

Lakes III Governing Documents

The Lakes Estates III (LE3) Sub Committee reviewing LE3 Documents has been continuing its work. The goal is to simplify and revise the documents so that they are easier to read and digest, as well as to clear out unnecessary language dealing with the original developers. The committee is working with our attorney to make sure that all language is consistent with new and existing laws and ordinances which may not be reflected in the current document. Once the attorney has the documents in a workable draft form, both the LE3 Board and the membership will have opportunities to review and bring their feedback to the subcommittee. The target date for completing the task is late fall.

Parking Issues—Overnight street parking, boats, and RV's

Both the LE3 Board and the Maintenance Board (which oversees the entire Lakes) have been receiving concerns from residents regarding overnight street parking, boats and RV's. THE LAKES rules prohibit parking a car overnight on the street, or parking boats or RV's in the road or driveway. The management will be sending notices to those addresses who have been parking cars, boats and RV's contrary to the rules. If someone needs to park a car in the street overnight on an urgent basis, they have three alternatives: (1) See if a neighbor can help by providing a place to park, or (2) contact management at nicole@sunstatemanagement.com in order to park overnight at the Recreation Center or the Clubhouse space, (3) notify management that you need to street park overnight on an urgent basis. If you know well in advance that you will need to use overnight parking (example—work being done on your driveway) you can also contact the LE3 Board for permission.

In addition, a few residents will be asked to ensure that trash cans are removed from the street on Mondays some time after pick up so that barrels are not left at the road for day(s) after. Barrels should not go out on the street for Monday pick up prior to late Sunday afternoon.

LE3 Social Committee

The new LE3 Social Committee has been working on developing a better system for identifying and formally welcoming new residents. Their goal is to increase opportunities for residents to get to know each other better. The Chairperson, JoAnn Jordan, will be joining the Maintenance Board Social Committee to coordinate efforts. Any LE3 resident who would like to participate in the Social Committee should contact JoAnn at 3jordans@gmail.com.

The Lakes Maintenance Board has recently taken actions which will affect LE3.

Trespassing Signage

There have been increased incidents of young people doing inappropriate and dangerous activities on the Lakes property. For example, groups of youths have used the pagoda which juts out into the big lake to leap out into the lake. There have also been acts of vandalism. The Management has asked that The Lakes post "No Trespassing" signs in key common areas so that those who abuse the facility and create dangerous or destructive situations can be issued a "No trespassing" citation by the police. Violation of a "No Trespass" would then provide other options to take legal action to protect the neighborhood and avoid dangerous behaviors on The Lakes property. The signs are ready to be installed and should be in place in the near future.

Road Coating

The Maintenance Board voted to select a contractor to recoat our roads. The Board acted now in order to lock in a price and commitment from the contractor since significant price increases are coming for those communities who wait. The road work will be scheduled for November when the rainy season has abated to avoid any potential damaging runoff in the rainy season.

Mailboxes

The LE3 Board has been researching options for replacing mailboxes both for the Lakes III community and for the Maintenance Board. Currently, we have learned about two possible options for replacing mailboxes with metal posts and frames that would match the new street lighting. The goal is to avoid wooden posts which split and rot. The challenge is to find posts and boxes which will hold up to the weather and dampness, provide appropriate space for mail, have a pleasant appearance, and provide lighting similar to what the boxes provide now. Once the Board has identified acceptable options, membership will be consulted for input. The LE3 and Maintenance Boards will be communicating mailbox information between them.

Igor Gruendl, Vice President of Lakes III and Treasurer of the Maintenance Board, has been researching the mailbox options. He has found two options but neither yet meets the criteria we are searching for. He will continue the search and we thank him for his efforts.

Jeff Newman, President
LE3 Board