

NEIGHBORHOOD NEWS



Association Management
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New to the Neighborhood

We welcomed two new families to our community during this last quarter. We hope you are getting adjusted and look forward to meeting you as neighbors. You can get connected to more information via our resident, hosted page on Facebook. ***Reserve at Crossing Creek Phase II***

Important Updates from the Board

- The second payment of \$665 for the lake erosion special assessment is due on October 1, 2024.
- A board meeting will be held in November to discuss the start date for the pond erosion project.
- At this meeting, we will also entertain the suggestion to consider traffic calming improvements (speed tables or bumps) to slow traffic flowing through our neighborhood. The posting of parking restriction signs in the back area of the neighborhood (near the high school) will also be discussed. Look for a meeting notice to be posted with the time, date, and location when we arrive closer to November. Your attendance and input would be valued.
- November starts our first cycle of curb and common area sidewalk power washing. As in the past, residents are responsible for their sidewalks and driveways.

Reporting Streetlight Outages

Did you know that you can report a street light outage or malfunction directly to Florida Power and Light? It can be done by simply going to their website at:

<https://www.fpl.com/my-account/streetlight.html#landingView>

Click the "Create a New Report" tab. Follow the instructions and include an address located in the general vicinity of that light. Specific poles will appear on a map. Click on the pole experiencing the outage and they will take care of the problem.

Deed Restricted Community

We are a deed restricted community with a "No Solicitation" rule in effect. Feel free to ask individuals to refrain from knocking on your door.

HOME OWNERSHIP TIPS:

Backflow Preventors

There have been numerous reports of leaking backflow preventors. Be sure to visually inspect your equipment periodically to ensure it is working properly and please encourage your landscapers to use caution when working around these devices.

Aging Housepaint

Our homes are at an age where the contractor grade paint applied during construction has exceeded expected wear and color expectations. When selecting new paint colors, please see the approved colors on the HOA website under the ARC Documents Tab. As a routine part of home maintenance, regularly inspect your stucco walls for settling cracks. While normal and to be expected, if not caulked and sealed they can be a source of water penetration during times of wind-driven rain.

Exterior Home Projects

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

Roof Inspections

Be sure to visually inspect your roofs after the summer storm season to ensure all your shingles/tiles are still in place. Check that gutters are clear of debris so water can flow unrestricted. Do a visual inspection of your interior ceilings for stains that may indicate a leak. These sometimes are best detected by using a good flashlight rather than the recessed lighting which can obstruct your view.

AC Units

Check your AC filters every 1 – 2 months and replace when needed. It is recommended by AC manufacturers that routine maintenance be conducted twice yearly. This ensures the equipment is working properly and condensate lines are vacuumed and clear.

GENERAL REMINDERS

Trash Collection

Please help up keep our community looking neat. **Trash should be placed at the curb 1 – 2 days before pickup and stored away from street view after pickup.** 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

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.

Speed Limit

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