

NEIGHBORHOOD NEWS



Association Management
Sunvast Properties, Inc.
<http://www.sunvast.net/>

Manager: James Ro
Phone: 941-378-0260
Email: info@sunvast.net

Community Website: <https://www.reserveccv2.com/>

Important Reminder Special Meeting

Over the past few years, the Association has taken steps to address erosion issues around some of our lakes. Unfortunately, this issue has become more serious, and temporary fixes are no longer effective. We have also observed that similar erosion problems exist in all five lakes within the Homeowners' Association.

This issue poses a significant liability risk, as owners, guests, or contractors could potentially be injured. Additionally, we are losing the lake bank, necessitating immediate repair and erosion control measures. As this is a common area, all owners are responsible for the associated costs. Since this expense is not included in our budget, a special assessment may be required.

A meeting is scheduled to discuss this matter on Thursday, June 6, 2024, from 5:45 PM to 6:45 PM, at the Braden River Library, Meeting Room 102. We will also invite the vendor to provide an explanation to the owners. We hope to see you there.

ARC Committee

Just a reminder that **BEFORE** beginning any exterior home projects, please submit your request for approval to the (ARC) Architectural Review Committee. **To expedite the process, it is very important to complete all paperwork in its entirety** and email to: info@sunvast.net

As our homes age, the contractor grade paint applied during construction does not hold up well to the elements. If your home needs painting, please see the approved paint colors on the HOA website.

For more information, visit the ARC Documents Tab on the community website.

Community News

44th Ave East is in the final stage of construction

Anticipated Completion Date: Spring 2026



Project #6 is the final segment of the 44th Avenue East Extension Project and will include approximately 1.9 miles of new roadway. Project #6 begins where Project #5 ends just west of I-75 and extends 44th Avenue East over I-75 to the existing intersection of 44th Avenue East and Solutions Lane on the east side of I-75. Lena Road will also be extended approximately 0.27 miles south of the roundabout. This added section will connect 44th Avenue East with the existing segment of Lena Road to the south continuing towards SR 70. (See project graphic for location details).

Learn more and get updates at <https://44thaveeast.com/project-info/>

GENERAL REMINDERS:

Trash cans

All trash containers must either be stored in your garage, placed behind a fenced in area or shielded by adequate landscaping so they are not readily visible from the street or adjacent units.

Driveway parking

Overnight parking of commercial vehicles in driveways is not permitted.

When parking in your driveway, please do not block the sidewalk and impede the right of way of pedestrians.

We have a very active community and your neighbors would be appreciative.

Landscaping and maintenance

Please continue to keep yards neatly cut, edged, mulched and free from dead foliage and plants. Ornamental grasses surrounding backflow preventors should be pruned as to not impede pedestrian traffic on sidewalks. Communities with nicely manicured lawns and well-kept landscaping retain their property values.

Be sure to keep driveways mold free, while killing weeds growing between pavers and in sidewalk cracks. Let's all keep our community beautiful!

Speed Limit

Please observe posted speed limits. Especially now that children are out for summer vacation, it is unsafe for them and other pedestrians and bikers if vehicles are speeding through the neighborhood.

Dogs

Please be sure dogs are leashed when walking and please pick up their waste.