

MELWOOD OAKS HOMEOWNERS ASSOCIATION, INC.

c/o Sunvast Properties, Inc.,
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Summer Newsletter, May 2023

In Melwood Oaks our oldest buildings are 36 yrs old and the newest are 17 yrs old; that's a 19 yr spread. Some of our buildings are requiring more upkeep than others and we appreciate the owners / residents that are putting in the time, energy and effort to maintain the neighborhood's condition and property values. Thanks to everyone that keeps current on trimming trees/plants on your property, pressure washing your units and fences, keeping personal belongings out of sight from the street and following the rules and regulations of our HOA to keep our community appearance consistent and clean. We have completed a bi-annual walkaround to assess units that are in need of attention. Letters went out with a 90 day allowance to complete the requested maintenance. Letters of violations and fines will be issued for those units not in compliance.

As a reminder to all residents, around the pond area there is no feeding of animals allowed. Also, do not enter/swim/wade in the pond. Commercial vehicles or any vehicle with advertisements should be stored inside closed garage.

We have some units that are encroaching on common areas with personal belongings, planters, landscaping, irrigation systems, etc. Consult your land survey and measure accordingly to ascertain where your property line ends and Melwood Oaks common property begins. Please, do not put personal property on common areas or build unauthorized structures. Architectural applications are available online if you plan on making any changes (including landscaping) to the outside area around your unit. Residents in the past have planted landscaping on common areas that require regular maintenance and have then moved out of the neighborhood leaving the HOA responsible to either make continual additional payments for maintenance or removal of, usually dying, vegetation.

This is a reminder for all residents to trim whatever vegetation and/or trees on their property, including in their courtyard & backyard at least 4 feet away from buildings/roofline, etc. Hurricane season is approaching and we should all take preventative measures to protect our shared buildings from damage. Please, place your trash cans and recycling bins in your garage or behind your fence or courtyard wall and out of view from the street.

Contact Sunvast Properties if you have not received your new pool key. Do not share the pool keys with other residents or guests. Please, read and follow the pool rules this summer. Also, report any issues or violations to Sunvast at 941-378-0260. Check our community website at melwoodoaks.com for information on your maintenance responsibilities, architectural approval applications, amendments and by-laws.