

SWEETWOOD ESTATES HOME-OWNERS ASSOCIATION

SPRING NEWSLETTER

PUBLISHED BY THE SWEETWOOD ESTATES HOA BOARD OF DIRECTORS- 3/23/2021

BE AWARE! RECENT ACTIVITY!

!!! ABOUT A WEEK AGO, ONE OF OUR NEIGHBORS ON SWEETWOOD DRIVE FOUND PICTURES ON THEIR SURVEILLANCE CAMERA, OF WHAT LOOKED LIKE TEENAGERS, AT 3:00 A.M. TRYING THE DOORS OF VEHICLES!! THE POLICE ARE AWARE OF THIS.

OPEN GARAGE DOORS! ONE OF OUR NEIGHBORS, WHO WALKS EARLY MORNING HOURS (4:00 A.M., RECENTLY TOLD ME THAT GARAGE DOORS HAVE BEEN LEFT OPEN, THE LIGHTS ARE OUT, AND MAKES FOR AN UNEASY FEELING.

PLEASE LOCK VEHICLES AND CHECK YOUR GARAGE DOOR WHEN RETIRING FOR THE NIGHT! YOU WILL ONLY BE AS SAFE AS YOU MAKE IT FOR YOUR PROPERTY.

WE NEVER KNOW WHO IS DRIVING OUR STREETS AT NIGHT. IF YOU SPOT ANYTHING OUT OF NORMAL, PLEASE REPORT IT TO THE POLICE AND THE HOA BOARD.

DOG BARKING-

WHILE HAVING A BARBEQUE, SITTING OUT OR WORKING IN YOUR YARD, YOU SHOULD NOT HAVE TO LISTEN TO BARKING DOGS THAT GO ON FOR LONG PERIODS OF TIME! RECENTLY WE ARE HAVING THIS PROBLEM REPORTED TO US.

IF YOU ARE A DOG OWNER, YOU HAVE THE RESPONSIBILITY TO OUR NEIGHBORHOOD RESIDENTS TO STOP THE BARKING. WE KNOW, ALL DOGS BARK, BUT NOT SO LONG THAT THE BARKING ANNOYS THE NEIGHBORS.

PLEASE ADDRESS THIS ISSUE. SWEETWOOD ESTATES COVENANTS, ARTICLE X, SECTION 7-PETS. b.-no animals shall be permitted to remain on any portion of the properties which become an unreasonable nuisance or annoyance to other owners.

FROM THE DESK OF PRESIDENT – DAVE HEATON

Dear Neighbors,

Due to the Coronavirus restriction, our 2020 Home- Owners Association Annual meeting scheduled for March 16 was postponed while we waited for the ability to meet in large groups. In the meantime, your Board has continued to operate in regular fashion carrying out its fiduciary responsibilities. As you will see in the Treasurer, Secretary and ARC Committee reports, we continue to conduct the business of the HOA as in normal times.

Since our October Newsletter, we have all been living with the Covid-19 threat, but at last we are starting to see progress in controlling the disease with vaccinations. In January, it was not obvious to the Board that we could hold our Annual Meeting scheduled for March, so we decided to postpone it while reviewing prospects for rescheduling it in our bi-monthly meetings. The Annual Meeting schedule is therefore open until we can be comfortable in a mass meeting. I can say that, personally, I look forward to seeing all of you again.

Since the October Newsletter, the Board has been active in maintaining the grounds and structures which are the neighborhood's responsibility. We have upgraded the lighting at the neighborhood entrances, power-washed and repainted the cinder block wall facing Parkway and sodded some common ground areas. We remind you that the common grounds are not dumping grounds for debris or lawn cuttings.

City Code protects our streets by prohibiting placement of anything other than vehicles in the streets and gutter. We have worked hard to keep people notified of this and hope that you remember that yard cuttings and debris, furniture, trash, discarded materials, etc. are to be placed on your lawn, not the street. If you have a contractor perform work on your property, they are responsible for all cleanup, NOT Waste Management.

Finally, to the new neighbors and those of you who have been neighbors for some time and no longer hear us when we ask for new ideas on our Board, please think about what you can bring to the HOA's benefit and call me about attending a Board meeting.

