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Sutton

TIMES

Lakes

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Issue 3, Volume 5

The Community Newsletter for the Neighborhood of Sutton Lakes

Fall, 2014

**Come One, Come ALL!! Join us at the  
6<sup>th</sup> Annual SuttonFest - Sunday, October 12**

The Board of Directors announces the 6<sup>th</sup> annual SuttonFest, a neighborhood social event. Come enjoy food, fun, and fellowship with your neighbors.

A few things to remember:

- SuttonFest will be held on Sunday, October 12, 11 AM to 4 PM.
- The back pool will be open.
- Seating will be limited, so feel free to bring your own lawn/folding chair.
- No pets will be allowed – also, if you use the park with your pet the night before SuttonFest (or any other time), please remember to pick up after your pet.
- Homeowners in good standing and their guests are welcome to attend.

**Volunteers needed – especially youth that need volunteer hours for school, Scouts, etc. Contact the Property Manager if you would like to volunteer (Details at the end of the newsletter in the FAQ's).**



**Reminders and Suggestions**

In order to uphold the aesthetic appeal of Sutton Lakes, the Board of Directors and the Architectural Review Board (ARB) would like to offer some suggestions and reminders:

1. Before you perform any exterior modification, please ensure you fill out the proper paper work and have the project approved by the ARB. This includes, but is not limited to, new fences, new roofs, additions, new paint colors, or pavers/additions to driveways.
2. Remember that boats, trailers, and other recreational vehicles should not be stored in view.
3. Please keep your property clean and fresh by pressure washing your fence, driveway and house, and have your roof professionally cleaned.
4. Please maintain the exterior of your house by making sure your lawn and shrubbery are consistently trimmed, your fence is properly upright, and your mailbox is free of mold/mildew.

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Please remember that all trash cans and recycling bins must be kept out of view. This does include the new bins that were distributed by the City of Jacksonville.

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Sutton Lakes Owners Association  
c/o Signature Realty & Management  
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Jacksonville, FL 32250

### **WHO, WHAT, WHEN, AND WHERE: A FEW FAQ'S**

**Who do I call if I see a street light out or burning during the day?** Write down the pole number and call JEA at 665-6000.

**Who do I call about potholes in the streets or damaged sidewalks?** Call the city at 630-CITY or file a request online at [www.coj.net](http://www.coj.net).

**Who do I call about trash pickup and special trash pickups?** Call the city at 630-CITY.

**Do I need approval for modifications to the exterior of my house?** **YES** – find the request form on the website, [www.suttonlakes.org](http://www.suttonlakes.org). This form needs to be filled out completely and all the necessary information provided by the homeowner. Modifications include, but are not limited to: fences, screen rooms, pools, painting, new siding, new roof, major landscaping, and new mailboxes.

**When are Board meetings held?** The Board meets the 3<sup>rd</sup> Monday of the month, typically at the Front Pool Gazebo. Meetings typically begin at 6:30. Keep an eye on the info board and website for this information as well.

**Who do I call with issues about the pool, basketball courts, playgrounds, or the front entrance (common areas)?** Please call your Property Manager, Brent Heinselman with Signature Realty and Management. He can be reached at (904) 241-5221, ext. 106, or [bheinselman@srmifl.com](mailto:bheinselman@srmifl.com). Please remember to also consult the website on a regular basis, [www.suttonlakes.org](http://www.suttonlakes.org).



The Holidays aren't too far away. The Board of Directors is in need of volunteers to help put up and take down holiday lights and decorations at the front entrance. Please contact the Property Manager if you are interested at [bheinselman@srmifl.com](mailto:bheinselman@srmifl.com)

A Budget Meeting to plan and pass the 2015 Budget will be held Monday, December 15, 6:30 PM at the Front Pool. Annual Assessments for 2015 will be mailed soon after, and they will be due January 1, 2015.

There is still 1 open board position remaining. If you are interested, please contact the property manager at 904-241-5221, ext 106 or [bheinselman@srmifl.com](mailto:bheinselman@srmifl.com)

Please remember, after you cut your grass not to blow your cut grass into the street or street drains. These flow directly into the ponds and loose debris in the ponds has an adverse affect aesthetically. Also, if you live on a pond, please ensure that your property is properly maintained. Your lawn should be well manicured and all trash on your bank picked up. Thank you for helping our community look beautiful!



Remember to donate your extra/leftover Halloween candy to the Treats for Troops program. Krantz Dental actually buys back candy and there are lots of other places to donate!!

