

MELWOOD OAKS NEWSLETTER JUNE 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.)

Summer is officially here!!

Hurricane Season is upon us.

Have you made your preparations? If you have not already done so, this is a reminder to make an emergency plan for your family and pets. If a storm approaches our area be sure to have your plan and emergency supplies in place, remove all potentially flying objects from your patios, porches and lawns, also if you have neighbors that may need assistance please reach out to them. If you have neighbors who are snowbirds, please reach out to them to ensure they make provisions to secure their property. Let's work together for the safety of everyone in our community. For more information (emergency kits, evacuation routes, shelters, etc.) please see below:

www.ready.gov/hurricanes

www.mymanatee.org/departments//public-safety/emergency-management

Palmetto Public Library has free hard copies available of the Manatee County - Are You

Ready - Disaster Planning Guide

Whether you are new to the area or a longtime resident, it is a good idea to check out the latest information on flood zones, evacuation levels, etc.

Reminders:

- Slow down -please follow posted speed limits when driving in 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.
- Dog Owners -when walking your dog(s) thank you for cleaning up after your dog, most of you are doing a great job and it is much appreciated. However, it has been noted that occasionally this is not the case. Please pick up after your pets.
- 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.
- Parking restrictions: No parking on the grass or in the roadways overnight by residents or guests. No overnight parking of campers, boats, motor homes, 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.

Community News:

-According to the Manatee County website, five homes have sold in our community since January of this year. Welcome to our new neighbors.

The Board Projects/Updates:

-Gazebo - closely looking at cost involved and will soon render a decision to either keep and repair the gazebo on 3rd Ave W, or remove it and possibly update the area with landscaping to make a more park like setting. Thanks to the assistance of a couple of our diligent homeowners and the Manatee County Sheriff Dept. the problem of people from outside our community using the gazebo and adjacent parking lot appears to have stopped. However, if you do witness any suspicious persons or behavior in the subdivision call the Manatee County Sheriff Dept. Emergency - 911 // Non-emergency 941 747-3011 and James Ro, Sunvast Management - 941 378-0260. (Ongoing)

-Installation of a NO OUTLET SIGN at the entrance to our community, a great idea and welcome addition. (Complete)

-Actively communicating with the county and engineers to expeditiously as possible solve the ditch/water run-off issue behind the affected homes on 3rd Ave W and 40th Ct. W. (Ongoing)

-As stated previously in the March 2019 Newsletter, remains actively engaged with the owner of Palmetto Canning, regarding the fencing and placement of easements along 3rd Ave W. (On going)

-Researching the feasibility and cost of additional lighting along the south/west portion of 3rd Ave W. (Ongoing)

-Trees have been trimmed in the common areas ahead of storm season. Residents are responsible for trees on their own property. (Complete)

-Continues to conduct inspections/follow up of all residents that received violation notices regarding fence/building cleaning/repair, etc. Please be sure you are in compliance. Thank you to the residents who have satisfied the notice. (ongoing)

The Board meets every other month along with Sunvast Management. The next meeting is scheduled for Aug. 28, 2019. All members are committed to work diligently in the best interest of the community as a whole. 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

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