



Message from the President

Dear Eastlakes Neighbors,

For those of you who have been away for the summer, we look forward to your safe and healthy return. Many of you stayed through the hot summer and we now look forward to less heat, less rain and more sunshine! The COVID -19 pandemic has had a significant impact on our county, state and country, but we are fortunate that Eastpointe has fared better than some less fortunate areas and we managed to dodge the hurricanes.

Your POA Board has been here all summer working with Patti Whelan, our Property Manager to keep our neighborhood beautiful. Eric Nelson and his landscaping crew are dealing with the irrigation issues on a daily basis which has been a financial strain and being addressed in the 2021 budget. We have developed a plan to upgrade the system in several phases over the next few years. Leaking pipes will be replaced and upgraded, improved sprinkler heads will be utilized and irrigation wiring will be replaced with thicker gauge wiring. We have already started to replace some irrigation pumps with larger pumps that will allow us to better irrigate our properties.

As you all know, the old West Clubhouse is being replaced with a new facility named "The Pointe". There will be 2 swimming pools, fire pits, a state-of-the-art fitness center, an indoor/outdoor sports bar, and a bistro serving an ala carte menu. The old building is scheduled for demolition later this month and new construction is scheduled to begin shortly thereafter. Depending upon Palm Beach County permitting, construction of the 75 new homes will begin in January, hopefully! The new homes will be part of Eastlakes POA and will bring in much needed revenue for our organization.

Your POA Board and Manger thank you for your encouragement and support as we move towards hopefully more normal times.

Please stay safe and healthy as we move into the fall and our upcoming season.

Yours truly, Frank Sparks

President Eastlakes Property Owners Association

Board of Directors

Frank Sparks, President
 Joyce Fox, Vice President
 Connie Kist, Secretary
 David Ascitutto, Treasurer
 Beryl Simmerok, Director
 Colleen White, Director
 Peter Schneiders, Director

Property Manager

Patti Padron Whelan, LCAM
 Campbell Property Management
 13560 Eastpointe Blvd. Suite #5
 Telephone: 561-627-4590

Email: pwhelan@campbellproperty.com

Please also visit our website at

Eastlakespoa.com

SECURITY AND SAFETY

In an effort to keep our community safe:

- Leave your front door and/or garage lights on at night or install a motion light in the front and rear of the home.
- Do not leave anything valuable in your vehicle and keep your vehicle locked at all times.
- Arm your alarm system while at home and away.
- If you see something, say something and call 911 immediately.

Please welcome your new Eastlakes neighbors!

Mary Ann Schimmenti

Alan & Anita Neese

Joel & Evelyn Taback

Barry & Susan Berger

Nicholas & Lindsey Murphy

Judith Galleck

RULES AND REGULATIONS REMINDERS:

GOLF CARTS:

- All golf carts are to be operated in accordance with all traffic rules in a safe and responsible manner.
- Where available, golf carts should use cart paths adjacent to roads.
- To operate a golf cart on Association property, one must be at least sixteen (16) years of age. At no time may children under the age of sixteen (16) even under adult supervision, operate a golf cart on any portion of Eastpointe property. Carts must be garaged at night.
- To ensure the safety of pedestrians, please keep a 3ft space between your golf cart and **the** pedestrian.

PETS/ANIMALS:

- No animals, birds or other creatures shall be maintained on any portion of the residential property for any commercial use or purpose.
- The number of allowable pets shall not exceed two. Condo units (1) under 30 lbs.
- Owners are responsible for picking up after their pets
- All pets are required to be on a leash when outside of the Owner's premises.
- Pet excrement must be removed immediately by the Owner.
- Pets must be walked on Owner's or common property, not golf course or neighbor's property.
- Pets must not become a nuisance to other residents, such as a dog that barks excessively.
- Wildlife is not to be fed, harassed, injured or killed.

APPROVAL FOR CHANGES TO HOME EXTERIORS:

All changes to the exterior of homes require approval by the ACC of the Eastlakes POA. This includes, but is not limited to: Painting, Roof replacement, Patio upgrades or additions, Screen enclosures, Landscaping changes, Privacy walls, Driveway painting/restorations, and any other exterior modification.

The ACC committee meets on the 3rd Thursday of each month. Please submit your request 48 hours in advance of the meeting. If you have any questions, please contact the office at 561-627-4590.

GARBAGE, TRASH, AND RECYCLABLE MATERIAL AND RECEPTACLES:

Shall be kept within the residential unit garage or carport, except for the day of collection. All receptacles must be taken back in on the day of collection before 8:00 PM.

MAINTENANCE OF HOME OWNERS FRONTS:

It is the responsibility of the homeowner to ensure there is no mold, mildew, dirt or stains on the exterior of the home, roof or pavers.

PINEWOOD RECREATION CENTER:

Pets are **not** allowed * No glass containers * Hours are dawn to dusk * Keep umbrella closed when not in use * Dispose of your trash * Security cameras are in use to cover the pool/spa areas and record 24/7.

THANK YOU IN ADVANCE FOR YOUR COOPERATION.

