

NEWSLETTER



JUL – SEPT 2024



Board of Directors

Wayne Estes, President
Jerry Treder, Vice President
Cathy Collazo, Treasurer
Evelyn Rivera-Miranda, Secretary
Mary Krauss, Director at Large
Sandra Cruz, Office Manager

Your HOA working for all

Lakeshore's Board members have been very busy working on the mandated Florida State laws and making sure that we comply by reviewing all our policies, making important files and documents accessible, making online payments, and upgrading our new website which will be available on October 1, 2024.

Website: www.lakeshoreclubvillas.org

Lakeshore has completed the initial stage of the website update required by the July 2024 law changes. Owners should have received an email invitation to sign up for the owner portal where access is given to policies and governing documents. More information will be placed on the site through the end of the year, to include certain financial reports, annual budget, insurance policies and meeting notices. As there is sensitive information only for owners, this new website will be password-protected. We will need all owner's email addresses and we will send you an invitation if you would like access to all the information. We still have many owners that have not provided email addresses; this is a requirement to be able to access the new website. If you have not yet completed our Information Update Authorization Form, please do so by contacting the office (863) 696-3583 (plus we will save \$ on mailings).

USDA Funding Update:

We are still waiting for our application to be reviewed by USDA RD. Our engineer has been in contact with USDA and has been assured that all required information has been submitted. But due to "large federal projects", no progress has been made as to the amount of funding. It is hoped that we will hear something by the end of October 2024 as this is a new Federal Fiscal Year, and therefore, new budgets.

Two hurricanes in two weeks...we suffered damages but Thank God, no human losses. Unfortunately, there are many more communities across Florida and the Southeast that took the full force of these hurricanes; many lost their lives, and we pray that all rest in peace and their families can get the help they need to resume their lives. As a reminder, please make sure that if you leave Lakeshore, especially during the storm season, that you store all your outside items. We do not have the resources to pick up after homeowners and these items can become flying missiles that can endanger others. Also keep in mind to keep your units free of weeds; if you are a seasonal resident, please make arrangements to have your gardens maintained by friends, neighbors or a landscaper.

We would also like to thank the volunteers that so selflessly worked to get rid of the debris around the community. Polk County Waste has already picked up the large mounds of debris and they, as well as us, will continue to work until all the debris is gone. Thank you!

We had sewer clogs, mainly due to debris and grease that residents are still throwing down the lines. Please keep your drains free of anything that may cause sewer back-ups to your and your neighbors' units.

We still have problems with trespassers – please report these trespassers to the office or security. We are very much actively working with the Sheriff's Office and Security to keep trespassers out of the community. Also, please remember to wear your ID bracelets when in the pool – this will help us identify anyone that has no right to be in the pool and on our common grounds.

The burn ban by Polk County Fire Marshall has been lifted – the fire pit is available to all our residents. Please make sure to inform the office or the security guard who will be in charge whenever using the fire pit as we need to make sure that safety is a priority.

Due to the many problems that the maintenance employees are confronting while cutting the grass, planting on common grounds has been put on hold until further notice. Please be aware of the type of plants and trees you are planting on your property as many trees and plants may be invasive and prohibited.

PLEASE!!! After every event, make sure that the A/C has been turned off. Also turn off the lights and fans in the laundry room as well as other rooms. We need to keep our electricity usage down and avoid higher costs to us all.

IMPORTANT: If you are extending your back lanai/porch or creating a garden in the front, please be sure that you DO NOT cover the clean-out for your unit. If the owner covers the clean-out, HOA will not be able to assist or perform sewer cleaning on the line.

Please know that all concerns that have to do with the community must be in writing so the manager will have a record and can perform follow-ups. No concerns will be processed if they go through a maintenance person, Board member, or any other way that is not through a Concern Report.

IMPORTANT REMINDER: All residents that plan to be away from their units for a prolonged time (more than 30 days), please shut off your units' water access...this is located at the front of your units and is under a green plastic cover. Please, DO NOT shut off the common water access that is in your back yard as this access feeds your other neighbors and is maintained by the Association. If you forget, please call the office so they can shut off the water.



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