



Las Olas Homeowners Association, Inc.

P.O. Box 291603, Port Orange, FL 32129

June 1, 2020

Dear Las Olas Residents:

I hope this message finds you in good health and spirits in these trying times. The Board, and myself, are wishing all of you the best.

The Board of Las Olas wanted to touch base with you regarding some Las Olas updates, information and issues.

Over the years we have frequently heard comments from both residents and visitors to Las Olas about what a nice community we have inside the already nice town of Ponce Inlet. As a Board, as well as all the residents of Las Olas, we are continually working to maintain a high standard for our community. The first step in this process is updating the 20 year old Las Olas covenants and bylaws. The covenants and bylaws guide the Board and inform Las Olas residents regarding these standards and currently, they are woefully outdated. The current covenants and bylaws can be accessed and viewed at our website - <http://lasolashoa.site/index.html>. The Board is working diligently to update the covenants and bylaws and hope to provide the residents of Las Olas with an update regarding this effort sometime this summer.

As discussed in the annual HOA meeting in February, recent improvements to Las Olas included planting bamboo for screening the rear of Jerrys, the installation of two pond fountains, and additional signage to add to the security of Las Olas. Since the Board meeting in February, we have continued our efforts to improve Las Olas and as requested by multiple residents during the HOA meeting, cleared overgrown vegetation from both the front and rear entrances to Las Olas. This was followed by painting all light posts in Las Olas and updating the lights with LED bulbs. And most recently, we have successfully installed a well and irrigation to the community lot. Currently, we are obtaining bids to landscape the area by the community lot to provide an area that all Las Olas residents may enjoy.

Las Olas currently has 23 homes, with one additional home under construction and three scheduled to begin construction in the next year. With our growth comes the additional wants and needs of our residents and now more than ever, it is necessary all residents adhere to the covenants and bylaws. We have far fewer rules than many HOAs and the Board does not desire to become HOA police. Some recent issues which have come to the attention of the Board include:

- Excessive speeding of our residents and our visitors,
- Parking on any unpaved area including your own lot, adjacent lots or any other empty lot is prohibited,

- Overnight parking of prohibited vehicles, i.e., commercial vehicles, campers, RVs, boats, trailers, etc., in the common area or any lot,
- Excessive garbage at construction sites without daily and weekly clean-up of debris,
- Lack of proper protection of Storm Drainage structures during construction, allowing mud, silt and trash to run into the Las Olas storm drains and ponds, and
- The lack of proper maintenance of lawns and landscaping on both lots and homes.

We have a beautiful community – let's keep it that way.

Should you have any questions or comments, please do not hesitate to contact myself or any of the following Board members:

Reggie Bergeron, Vice President

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Terry Revak, Co-treasurer & Secretary

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Jack Rollins, Co-treasurer

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Marty Foreman, Board Member

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Respectfully,

Brian T. Smith

President, Las Olas HOA

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Semper Fi