

# SWEETWOOD ESTATES HOA NEWSLETTER

November 2023

## HOA CONTACTS

President: Dave Heaton

(321) 205-7600

Vice President Martha Heaton

(559) 972-0808

Treasurer: Raquel Pinter

(321) 917- 5925

Secretary: Amanda Pedersen

(763) 567-1825

Member at large: Kim Vance

(321) 720-6021

ARC Chairman: Dave Heaton

(321) 205-7600

## HOA PRESIDENT- DAVE HEATON

On March 15, 2023, we held our Sweetwood Estates Homeowners Association Annual Meeting to review the information that is important to all members of Sweetwood Estates, and it was great to see so many homeowners in attendance. In presentations by each of the officers and committee chairs we reviewed the past year and took questions from the attendees. It was wonderful to see all your faces again.



The following are a summary of our major activities since then:

- Following requests by two homeowners, the Board surveyed overgrown bushes facing the South Pond and had them cut back for better views.
- Maintained regular inspection of the retention Ponds in times of street flooding.
- Initiated cancellation of FPL bills due to the inoperable sprinklers on the common grounds.
- Is investigating replacement lighting for both the neighborhood entrance signs.
- Took steps to alleviate the congestion due to parking – overnight and on weekends – on the North end of Sweetwood Dr.
- Took steps to remove unlicensed/unregistered cars in the neighborhood,
- Studied “Electronic Invoicing & Payments” as reviewed by the Treasurer in this Newsletter.
- Made multiple calls to FPL to get streetlights repaired on the North end of Sweetwood Dr.

## HOA VICE PRESIDENT- MARTHA HEATON

Thank you all for being a part of our wonderful community! It is precisely because of the efforts of so many homeowners here in Sweetwood Estates that this area is viewed by so many people as a beautiful place to live! It is also because of your continued efforts that our home values continue to rise.

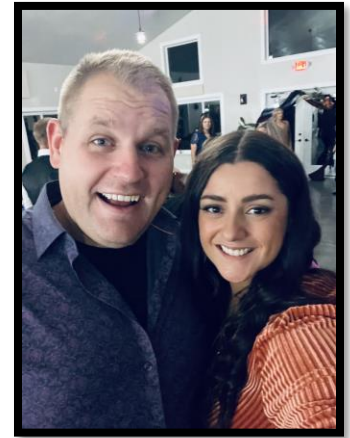
We have had several new homeowners move into our neighborhood in the past six months, and if you have not had the chance to meet them and welcome them into our community, please do so. You will find that they are excited about their new home and so happy to have found this great community.

As of last March, we all welcomed two new Board members to the Board. Amanda Pedersen is our new Secretary, and Raquel Pinter is our new Treasurer. Both members are a welcome and meaningful addition to the Board. Both have brought invaluable new ideas, talents, and skills, which help to bring the governing Board to a position of strength and updated skills. We are hoping to add more Board members as the year progresses. As we add more members, we create a vibrant environment, with new ideas and new skills. This, of course, helps the entire neighborhood. Please, do not hesitate to call any one of us if you are interested in serving and can spare a few hours per month.



## HOA SECRETARY- AMANDA PEDERSEN

I want to start by thanking everyone in the neighborhood for being so welcoming to our family. My husband Jeremy and I have been here just about a year now. It has been wonderful meeting so many wonderful neighbors. I really enjoy taking our dogs for a walk in our lovely neighborhood. Since joining the HOA, I have learned so much about what it takes to keep the neighborhood looking great. As the secretary I have got to see firsthand all the hard work the other board members put in just to serve their neighborhood. The Board really cares about the neighborhood and wants us to have a lovely safe environment for everyone. I also look forward to seeing all the Holiday decorations this year.



## HOA MEMBER AT LARGE- KIM VANCE

Hey Ya'll. My husband Mike and I have lived in this neighborhood since 2004. We have raised two amazing daughters and are very proud of the community we live in. I appreciate everyone who puts in the work to keep their yards looking great and I love seeing people out walking and saying "Hi". As member at large I can help the board with decisions, and I like updating the board with suggestions I hear from people around the neighborhood.



## HOA TREASURER- RAQUEL PINTER

My name is Raquel Rogers-Pinter, and it has been my privilege to serve as your Treasurer this year. I wanted to take a moment to share some exciting news and provide an important update.

Since taking on the role of Treasurer, I've had the wonderful opportunity to meet more of my neighbors in Sweetwood Estates than during all my years living here. Serving on the board has not only been an honor but has also allowed me to make some incredible new friends along the way. The sense of community here is truly remarkable, and I am grateful for the connections we've forged.

