



# FALL NEWSLETTER

**Association Management**  
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### **A Message on Curb Appeal**

As we continue to build a thriving community, it's important to remember that your home is a reflection not only of yourself but also of the entire neighborhood. Take a moment to step outside and view your property from the street, inspect your yard for any weeds, and ensure regular maintenance is being performed. Your home's curb appeal is a key factor in maintaining the overall aesthetic of our community. Let's all take pride in our most valued possession, our homes.

In this regard, the Board of Directors at Crossing Creek II has approved an additional guideline to enhance the neighborhood's appearance. This will be added to the ARC Guidelines and will read as follows:

#### **Curb Appeal:**

Items may not be stored or left outside unless they are actively in use. This includes, but is not limited to tools, lawn equipment, bicycles, toys, tree swings, sports equipment, bins, etc. Upon use completion, these items must be promptly returned to inside the house or garage and not be visible from the street.

### **Courtesy Notices Before Violations**

To help maintain a respectful and harmonious community, we will begin issuing courtesy notices for any potential violations before sending formal violation intent notices through Sunvast. We encourage everyone to take action on any issue before it escalates.

### **Vandalism Alert: Rear Entry Gate**

Unfortunately, the rear entry gate near the school area has once again been vandalized. This ongoing issue is costing the community money that could be better spent on improvements elsewhere. If you witness any suspicious activity in this area, please contact the Manatee Sheriff's Office immediately. Your vigilance can make a difference.



### **Emergency Roadway and Parking Update**

Please be reminded that **no parking is allowed** in the Emergency Roadway Entry and Exit area located on the side road leading to Braden River High School. This area will be designated a **Tow-Away Zone**, and a sign will be posted accordingly.

Additionally, the Board is addressing concerns about parking along the grass edges in front of homes. We are working on a solution for signage in this area to help maintain the neighborhood's appearance.

### **Speeding Remains a Concern**

Speeding within our community continues to be a major issue. Please remind your visitors to drive slowly and responsibly. It's everyone's responsibility to keep our streets safe.

### **Reminder for Pet Owners**

As a reminder, please be mindful of your pet's behavior when passing other dogs. If your dog shows signs of aggression, please keep them under control for the safety of all.

### **Sidewalk Safety**

Please remember that **vehicles should not block sidewalks**. This ensures all residents, including children and those with strollers or wheelchairs, can safely use sidewalks without obstruction. Homeowners are also responsible for keeping sidewalks clean and clear by removing debris and **power washing as needed**.

### **Exterior Paint Reminder**

If your home still has the original developer-applied paint, it may have exceeded its effective protective lifespan. Repainting is recommended to help maintain both the appearance and integrity of your home.

### **Holiday Decorations**

As we head into the holiday season, please remember that exterior residential decorations may be displayed beginning **October 1** and must be removed by **January 15, 2026**.

Thank you for your cooperation. Happy Holidays!

### **New Trash & Recycling System – Starts Oct 6**

- **Pick-up Day:** Wednesday (garbage, recycling, lawn debris).
- **Bins:** Keep **3 ft.** away from obstructions. Nothing outside of the bins will be collected.
- **Bulk Items:** Schedule pickup (fee applies). Free bulk pickup ends **Sept 30**.
- **Old Garbage Can:** Keep for yard waste or label "Please Remove." Free removal is within the first 30 days after you received the new bin.
- **Yard Waste:** No plastic bags — use paper bags, bundle, or old can.

Thank you for your attention to these matters. By working together, we can continue to create a community in which we can all take pride. If you have any questions or concerns, don't hesitate to reach out to the Board through [info@sunvast.net](mailto:info@sunvast.net).