

MELWOOD OAKS HOMEOWNERS ASSOCIATION, INC

c/o Sunvast Management & Service, 321 Interstate Blvd., Sarasota, FL., 34240
Tel: 941-378-0260 Fax: 941-378-0322 www.melwoodoaks.com



Summer 2022 Melwood Oaks Newsletter

1. After much consideration, research and debate; we are not putting in a speed bump or hump at this time. We apologize to the residents that made the request. The long-term cost of maintenance on our streets will cause increases in HOA fees was a primary deterrent. For everyone's safety we ask that all residents and their guests drive carefully and SLOWLY on our streets.

2. We're continuing the common ground ditch projects along the property borders of Melwood Oaks to deal with rainwater drainage issues going into hurricane season.

3. We're struggling to keep up with high demands of pool and lawn/tree maintenance due to labor shortage.

4. Certain residents, with their guests & pets, have been abusing the pool and its use; causing a Health Department shut down & making it unusable for all other residents for weeks. Moving forward we will be closely monitoring pool use this summer and violation of pool rules may result in fines and/or a units revocation of pool use. If misuse continues, we will need to install cameras and that will result in higher HOA fees for all residents. Also, the pool area is for the entire community. Remember to be considerate of your fellow residents. It is not to be monopolized by or for private parties. There is no lifeguard on duty. Please, clean up after yourself and obey the pool rules. Recently non-residents have been seen jumping the fence, utilizing the pool and vandalizing the furniture. We need everyone to do their part. If you see something inappropriate occurring report it to Sunvast Property Management immediately at 941-378-0260. If you see something suspicious or dangerous occurring call the Manatee County Sheriff's Office at 941-747-3011. Reminder of POOL RULES:

1. No food or beverage in pool or fenced pool area
2. No smoking or glass in pool or fenced pool area
3. No animals in the pool or fenced pool area
4. Max 14 persons in pool and fenced pool area
5. Children under 14 years of age must have adult supervision
6. Shower before entering
7. Pool hours: dawn to dusk
8. No parties permitted
9. Up to 2 guests per household
10. No running or rough play in pool area
11. Rafts prohibited.
12. Do not swallow pool water it is recirculated
13. Do not use pool if ill with diarrhea
14. For emergencies contact 911

5. We have always had limited parking in Melwood Oaks. This neighborhood's original construction was not completed as designed and concluded with insufficient overflow parking spots for the number of units. It has always been considered the neighborly thing to do to use your garage and driveway for your vehicles. We are seeing several residents using their garage for only storage and/or golf carts. If we continue to have parking complaints and vehicles parked in the streets on the cul-de-sacs blocking emergency vehicles access, we will have no choice, but to consider limiting the number of vehicles per unit and/or banning golf carts. Please, be aware of your community's and fellow resident's concerns and be considerate. There are several storage unit facilities near Melwood Oaks.

6. Our legal team has prepared a new limited proxy regarding rental issues in our community. We will be seeking resident's membership votes to amend our regulations on three different rental issues prior to or at our annual meeting. A. To prevent subleasing; prohibit renters from renting out rooms for under 12 months period. B. To extend the 1 year waiting limit on newly purchased units from being utilized as a rental to the first 2 years of ownership. C. To create a rental cap (number or percentage of units) that can be used as rentals in Melwood Oaks. 20% of Melwood Oaks units are currently rentals. We seek to have no higher than 20% be utilized as rental units in the future to maintain property values.

Have a safe summer!