

Community News

December 2009



For our
Eagle Lake East
&
Eagle Lake North
Community

Highlights...

Holiday Greetings

Assessment Notices

Upcoming Events

ARC Update

Neighborhood Watch

Pond Maintenance

Tag Sale Report

Holiday Greetings

We wish you and your families health and happiness this holiday season, and prosperity in the New Year!

As we near the end of the year, I want to send a special thanks out to the volunteers who:

- Created guidelines for common Architectural Review Committee (ARC) questions
- Reviewed over 20 ARC forms
- Repaired the fence along Lipscomb
- Repaired the pump and irrigation system on Pirate Lane
- Began publication of this bimonthly newsletter
- Acquired large new signs for meeting announcements
- Launched our new web site: www.EagleLakeEastHOA.com
- Held a free community picnic, hosted by Space Coast Property Management
- Hosted a community-wide tag sale

Please join us at the Board meeting on January 21, to help make Eagle Lake a great community.

Merry Christmas and Happy New Year!

--James Green, ELEHOA President

Assessment Notices

Official 2010 assessment notices were mailed. Please note that payments are due January 1, 2010. If you did not receive the notice, please contact SCPM at (321) 757-9609.

The due date changed to bring the Association's fiscal year (Jan-Dec) into better sync with its cash flow. Income now coincides with the yearly budget and monthly expenses. The Association can no longer afford to "float" revenue for several months as under the old schedule.

Please pay your annual assessment promptly. A large amount is outstanding from homeowners who have not paid assessments for prior years, which places an unfair burden on other owners. The overdue accounts are now in collections with a collection agency or with the Association attorney.

Continued

Upcoming Events

Neighborhood Watch

Jan. 11, 2010 - 6:30pm
4470 Millicent Circle

Board Meeting

Jan. 21, 2010 - 6:30pm to 8:00pm
Mighty Mushroom, 2400 Dairy Road

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Homeowners Association**
c/o Space Coast Property
Management
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Tag Sale Report...

Over 40 households took part in our community tag sale. The weather was nice (but a little windy) and there was a lot of traffic. What a great way to clear out the house and make money. Owners and customers are already asking the date for next year's event!

Assessments (continued)

On the positive side, we were able to hold the assessment amount at the 2009 level by negotiating new landscaping and pond maintenance contracts. We are looking for other ways to provide the services the community needs without increasing expenses, such as volunteer help. Please contact any Board member if you would like to help.

Neighborhood Watch

The initial interest meeting for the new **Eagle Eyes** Neighborhood Watch in August was poorly attended. An effective program needs lots of people. Crime is increasing in our area. Please attend the Jan. 11 meeting and get involved to improve the safety of us all.

Contact Heather Waters at 321-327-5552 or email hmullin80@yahoo.com for more information.

ARC Update

The Architectural Review Committee and Board of Directors worked together on some guidelines for common ARC issues. These documents are now available on at www.EagleLakeEastHOA.com/Downloads.php.

The ARC needs to review/approve most changes to the outside of homes in Eagle Lake East Homeowners Association **before** work is started. To find out if your project needs ARC review, just ask before you start. Email eaglelakehoa@hotmail.com or contact Judy Hoover, ARC President, at 321-373-1752.

Pond Maintenance

The Board recently selected The Lake Doctors to maintain our six ponds. Regular treatment is required to prevent pond algae.

Good housekeeping on the part of residents is also important. Please keep clippings out of the ponds by directing your mower's discharge chute away from the water. Also, be careful when applying fertilizer so that it doesn't runoff and fertilize the algae instead of the grass. Regular treatment and these basic measures can help avoid the unsightly algae we saw last summer.

From:
Eagle Lake East Homeowners Association
c/o Space Coast Property Management
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