

# Club Hill Estates News

Any questions or community concerns? Please contact Elizabeth at Garrison Property Services, 863-439-6550 - [www.garrisonpropertyservices.com](http://www.garrisonpropertyservices.com)

## Upcoming Dates

April 1, 2017- Community Garage Sale

April 10, 2017- Board Meeting  
Time: 6:30pm  
Location: Sheriff's substation 4190 HWY 98 South

September 2017 - Annual HOA 2018 Budget Meeting for all homeowners. Budget will be mailed prior for review.  
Date, Time & Location: TBD

September 9 or 23 - Community Garage Sale

## Need Info?

The following items can be found at [www.garrisonpropertyservices.com](http://www.garrisonpropertyservices.com)  
Look under the "Our communities"  
Find our community name, click and use the password **CHE1**

1. Association Declarations
2. Association By-Laws
3. Meeting Minutes
4. Architectural Form
5. Resident Information Form
6. Make an HOA payment



## Understanding the Role of the Board and Management Company

Please know that Club Hill Estates is a legal entity. We are a deed restricted community with covenants on file with the county that we must enforce. Our desire is to work together as a community, board and management company. Please feel free to reach out to the management company with any questions or concerns so issues may be brought to the board's attention. In addition, all homeowners are welcome to attend any meeting. Please read through the 2017 newsletter as there is important information and reminders in regards to all homeowners and the community. In addition, there are volunteer opportunities to save costs to the homeowners.

## Time to Paint? Opportunity Awaits...

This is not affiliated with Club Hill Estates HOA. However, several CHE homeowners are interested in coming together for a group bid to have their homes painted. They will be seeking multiple bids from various companies. Please contact Melanie Peter if you would like to be a part of this.



## Community Improvements

Homeowners have expressed concerns with the entrance still being dark. Please know the board is currently investigating our options. Garrison will be contacting Lakeland Electric to request new lights at the entrance and/or check cost for 2 pillars on the island.

In addition, within the near future you may notice some routine maintenance being completed near the drains of the retention ponds and areas where the slope is off. Please contact Garrison Properties if you have concerns or questions.

## Community Relations

Neither the board nor management company are able to maintain an online community group. However, if a homeowner would like to create a private Facebook page and manage it we will gladly share the information at our next meeting.

### Helpful Numbers

#### Speeding or Trespassing within the Community

The board does not have legal means to enforce these items. Homeowners that have concerns are welcome to call the PCSD at 863-298-6200 to patrol the area as needed.

#### Dogs on Leashes

All dogs are required to be on leashes and cleaned up after. Homeowners with concerns have the option to contact Polk County Animal Control at 863-577-1762.

## Want to Avoid Attorney's Fees? Volunteer...

Club Hill Estates is required to have a Fining Committee or the board must have our association's attorney handle the fines. At the next meeting, we will need volunteers outside the board to join this committee and uphold our covenants or we will be forced to have homeowners in violation meet with the association's attorney and pay fees. Call the management company for more information.

In addition, those who have not paid their 2017 dues are now in violation. Please read our covenants and reach out to the management company if you have a hardship or other concerns. After 15 days we must then report those that have not paid to the attorney and the homeowner will then be obligated to pay additional interest and attorney's fees.

## Homeowners Review the Following ASAP

Club Hill Estates is a deed restricted community. We must follow the documents that are on file with the county and enforce our covenants. You can view these documents on our property management's website. We must enforce the following...

1) Annual Payments - 2017 payments are now past due. Per our documents, homeowners will be assessed a late fee, 12% interest and be sent to the attorney for collection proceedings. Please contact the management company if you are experiencing hardship and have concerns regarding payment or if you have documentation for review so that you may be considered for a payment plan. 2018 payments will be due by Jan 31, 2018. Coupons will go out in November.

2) House Maintenance - All lots must submit documentation prior to changing anything exterior for approval on the ARB form found online. This includes any additions, improvements or modifications (painting of the home, doors, driveway changes, landscaping etc.) View more details online.

3) Violation Listings - The following is an example of the violations observed over the past several months. You may view all restrictions online in our documents.

- Garbage/Recycles Cans
- Exterior Maintenance
- Boat/Trailer/Camper visible
- Commercial Vehicle
- Lawn Maintenance
- Signs/Mailbox
- Temporary Structure
- Parking on the street or grass
- Noxious/Hazardous Activities
- Power Wash fence, home or drive

4) Violation Procedures

- Friendly reminder (via door hanger or notice)
- Second written notice
- Final written notice with a notice of fine hearing
- Fine issued per committee or sent to attorney mediation for non-compliance

These procedures have been established to help build rapport as we enforce our documents. We hope to give homeowners ample time to correct the issues. It is not the goal of the Board to collect fines but to have all owners in compliance per the association documents.