



LAKE VALENCIA HOMEOWNERS' ASSOCIATION, INC.

April

SPRING NEWSLETTER

2021

2021 Lake Valencia HOA Board of Directors

Mark Black, President
Kimberly Stinson, Vice President
John Rooney, Treasurer
Richard Horowitz, Secretary
Ray Johnson, Director

Upcoming Board Meetings

April 15, 2021 – 7 PM
July 15, 2021 – 7 PM
October 21, 2021 – 7 PM

Due to COVID-19 concerns, Board Meeting are being held via ZOOM. Signs are posted and Zoom invitations are sent to all owners who have provided their email contact to Monarch.

Websites

www.managedbymonarch.com
www.lakevalencia.com

Association Management

Monarch Association Management
500 Alt. 19 South ♦ Palm Harbor, FL 34683
(727) 204-4766
admin@monarcham.com



ANNUAL COMMUNITY YARD SALE

Saturday – April 17, 2021

8 AM – 3 PM

Get ready to sell your treasures! Signs will be posted at each entrance & ads placed on social media.



It's that time of year again ... please be reminded that all residents are obligated to keep their home and lot in good condition.

A clean, attractive, and well-maintained community is not only a more pleasant place to live but the value of the good impression it makes on those who visit our community, should never be underestimated. This also helps keep our home values at the maximum.

Let's work together to keep Lake Valencia the premier community that we were all drawn to here in Palm Harbor.

*Look around your home,
maybe it's time to...*

Pressure Wash Driveway/Sidewalk
Pressure Wash Mold/Mildew from Home Exterior
Remove Weeds in Driveway/Sidewalk Cracks
Spruce Up Landscaping & Planter Bed
Trim Shrubs & Tree Branches
Weed, Edge Grass, Remove Dead/Dying Shrubs
Discard Dated and Broken Lawn Ornaments
Treat Lawn Infestations
Fertilize/Plug/Re-sod Bare Spots in Lawn
Is it time to repaint?
Paint/Repair Mailbox & Post

* Remember Trash Cans must be kept completely out of public view – store inside your garage or behind car wall, except on pickup day.

* Please do not blow leaves/debris down the storm drains as it backs up the drain system and affects pond water quality.

The Lake Valencia HOA 2020 EOY Financial Statement is available upon request. If you would like a copy, email carrie@monarcham.com or call (727) 204-4766.



WELCOME!

On behalf of the Lake Valencia Homeowners' Association Board of Directors, Management and your fellow homeowners in Lake Valencia, we welcome all of our new owners to the Community.

If you have not been greeted with a packet of information and a plant, from our Welcome Committee...you will be. Unfortunately, Covid19 has affected personal meetings. Our Committee Chairman, Ray, will be contacting you soon.

We love our pets...

At the same time, we must be respectful of our neighbors as well as compliant with both the Lake Valencia use restrictions and Pinellas County Codes. Be sure to leash your pet, collect your pet's waste and dispose of it properly.



Top 5 Reasons to Pick Up After Your Pet:

- It's the LAW
- Keeps Harmful Bacteria Out of Our Drains and Lakes
- Courtesy to your neighbors
- Your Furry Friend will thank you
- It's the *Right Thing to Do*

Application for Exterior Addition or Modification (ARC)

Planning Home Improvements?

ALL Exterior work on a house or in the yard must be approved PRIOR to the work commencing. You can obtain an ARC form on either website or by calling Monarch.

Any work that affects the appearance of your home or yard requires an ARC form. This includes but is not limited to: roof replacements, driveway paving, landscape renovations, fence installations, and more. There is an approved paint pallet for Lake Valencia. You MUST choose your paint colors from the approved pallet and submit an ARC application form. Even if you have selected a color from the pallet, you must submit a form. Contact Monarch with questions or for more information.

Community Compliance Inspections

The Spring 2021 Inspection will soon be conducted. The Board and Management encourages all homeowners to conduct a tour of their own property to identify and correct any violations in advance of the community wide inspection that will occur in late April. The list on the first page is a good heads-up of the majority of violations that we'll be looking for.

If you receive a violation letter, you are not being singled out. The HOA compliance inspections are not meant to be hurtful or authoritative, but rather to protect the communities' property values for all owners.



Annual Assessment Reminder

The 2021 Annual Assessment of \$175 was due on January 1, 2021. You have until April 16, 2021 to get payment remitted before being sent to the Association's attorney for collections.

TO AVOID COLLECTIONS: you can make a one-time payment online. Visit www.HOABankServices.com. Look for the "Online Payments for Homeowners" tab on the left. Then click the red "Make Payment" box. From there, select "Make a one-time payment as a guest" and enter for your information for payment. Call Monarch if you do not know your account number (727-204-4766).

Spring Board of Directors Meeting on April 15, 2021 at 7 PM
ZOOM ID: 853 4562 8214 • Passcode: 257668

Join Lake Valencia neighbors on NextDoor, the social network for neighborhoods. Sign up at www.NextDoor.com