

Live in the sunshine. Swim in the sea. Drink in the wild air.

- *Ralph Waldo Emerson*

Property Violations

The Compliance Committee and Management have been working hard on getting properties up to community standards.

The items that are continuously getting overlooked by residents are (including but not limited to):

1. **Yard Maintenance:** mowing, edging (curb, driveway, sidewalk), sod replacement, tree and shrub trimming, weed removal, trimming (at mailboxes, fences, perimeter of house, trees, etc.), replacement of dead plants/shrubs, mulch refreshing, removal of vegetation growing in the driveway joints
2. **Home and Driveway Maintenance:** pressure wash mildew, algae, mold, dirt from exterior of home, sidewalk, mailbox, and driveway
3. **Parking on lawns:** No vehicle can be parked on the lawn at any time. A vehicle is considered to be parked on the lawn if 2+ tires are located on the lawn
4. **Boats, trailers, and other recreational vehicles:** These vehicles must be parked in the garage or out of street view (behind your fence)
5. **Trash and Recycle Bins:** Bins must be stored out of street view unless it is collection day. They must be in your garage, behind a fence, behind your home, or contained in a receptacle enclosure

If your property is in violation of the governing documents of the Association, you will not be able to gain access to the community pools until proof of compliance is received by management at misty.srmi@gmail.com

Community Ponds

There are 15 ponds in the Sutton Lakes community and are in place to help contain the stormwater throughout. Charles Aquatics is the company that services the ponds and below is a letter regarding the summer's impact on ponds.

During the summer months, water temperatures rise and perimeter vegetation, along with submersed vegetation, will grow. For residents living on the ponds, be mindful of a few rules of thumb when caring for your lawn during the hot season. The number one cause of algae blooms is an increase in nutrients in the water. Nutrients can come from several sources - grass clippings and fertilizer, to name a couple. Be sure to follow the Duval County guidelines for fertilizing your yard if you are on a pond. Leave an unfertilized strip of approximately 10 feet between the fertilized lawn grass and the water body. This unfertilized margin will ensure that no fertilizer granules get into the water body. Additionally, when you mow the grass without a bag and you are near the water, shoot the grass clippings back onto your lawn to provide nutrients to it, instead of the pond. Low water levels also contribute.

Reminders:

- **It is the resident's responsibility to maintain the lawn down to the water's edge.**
- **Remove perimeter trash, from the pond, on your property.**
- **Fences down to the water's edge are PROHIBITED**
- **Do not install fences, trees, shrubs, or any other items within the drainage easement on your property.**

FINING PROCESS

1. When you receive a letter of violation, a date is given to which you must comply by. If you are unable to comply, CONTACT MANGEMENT to discuss.
2. If you do not respond or comply by the date given, fines will be imposed at the next hearing date (Also noted on the letter of violation).
3. Fines are \$100 per violation, per day, until each violation reaches \$1,000 (FL Statutes 720).
4. Once the fines reach \$1,000, the account is given to the Association attorney. At this point, the Association may...

A. File a lawsuit against the homeowner due to non-compliance

B. File for eviction of tenants

C. File a Lien against the property that can result in the Association taking ownership of your property.

Upcoming Association Meetings

Meetings are held at the front pool
(1813 Willesdon Dr E)
At 6:30pm

- **July:**
 - **Board Meeting: 07/20/20**
 - **Compliance/ARC Meeting: 07/27/20**
- **August:**
 - **Board Meeting: 08/17/20**
 - **Compliance/ARC Meeting: 08/31/20**
- **September:**
 - **Board Meeting: 09/21/20**
 - **Compliance/ARC Meeting: 09/28/20**

Numbers to Know:

- Non-Emergency JSO: (Jacksonville Sheriff's Office)
(904) 630-0500
- JEA: (904)665-6000
To report streetlights being out. Must have pole number and closest street address.
- City of Jacksonville: (904) 630-2489
To report potholes, missed trash/recycle/yard waste collection, nuisance homes- overgrown lawns/trash, mosquito control request
- Management Office: (904)241-5221
- Bookkeeping Office: (904)268-0035
For payment information