Thank you all for taking such care of our neighborhood!

Dave Heaton – (321)-205-7600

FROM THE DESK OF THE TREASURER – MARTHA HEATON

Everyone involved on Sweetwood Estates HOA Board is focused and ready to do their part to continue to make sure our community is a place where everyone wants to live. We have new neighbors moving into our neighborhood, and as they do, our home values continue to go up. This is a good thing for all of us homeowners.

We are now one year into the COVID-19 pandemic. Although we all have suffered through with the use of facemasks and social distancing. I hope you are doing well and staying safe. The availability of vaccines is getting better each day, so I am praying that we all will continue to fare well until we can get back to some sort of normalcy.

As you know, all Annual Dues will be due by July 1st. The Board has set this year's Dues at \$160.00 per lot. This means that there is no increase over the past two years. Invoices for your dues will be sent out on June 1, 2021. Our expenses to date this year are continuing as budgeted. We have found that some costs needed to be addressed in order to continue to

maintain our property. The outside of the masonry fence facing Parkway, was in need of repainting. It had not been painted for at least the past six or seven years. The Board decided that the \$1500.00 expenditure was necessary.

Also, as approved, I will be adding an additional \$1,000.00 to our HOA Emergency Fund. These funds are being built up as a reserve to cushion our need for emergencies or catastrophic disasters to our common areas.

If you are thinking about joining our Board, please do not hesitate to contact any of us. If you are new to our neighborhood, please consider joining the Board. You will be welcomed anytime. Your new ideas and your skills are the life blood of our community and we need your thoughts.

Martha Heaton

(559)-972-0808

FROM THE DESK OF THE SECRETARY – MARY JO STRAH

My what a year this has been! I hope all of you have stayed healthy and did not contract the virus. Hopefully, we will be able to have our Annual HOA Meeting sometime in 2021.

Well, as you have read in the other reports, your HOA Board has stayed busy. We have met bi-monthly and all minutes have been recorded and filed with Board approval. We are a quiet and well-kept neighborhood. I walk our dog daily, morning and evening, and welcome any conversations with other residents. Sometimes I am told about a problem or asked a question concerning the neighborhood. If the Board needs to hear about it, I relay the message, but usually the person is satisfied with my answer.

THERE IS NEVER A NEED FOR A SHOUTING MATCH OR FOUL LANGUAGE. PLEASE, CALM DOWN, AND THEN WRITE A LETTER TO THE BOARD ABOUT YOUR PROBLEM. We will certainly address it and reply to you. SWEETWOOD ESTATES HOA, PO BOX 360484, MELBOURNE, FL 32936. Remember that we are your neighbors and are doing the best job we can for the community. THANK YOU!

Mary Jo Strah – (321)-242-7254

A.R.C. REPORT- Architectural Review Committee-

The ARC and Sweetwood Board of Directors are committed to protecting and maintaining the property values we enjoy living here. This is done by adhering to our Deed Restrictions, Covenants, City Codes and Laws. "All" homeowners and renters contribute to preserving their property values by following these procedures. The ARC is responsible for holding everyone accountable.

First: ARC application for maintenance, repairs, tree removals, etc. (See Article VI, Section 1&2)

Second: The ARC is responsible for the education of all residents (including renters) of all Deed Restriction, Covenants, City Codes and Laws that apply to our neighborhood.

A list of last year's most frequent observations:

Personal items left out in front – even some left in the street. “ALL” discarded items must be called in to Waste Management for pick-up. 321-723-4455

The items will usually be picked up on the yard waste day (Friday) and “SHALL” be placed on the boulevard strip (grass between the sidewalk and street) the night BEFORE pickup (Thursday). DO NOT PUT ANYTHING IN THE STREET.

REFUSE CANS left out beyond face of building on days or at times not authorized by City Code. Cans go out After 5:00 P.M. the day before collection and MUST be returned to an area behind face of building on the DAY OF COLLECTION.

