in advance so that the booting company can be notified. All the residences have 2 car garages and room for 2 vehicles in the driveway. As you may have seen, some owners have extended their driveways so as not to park in the street. Very smart and thoughtful.

We want nothing more than for all owners to be able to enjoy their new homes in a new community, but we have to work together to make this happen.

Sound Barrier

As it relates to property values, one of your owners contacted the Florida Department of Transportation, (FDOT), to have the I-95 sound barrier wall extended so that it covers more of the Lake Cove community. Homeowners are encouraged to contact FDOT and make sure they are aware of the noise concerns coming from I-95. The contact person there is Shandra Davis-Sanders, Noise Specialist, at shandre.davis@dot.state.fl.us. Her office number (954) 677-7896.

Please Join our Facebook Page the is open Only to Lake Cove Residents at:

www.facebook.com/groups/lakecovelwb/

GRS, along with your volunteer board, look forward to working with everybody to ensure their enjoyment of their new home and community. We encourage all owners to contact us and provide your current e-mail address so that we can send out important notices and other news effecting you community.

Rules Committee

A committee will be appointed of volunteer homeowners to assist and make sure all the rules and regulations of our community are followed.

If you would like to be part of the Committee Please Contact Beatriz at GRS Management.

BFreijo@grsmgt.com

Periodically, and without notice an employee of GRS will drive through the community and make sure all owners are in compliance with the rules. Once an issue is discovered, the homeowner will have an opportunity to "cure" the issue before the board has to go through the time and expense of hiring an attorney to send out a notice of noncompliance. This should never happen, but inevitably, there are owners that just don't get it and have to be dealt with accordingly.

Volunteers Needed

If you would like to Volunteer to assist the board Please feel free to Contact Beatriz at GRS Management.

BFreijo@grsmgt.com

Concave Mirror at Entrance on 19th Street

The Board of the Lake Cove HOA has determined that a concave mirror on or near the 19th street exit/entrance to their community would be an appropriate safety measure as this is a blind turn and is extremely dangerous. That should be installed in the near future.

