

**EASTLAKES PROPERTY OWNERS ASSOCIATION**  
6880 Palm Grove Court  
Palm Beach Gardens, Florida 33418  
561-627-4590 / eastlakespoa@yahoo.com / www.eastlakespoa.com

**RESIDENT BASIC INFORMATION LIST**

1. Maintenance assessments are due the 1<sup>st</sup> of each quarter, January, April, July and October. If you would prefer to have your payments automatically withdrawn from your bank account, please contact the office for information.

For questions regarding your account, please contact:

Campbell Property Management, 401 Maplewood Drive, Ste. 23, Jupiter, FL 33458.

Telephone: 561-203-7910 \* Fax: 561-277-2481 \* email: arjupiter@campbellproperty.com

2. Change of mailing address, telephone numbers, email addresses should be reported to the office as soon as possible.

3. Any modifications to the exterior of your home (painting, roof repair/replacement, planting, fences, etc.) **MUST** be approved by the Architectural Control Committee before you begin your project. The Committee meets once a month. Applications are available in the office or on our website.

4. This office covers:

- a) Maintenance of *current* irrigation
- b) Removal and/or replacement of dead diseased trees from *common areas*.
- c) Palm tree trimming over 12 feet – 1 X per year in the spring. The Palm trees that are trimmed are: Coconut Palms, Washingtonia Palms, Queen Palms, Sable Palms and all tall Chinese Fan Palms.
- d) Mulching the *common areas* – 1 x per year
- e) Maintenance of *common areas*
- f) Violation letters
- g) This office also manages the Pinewood Condominium Association and Pinewood II Condominium Association.

5. Landscape maintenance contract covers:

- a) Lawn mowing, edging and blowing debris - 42 turf cuts per year
- b) Trimming hedges/bushes (8 ft. and under) and Palm trees (12 ft. and under) 1 x per month
- c) Lawn Fertilization – 3 X per year
- d) Fertilize trees and shrubs – 1 x per year
- e) Weed control – 1 X per year
- f) Exterior lawn pest control for chinch bugs and sod worms - as needed
- g) Palm tree trimming - 1 X per year

*Please note that the landscape company maintains the grounds and its employees are not personal gardeners. The company has a schedule to follow so please contact the office and put in a work order. Unless an emergency, landscape employees must be given 5-7 business days to complete work orders.*

6. Homeowners' responsibilities:

- a) Additions or changes to current irrigation system
- b) Interior and exterior pest control
- c) Removal and/or replacement of dead or diseased trees from residents' property
- d) Planting or removal of flowers, shrubs or bushes from residents' property
- e) Pressure cleaning roofs, driveways and walkways on residents' property
- f) Maintaining privacy walls and fences on residents' property
- g) Removal of armadillos, raccoons, etc.
- h) Fire ants
- i) Hardwood tree trimming on residents' property.

If you are not sure about something, please contact this office at 561-627-4590 and we will be pleased to answer your questions.

**OFFICE HOURS:**

The Eastlakes POA office is located at 6880 Palm Grove Court and the office space is sublet from Fairway Physical Therapy. Currently, therapy hours are Monday, Wednesday and Friday from approximately 8 am to 1 pm and they may extend hours to include Tuesdays and Thursdays. We ask that you call the Eastlakes POA office at 561-627-4590 prior to stopping in the office so as not to disturb the physical therapy patients and their staff. Please call the office to make an appointment. If there is no answer, please leave a message and someone will get back to you. The Eastlakes POA office has just one telephone line and if it is in use, your call will go to voice-mail so that you may leave a call-back number/message. Your call will be returned as soon as possible. Your cooperation is greatly appreciated.

Eastlakes POA  
6880 Palm Grove Court  
Palm Beach Gardens, FL 33418  
561-627-4590  
Email: eastlakespoa@yahoo.com  
Website: www.eastlakespoa.com

Eastlakes 289 single family homes  
68 residents belong to the Pinewood Recreation Center and pay quarterly  
30 residents who live on Briarlake Circle belong to the Briarwood Recreation Center and pay quarterly

Pinewood Condominium Association 2 bldgs/20 units  
20 Units - Bldgs. A & B

Pinewood II Condominium Association 2 bldgs./16 units  
16 Units - Bldgs. C & D

Eastlakes takes care of the Pinewood Parking lot.

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EASTPOINTE HOME OWNERS' ASSOCIATION, INC.  
13560 Eastpointe Boulevard  
Palm Beach Gardens, FL 33418  
561-775-4640  
Seacrest Management - 561-697-4990

Please contact the Eastpointe HOA directly if it refers to any of the below:

Eastpointe HOA is responsible for:

Security  
Roadways  
Entrances  
Street Lighting  
Lakes  
Comcast Cable TV  
Community Channel 63  
Collecting HOA Assessment  
Collecting Mandatory Social Club Membership Dues

WELCOME TO OUR COMMUNITY

Revised 9-21-18