YARD DEBRIS – At no time shall yard debris be in the street! Our neighborhood has flooded several times and yard debris in the street is a major problem and cause. HELP PROTECT OUR NEIGHBORHOOD.

PARKING – No large commercial vehicles or trailers are allowed in the neighborhood, driveways, streets, etc. THERE IS TO BE NO PARKING ON “ANY” GRASSED AREA OF YOUR LOT. This includes any part of your vehicle- (one or two or all four tires) on any grassed area, including next to your driveway or next to the street. ALL TIRES MUST BE ON PAVED SURFACES. (ARTICLE X, SET.11)

PERFORMING MAINTENANCE OR REPAIRS WITHOUT PROPER APPROVAL REQUIRES YOU TO FILL OUT YOUR ARC FORM, SEND IT IN, SIGNED AND RETURNED. This entails; reroofing, repainting, fence repair, removing trees, adding hurricane shutters, additions, etc. MUST ALL BE PRE-APPROVED. Article VI, section 1&2

COMMERCIAL SIGNS in the yard. Article X, Section 4 states that there will be no commercial signs displayed in any yard, WITH THE EXCEPTION OF REAL ESTATE SIGNS.

When a member of the ARC observes or is made aware of a situation that is contrary to the above situations, it is their responsibility to send a Notice of Non-Compliance to the lot owner and renter, if applicable, of that observation. This is meant to draw attention to the issue and to educate the lot owner of the Deed Restriction or City Code that applies to this situation. If the lot owner disagrees with the notice they can:

Write a letter stating their case. Attach that letter to a copy of the Notice of Non-Compliance.

Send it to the address at the bottom of the notice of Non-compliance.

The ARC will review this new evidence and will reply in a timely manner.

We are all neighbors, and we want to be fair and make the correct decision. We also want to protect the property value of "ALL" of our neighbors by ensuring that we "ALL" follow the guidelines that protect us all.

We are all, VOLUNTEERS and we do our jobs as fairly and with the best interest of our entire neighborhood at heart.

In Closing, we thank the 95% plus of the lot owners who "ARE" conscientious and who work with us to maintain this beautiful neighborhood we all call home.

ARC Chairman – John Hengehold

YARD OF THE MONTH COMMITTEE REPORT

Flo Warren, Sherry LaRue and Mary Jo Strah continue their monthly trek through the neighborhood seeking the Yard of the Month. We have enjoyed seeing the new plantings and some new landscaping in your yards. You are showing your love of gardening!

Remember, that besides receiving the Yard of the Month sign in your yard for the month, you receive a \$25.00 Home Depot gift certificate.

We ladies enjoy seeing what you have done in a month and want to encourage anyone who would like to join the committee to call Mary Jo at 242-7254. It is only a monthly drive around our neighborhood and selecting what we think is our best yard. We usually have choices and then we whittle it down to the winner.

Our neighborhood Christmas light displays were wonderful this year. So nice to see so many getting into the spirit of the holidays. Remember, the winner receives a \$50.00 Home Depot gift certificate for their effort.

The Yard of the Month winners thus far are Iva Walton on Sweet Oak, Judy Carroll on Sweet Pine and Sue McDonald on Sweet Oak.

COMMUNITY BULLETIN BOARD ON SWEET PINE DRIVE AND WEBSITE -The box has been there forever. It is there if you want to post any news, etc. We have a lot of walkers that would notice what you put up. Our website address is: www.sweetwoodestateshoa.com

REMEMBERING A DECEASED OWNER-This past year we have had deaths of owners. We always send a sympathy card and a check for \$50.00 to the family. Please, when you hear of a death of a neighbor, please contact Mary Jo or Martha, so we can acknowledge the loss.

The Sweetwood Estates HOA Board Meetings are held at 1657 Sweetwood Dr. on Monday evenings.

The meetings begin at 6:30 P.M. If you would like to get involved and want to attend a meeting please call Mary Jo Strah at 242-7254.

SCHEDULE UPCOMING HOA BOARD MEETINGS

2021 Meetings

May 10th

July 12th

September 13th

11-08

2022 Meetings

January 10th

February 7th

March 21st - ANNUAL MEETING