As we look ahead to 2024, the Sweetwood Estates HOA is excited to announce a new option that will enhance your experience as homeowners. We are implementing the option to receive your HOA communications and invoices **electronically**. This change aims to streamline our communication process and reduce our environmental footprint. If you'd like to opt in for electronic communication or if you have any questions about this new option, please feel free to reach out to me by sending an email to [treasurer@sweetwoodestateshoa.com](mailto:treasurer@sweetwoodestateshoa.com). Your inquiries are always welcome.

I would like to stress that, despite this digital evolution, receiving paper communications will continue to be a viable option for those who prefer it. We are committed to ensuring that our residents have choices that suit their preferences.

I'm grateful for the trust you've placed in me to serve as your Treasurer and for the warmth and camaraderie I've experienced within our community. Your input and engagement are invaluable, and I look forward to a promising year ahead.

If you have any questions, suggestions, or if there's anything you'd like to discuss, please don't hesitate to reach out. Your feedback is important to us.

Thank you for being a part of our wonderful Sweetwood Estates community.



Raquel & Don Pinter

## HOA ARC CHAIRMAN- DAVE HEATON

As homeowners in Sweetwood Estates, we are all responsible for keeping up the neighborhood home values by – keeping up our homes! We live under a common set of Restrictions that are designed to keep us on track. Please visit [sweetwoodestateshoa.com/Docs/Covenants and Restrictions/Article X – General Restrictions](http://sweetwoodestateshoa.com/Docs/Covenants%20and%20Restrictions/Article%20X%20-%20General%20Restrictions). You can use the *Contact* button on the website to send a question to the Board in general. Listed are some of our frequent violations, we are pleased to bring you “Dear ARChie” – “questions deserving answers.”

### Dear ARChie: Can I park anywhere on the streets of the neighborhood?

NO - Article 10 Section 11 of the Declaration of Covenants and Restrictions states “Each Owner has the right to the exclusive use of the parking spaces that are located within that Owner’s property lines.” This includes street parking from one end of the property to the other end. In cases of parties or other large gatherings, we understand that visitors will park in front of others’ homes. However, if you have a guest staying with you overnight, have them park in your driveway or street space.

### Dear ARChie: How can I prevent a Notification for “Overgrown Lawn?”

Keep your grass cut, realizing when grass grows faster or slower. As a matter of course, we travel the neighborhood on Friday noting what lawns look to be overgrown (a sure sign of this is the grass stalks going to seed, which is easily seen from the street.) If the Homeowner has not cut the grass over the weekend or Monday, we will tour again on Tuesday and issue Notifications.

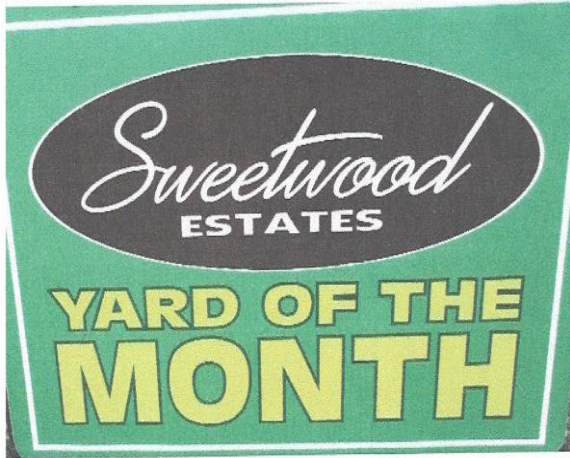


### Dear ARChie: When must I submit an ARC Application?”

Essentially, everything you do to the exterior of your home requires an Application. This is so that your home’s appearance remains in conformance with the neighborhood standards. The application can be found at our website [sweetwoodestateshoa.com](http://sweetwoodestateshoa.com) under **Documents**. Typical construction items are re-roofs, new windows, painting, removing trees, room additions, etc. We deal promptly with all Applications so that your project can move forward. If you have a question, please call me at (321) 205-7600. Thank you!



## YARD OF THE MONTH COMMITTEE REPORT



What a summer we had! So very hot, but our lawns seemed to survive and now the recent heavy rains have brought new life to them. As usual as we drive around the neighborhood, we are enjoying the new looks to some of your yards; better kept lawns, new plantings and many of you add decorations of the seasons. The \$25.00 Home Depot gift certificate always brings a big smile. If you are looking for a neighborhood project to get involved in, please consider joining the Yard of the Month ladies. We three have done this for several years and we know we have some avid gardeners by looking at your yards. Please call Mary Jo Strah at 321-

242-7254 if you are feeling the urge to volunteer once a month for about 30 – 45 minutes to drive through our development to pick the winning yard.

### YARD OF THE MONTH COMMITTEE

Sherry LaRue, Flo Warren and Mary Jo Strah

### Sweetwood Estates Mailing Address

Sweetwood Estates HOA

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"Looks like we're going to be here for a while. Better get started on a home owner's association."