

# **Lakes Estates III November Newsletter**

11/12/21

## **Revision of the 1996 ACC Guidelines Document**

The Board President and the Lakes III (LE3) Architectural Control Committee (ACC) recently met to discuss approaches to improving the ACC Guidelines Document last revised in 1996. The ACC will be reviewing existing guidelines with an eye toward clarifying ambiguous language and making the rules more specific and easy to understand. In addition, the ACC will be investigating a “fast lane” approval process used in other HOA communities. Fast lane approvals are used to provide a faster, simpler method for approval of routine requests where the exterior of the property is not being altered. The ACC will soon bring forward their first recommendations for the board’s consideration, beginning with the most frequently requested guidelines items.

The Board and ACC would like to remind all members: If you are anticipating having work done on the exterior of your house, PLEASE GET YOUR REQUEST FORM INTO THE ACC WELL BEFORE THE PROJECT DATE. This will avoid any problems in coordinating with your contractor and allow for a smoother ACC review process. Questions? Please contact [nicole@sunstatemanagement.com](mailto:nicole@sunstatemanagement.com). Everyone received additional ACC request forms in the summer document mailing packet.

Mail to: Lakes Estates III Homeowners Association Inc., % Sunstate Management Group, PO Box 18809, Sarasota, FL 34276. FAX-941-870-9652, Call 941-870-4920.

## **Modernizing the Covenant Document(s)**

The Board will be reviewing our attorney’s recommendations aimed at updating the document to be more in compliance with changes in state laws, county ordinances and the modern practices of our community. The changes will require open discussion with LE3 membership as well as an approval vote. Completion is targeted for the new year.

## **Budget Meeting November 30,2021**

The LE3 Board will meet 11/30 to review and vote on the 2022 budget. The Board will align spending consistent with priorities and set the quarterly fee schedule appropriate for meeting future needs, especially short-term and long-term road maintenance costs.

**THE LE3 BOARD WISHES ALL OF OUR MEMBERS A HAPPY THANKSGIVING!**