

THE EAGLE

NEWSLETTER



2012 Dues and Budget

*Assessments due on Jan 1 plus
2012 budget summary*

Page 1

Meeting Dates for 2012

*Tentative dates and locations for
HOA meetings in 2012*

Page 2

Mowing around Ponds

*Guidance for mowing around
ponds*

Page 3

Neighborhood Watch

*Parking regulations and how to
report problems*

Page 4

Annual HOA Dues

Payment for the annual Eagle Lake East/Eagle Lake North homeowner assessments is due on Jan 1, 2012.

The annual assessment, set at \$170 per lot for FY 2012, pays for improvements, lights, signs, common area maintenance and Association operating expenses like electricity and insurance.

Please pay your assessment promptly. Failure to do so places an unfair burden on other homeowners and forces the Association to pursue collections, which drains funds from more productive uses. You can avoid this unpleasantness simply by paying by the due date.

If you do not receive an assessment notice by mid-December, please contact SCPM at (321) 757-9609.

2012 Budget

The 2012 budget for the Home Owners Association was passed at the annual Budget Meeting on November 7, 2011.

The Board was happy to be able to balance the budget with only a very small increase in dues - less than \$4 per lot.

See page 2 for budget details.

Continued on page 2



Go Paperless

Would you like to receive this newsletter by email instead of a paper copy? This is a great options for out of town homeowners, renters and others.

Sign up for e-newsletters by emailing your request with first and last name,house address, and whether you own or rent to
[webmaster@eaglelakeeast
hoa.com](mailto:webmaster@eaglelakeeasthoa.com)



2012 Budget Summary

Expenses for FY2012

Item Description	Annual Cost
Lawn Services for Common Property	13,860
Repairs to Common Property Infrastructure	2,600
Irrigation Maintenance	1,575
Pond Maintenance	4,788
Storage	756
Power	950
Annual Corporate Filing	74
Property, Liability, and D&O Insurance	8,190
Legal	110
Taxes	570
Annual Picnic + Hand Delivered Fliers	315
Website	65
Community Garage Sale (Ad + Signs)	200
Newsletter -Full Color (quarterly)	2,030

Election & Assessments	2,460
Management Company	12,600
Liens (Assessments and Violations)	3,255
Litigation for Enforcement (Attorney Fees)	2,100
Violation Enforcement (Letters)	1,050
Improvement Project (future growth)	6,076
Total Expenses	63,624

Revenue for FY2012

Item Description	Annual Revenue
Annual Assessment Income *	58,820
Recovered Litigation and Lien Costs **	4,804
Total Revenue	63,624

* Annual HOA assessment income is based on dues of \$170 per year for 346 lots - 322 occupied and 24 vacant.

** Recovery/collection of attorney fees and lien settlements is based on 75% success rate, or \$6405 * 0.75 = \$4804

Important Dates for 2012

Annual Membership Meeting

May 7, 2012 at Central Baptist Church, 2503 Country Club Rd, Melbourne.

Schedule of Board Meetings for 2012

Jan 23, May 7 (with Annual meeting), Sept 24, and Nov 5 at Central Baptist Church or as posted.

Architectural Review Committee

Wednesday of the week prior to Board Meetings, or as posted - watch for signs.

Violations Committee

Held as needed - watch for signs or letter.

Neighborhood Watch

Held approximately twice a year - watch for signs.

Around the house...

Unsightly grass clippings have been reported in the ponds - especially one in Eagle Lake East that is bordered by Benton, Canby, Mt Carmel and Collinwood.

When you mow next to the pond, it is very important that the clippings stay in your own yard and out of the lake. The grass clippings float to one end of the lake and help create large mats of algae. And when the clippings sink and decay, the algae problem throughout the pond worsens. Please use a mulching or bagging lawn mower or set the mower discharge toward your lawn instead of the lake. Also, do not blow the clippings toward the water. If you use a lawn service, make them aware of these guidelines.

The 6 lakes of Eagle Lake East and Eagle Lake North are valued features of the neighborhood. Please do your part to keep them clean and free of algae and debris.



Keep lawn clippings out of the pond and everyone will be happier. Except the algae.



After Christmas, please put your Christmas trees out for recycling on the regular pickup day for yard waste.

Question & Answer



Q: Can we build a shed behind our house?

A: No - sheds are not allowed in Eagle Lake East or Eagle Lake North. The Architectural Review Committee (ARC) has formulated guidelines for other types of outside storage after receiving several applications. Basically, certain types of cabinet may be approved if placed on the back porch of a house entirely under the porch roof. Each application will be reviewed on its own merits and approval is not automatic.

Please see this and other ARC guidelines on the HOA website at www.eaglelakeeasthoa.com/downloads.html



Rules about Parking

Brevard County and Melbourne parking regulations apply to all streets in Eagle Lake North and Eagle Lake East. The prohibitions most likely to impact parking within the HOA are listed to the right. For safety, vehicles should park in the direction of traffic, with the right wheels within 12 inches of the curb.

If an illegally parked car inconveniences you, please report it to the Melbourne Police at the non-emergency number:

321-409-2200.

Parking is prohibited:

- On the road side of a parked vehicle (double parking)
- In front of driveways
- On sidewalks including the part of sidewalks that cross a driveway
- Within 15 feet of a fire hydrant
- On or within 20 feet of crosswalks
- In or within 20 feet of intersections
- Within 30 feet of a stop sign
- In a way that blocks or creates a hazard for other vehicles

THE EAGLE

News for Eagle Lake East and Eagle Lake North

c/o Space Coast Property Management

645 Classic Court

Melbourne, FL 32901