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# Sutton TIMES Lakes

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Issue 1, Volume 6

The Community Newsletter for the Neighborhood of Sutton Lakes

Winter, 2015

## Happy New Year!

Welcome to 2015. We hope you had a wonderful and happy holiday season!

The weather has turned cooler and at times, severe. The association would like to create a “keep in touch” program for our community so that we can alert our neighbors to weather events, emergency situations, traffic events and even association events. If you would like to be a part of the program, please send an email to [bheinselman@srmifl.com](mailto:bheinselman@srmifl.com) and put “email address for Sutton Lakes alerts” in the subject line. We would like to gather as many email addresses as possible. Rest assured your e-mail address will only be used for information specific to Sutton Lakes. Thank you for your help! We hope we can provide everyone with helpful information.



### Homeowner’s Meeting & Assessment Information

Everyone should have received their annual assessments in the mail in December. The board was able to approve a budget that did not involve an increase in assessments. We are striving to keep expenses low. The assessments are critical to the operation of the association and important for the upkeep of the amenities we all enjoy in Sutton Lakes.

When assessments are not paid on time, the association bears the burden of additional costs due to not having the appropriate funds to pay bills and upkeep costs. The budget is developed with the understanding that homeowners pay the assessment by the due date. Therefore, homeowners that do not pay the assessment by the due date will be charged a late fee to defer the additional costs accrued by the association. Furthermore, if the assessment is not paid at all, a lien may be placed on the property for the unpaid assessment balance. That lien may be foreclosed upon by the association in severe cases. This is not a step the Board wishes to take, but it becomes necessary when owners are in delinquency. All owners have the option to pay online at [www.smartstreet.org](http://www.smartstreet.org), and you will need to have your account number from your statement available. If you have any questions or concerns about the annual assessment or any other operation of the association, please contact the Property Manager, Brent Heinselman, at Signature Realty & Management. The number is 241-5221, ext. 106. You may also attend the monthly Board meetings. The annual meeting for Sutton Lakes Homeowners will be held on February 16th, 6:30 pm at George Moore Chevrolet. Look for a formal invitation in the mail after the first of the year. Thank you all for your cooperation, we are looking forward to a great 2015!

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### FRIENDLY REMINDER



#### BASKETBALL HOOPS

Per the ARB Guidelines: Basketball hoops must be placed on the homeowner’s driveway 15 feet from the street. Basketball hoops should not be placed on the streets, edge of the sidewalk, or edge of the driveway. Reasons: A uniform rule of placing basketball hoops on driveways will help create and maintain a sub-division in harmony with its surroundings. In high winds, basketball hoops have a tendency to fall. Basketball hoops cannot be placed on the edge of streets, driveways, and sidewalks; as they can fall on cars, block the streets and can injure people. Thank you for your cooperation and understanding.

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JACKSONVILLE, FL  
PERMIT NO. 534

Sutton Lakes Owners Association  
c/o Signature Realty & Management  
1301-A Penman Road  
Jacksonville, FL 32250



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.

While parking on the street is not prohibited, please make an effort to park in your garage or driveway. If you must park on the street, remember to follow all traffic laws. Also, please park in front of your own home, and do not park across from your neighbor's driveway.

Let's keep our neighborhood beautiful! Please remember that owners are responsible for picking up trash along lake banks on their property. Most of this trash is due to litter in the streets being washed down the storm drains and directly into the ponds. We want to make sure that everyone understands that fishing is not permitted in any of the ponds or lakes. The fish are not safe to eat, and even catching and releasing grass carp is illegal in the state of Florida. It is also harmful to the ecosystem of our ponds and lakes. The grass carp are stocked to control algae and undesirable pests. Thank you all for your cooperation!



**Have a safe and prosperous 2015,  
from our family to yours!**

