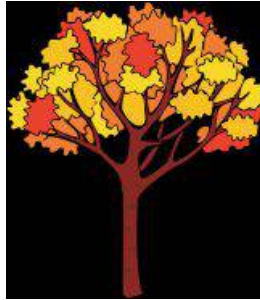


MELWOOD OAKS NEWSLETTER NOVEMBER 2019



Board Members:

Susan Barker/Carla Lesar/Carolyn Powers/Laurie Edwards/Kal Shellah

If you are interested in becoming a board member, please contact Susan Barker at 941-729-5002 or contact James Ro at Sunvast Management Company at 941-378-0260.

Melwood Oaks Website:

www.MelwoodOaks.com

- View documents, meeting minutes and Sunvast Management contact information

(A copy of meeting minutes will also be posted at the pool and on our website page.)

Fall is officially here!!

Welcome back to our Seasonal Residents.

Reminders:

- Slow down -please obey posted speed limits signs when driving through the subdivision, especially when entering and exiting the complex as well as driving on the long stretch of 3rd Ave W. Please be mindful of pedestrians, children and animals. **Speed Limit is 15 mph.**
- Dog Owners -when walking your dog(s) please pick up after your pets.
- Pool - Please follow all posted rules when using the community pool. Two parking spots are reserved for Pool Use Only - 7am-9pm. It has been noted that residents are not complying with posted signs and parking in these spots during pool hours. Please be courteous and adhere to posted signs.
- Community Common Areas - If you see something, say something. People from outside our community using the gazebo and adjacent parking lot sporadically continues. If you do witness any suspicious persons/behavior in the subdivision, please call the Manatee County Sheriff Dept. Emergency - 911 // Non-emergency 941 747-3011 and James Ro, Sunvast Management - 941 378-0260.

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Parking restrictions: No parking on the grass at anytime or on the roadways overnight by residents or guests. No overnight parking of campers, boats, motorhomes, trailers or commercial vehicles. Any vehicle in violation will be towed at owner's expense without notice. Inoperable, abandoned or junk vehicles including those with expired tags are not permitted in the subdivision. No major repairs to vehicles are permitted.

MELWOOD OAKS HOMEOWNERS ASSOCIATION, INC. Basic Deed Restrictions This is an abbreviated list of specific deed restrictions and by no means represents the full Declaration of Restrictions, but rather a limited highlight of a few restrictions. For a full listing, and in-depth details, refer to Melwood Oaks Homeowners Association, Inc. "Declaration of Restrictions". The Restated Declaration of Restrictions of Melwood Oaks-Phases I, IIA, and IIB This and other documents can be found on www.MelwoodOaks.com. The Declarations can also be found on file with the Manatee County clerk's office online www.ManateeClerk.com.



Safety Reminder: Emergency vehicles need unimpeded access



The Board Projects/Updates:

- Gazebo - Update - Disposition (replace/repair/remove) will be put up to resident vote via mail.
- Actively communicating with the county and engineers to expeditiously solve the ditch/water run-off issue behind the affected homes on 3rd Ave W and 40th Ct. W. (Ongoing) The engineer is trying to arrange with contractor to look into this. Also checking with the permit department.
- Researching the feasibility and cost of additional lighting along the south/west portion of 3rd Ave W. (Ongoing) Board is looking into this.
- The Board and Sunvast Management continue to send out violation letters to those who violate rules and maintenance. (Ongoing)
- Fence Update - Palmetto Canning has completed fence installation on the north and west side of their Property. Manatee County Building code required them to provide a 10 ft offset (easement) from the edge of the road on the west side only. In regard to the use of our roads, a request was made by Palmetto Canning to have access to and use of our roads, it was communicated back, that this is a non-negotiable request. The Board is firm on the use of our private roads, which is strictly for the use of our residents, guests, vendors and service providers to Melwood Oaks residents only. Therefore, there has been NO CHANGE to Melwood Oaks private roads access.

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(White line designates fence on picture.)



If you have questions, concerns or something you would like to see added to the newsletter please contact our management company representative and he will bring it to the attention of the Board:
James Ro, SunVast Properties, Inc., 321 Interstate Blvd., Sarasota, FL., 34240

Office: 941-378-0260 / Fax: 941-378-0322 info@sunvast.net

HomeOwner 2019 Annual Meeting is on Tuesday December 10th, 7pm at Palm View First Baptist Church,
415 49th Street EAST, Palmetto, FL. 34221

Let's work together to keep our community strong, a place we are
proud to call home.

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