

Nov '23 Newsletter Taylor Creek Village Homeowners Assoc.

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FB Group Page: [Taylor Creek Village Association](#)



Save the Date! Saturday, January 27th 2024

Annual Meeting 10:30am @ Taylor Creek Park Grounds
“Pastries, Juice, and Water will be Served”

INVITE YOUR NEIGHBOR(S) TO JOIN US AT TAYLOR CREEK’S ANNUAL MEETING!
ALL TAYLOR CREEK VILLAGE NEIGHBORS (MEMBERS/NON-MEMBERS) ARE WELCOME!

Fellow members and non-members, let’s continue with our commitment and valued support to care for our Park. We encourage all to attend our annual meeting. It is important all members participate and give input to help make our community park a place to envy. We’d like to continue to make necessary up-keeping and repairs in 2024, and your assistance is needed to carry out these efforts.

In 2023, we had 5 new members added to the group. Our current membership is at 96 (60%) out of a total of 160 properties. This year again we have seen non-member property owners advertise their home/lot sales with access to the park without explaining the required fees and the process to become a member. If you plan to sell your property, please contact the Association to inquire about requirements to become a member. As you know, active members have an advantage over non-members when selling their homes since they can use the park as an added benefit within the community.

Year after year, the Association has been able to set aside adequate funding for planned and unplanned repairs and for maintenance of the park. Please see below a summary of revenue and expenditure for the park.

Association’s yearly revenue:

- 96 active member fee at \$125, for a total of \$12,000
- 20 boat trailer spaces at \$300, totaling \$6,000.

Association’s yearly expenditures:

- Fixed annual expenses, not including improvements and unplanned repairs is approximately \$11,000 (see 2023 expenditures attached). The largest expense this year was tree trimming which totaled \$2,950.

Note: Park expenses include maintenance, not limited to lawn and groundskeeping to ensure all outdoor areas are neat and presentable to all members. Additionally, pressure cleaning, repairs, and administrative work. Some of the administrative tasks include annual mail-outs, retrieving postal box mail, collecting dues and boat trailer storage fees, making bank deposits, maintaining an organized member list, performing gate card audits, basic security, coordinating park reservations, and other miscellaneous tasks.

Around mid-September, a local company accidentally crashed into the south end of the Park’s fence. We contacted the company and requested the damaged fence to be repaired. A fencing contractor was hired, and they promptly repaired all the damage caused. Park funds were not used for the repair. The cost to them was \$3,345.

This year the Park has had various community and family gatherings by many of our members. We hope to see more members reserving the Tiki for their gatherings. To reserve the Tiki, contact the Association with ample notice of your event. The Annual Friends & Family Picnic will continue in 2024 (date to be established at the annual Board meeting).

The annual dues for 2024 will remain at \$125 per lot. Annual Dues must be paid by no later than December 31st, 2023, otherwise a \$25 late fee will apply.

Under no circumstance should a member lend their boat ramp Access FOB to a non-member neighbor. It may cost you (the member), a 90-day suspension of your park’s privileges! Please help keep our cost down, and report any abuse. Thank you!

Monroe County Recycle Containers:

Please do not throw away your aluminum cans in the County’s recycle bins. Instead, drop your bags over the fence by the gate at the south end corner of the Park on Taylor Drive. You can also drop-off the aluminum cans by the tiki or bbq area. Our extra ordinary neighbor, Bob Lemler, continues to bring our association extra revenue throughout the years, by voluntarily collecting, crushing, and selling aluminum cans and other scrap metals, and giving 100% of the proceeds towards park improvements.

Wishing Everyone a Healthy & Prosperous 2024 ☺

Iris Perez

President, Taylor Creek Homeowners Association

See reverse side for other important information

DO NOT BLOCK DOUBLE ENTRY GATE AT PARK. VEHICLE WILL BE TOWED-AWAY AT OWNER'S EXPENSE

January 1st of every year (This will continue to be enforced in 2024 as per our TCV By-laws):

- Dues are paid prior to January 1st every year.
- **Nonpaid membership will result in gate access suspension and a \$25 late fee will apply.**
- It is every member's obligation to provide the Association with updated contact information.
- The Association is not responsible for any member not receiving their annual dues invoice.

June 30th every year:

- Membership will be revoked for any non-paid lapse in membership; additional fees will apply to reinstate membership. The reinstatement fee is currently at \$400.

Park is available for private events, at no charge, to active members only:

- The Park and Tiki has hosted approximately 7 gatherings this year. We encourage our members to reserve the Tiki for their private event.
- TCVA Annual Picnic will take place once a year (date to be established at the Board meeting each year).
- The Park has bathroom facility.
- The Park has a built-in barbecue grill.
- Contact the Association for more details.

Policy and fees for boat trailer space:

- 2023-member fee will continue at \$300 per year, per trailer per space. The trailer must be registered in the member's name and lot address. \$30 late fee for payments received after January 1st of each year.
- Currently, there is a waiting list of current active members for boat trailer space. When a trailer space becomes available, it is first offered to current active members.
- The Association will continue to maintain an open-door policy for trailer storage spaces to non-members, in and outside of our community. The fee for non-members is \$600 per year per space and must be paid up front.
- Non-member(s) with paid trailer space will not be provided access to the boat ramp!
- Trailer parking space must be paid for, up-front, prior to entering Park grounds.
- Do not drive/park any boat trailer inside Park grounds without first obtaining Association's approval.
- Boat trailers inside park grounds is only for members with a paid trailer space assigned by the Association.
- Due to limited availability for boat trailer space, size of trailer, and location of storage space, the Association has the right to re-locate existing trailers/space at any time.
- Trailers parked inside park grounds must always park at most current parking space assigned by the Association. To accommodate trailer(s) by size, parked trailers at assigned space may be changed at any time by Association.
- Association is not responsible for any damage or loss to trailers inside park. Association does not monitor trailers.
- Member or non-member with boat trailer parked in its space is responsible for any damage caused to adjacent trailers, and/or to Park fence where trailer space is located.
- Boat trailer owner(s), parked outside by the Park's fence-line, or inside the Park grounds, is responsible for any damage they cause to Park's fence, adjacent trailers, OVERALL, the Park's premises.
- No temporary or overnight trailer parking allowed inside Park grounds.
- Trailer Space is NOT for Renters to use.
- Association will not be responsible for unpaid and/or unidentified trailers. Trailers will be considered abandoned property regardless of membership. Non-paid trailer space(s) will be considered trespassing, subject to towing at owners' expense and subject to property loss per towing company guidelines and practices.

Facebook Group: "Taylor Creek Village Association"

A private group page has been created on Facebook, exclusively for *Taylor Creek Village Association Members* with current and active association membership. "Taylor Creek Village Association" private group page is geared for TCVA members to share community information, activities, and experiences, as well as recommendations within the Florida Keys. LET'S SUPPORT OUR OWN!

**Remember to Discard any Aluminum or Copper Over the Entry Gate Fence Door by Southeast Corner of the Park.
Thank You for Your Continued Support!!!**

