



Selva Lakes

August 2017

"Living well in Atlantic Beach"

GREETINGS FROM THE SELVA LAKES HOMEOWNERS ASSOCIATION BOARD

So what's been happening lately in Selva Lakes??? It's been a while since our last printed newsletter & we are all very pleased to see it back in circulation! We plan on a regular schedule for the newsletter, to be decided as we move forward. An update below . . .

NEW RULES Most of us are aware that the community established a rule in 2014 allowing the use of pavers in our driveways, but there are new updates to the community that have come about this year & more are in the process of being written & approved. This year so far, five new rules have been enacted to protect & update our community. A full breakdown of those rules can be found on our website www.selvalakes.com.

ROOFING A major change in the community is the allowance that attached homeowners in the older Reyhani units are now permitted to re-roof their homes in architectural shingles, even if their neighbor does not (see Rule #14). Since our community was first developed, new technologies, materials & even codes have greatly changed. Roof wind speed resistance & materials are certainly a part of that change. New roof materials are now able to withstand speeds of up to 140 mph & the board wants to make sure that our community is able to protect itself & maintain property values. Check out our new roofing options on our website to learn about what we have approved.

POOL A few homeowners have not picked up their new pool keys, so again, check the website for instructions or contact our pool chairman Walt Levriett for your key. Over the years we have noticed that ex-residents & non-residents had copies of the pool key & were using our facilities. A new lock core at the gate & the bathrooms were replaced with keys that cannot be copied. The cost of these keys is quite high & as a result replacement keys come with a charge of \$50.00 (see Rule #12). Also, both bathrooms have recently been painted & are looking fresh.

SIDING Another major change was made after

several months of research & input by our Materials Committee. We are fortunate to have a general contractor & a realtor on the committee who have provided some invaluable insight into what products are best suited to protect homes at the beach & help increase property values. To that end, the use of specific Hardie panels may be used as replacements to the cedar siding on the Reyhani units & to the T1-11 siding on the single Pulte units (see Rule #15). There are very specific guidelines in place for how & what type of Hardie products can be used, so please make yourself familiar with the rule or ask the ARC for clarification. **As with any change to the exterior of your property, the ARC must be contacted prior to starting any projects.**

GARAGE DOORS The Materials Committee also set out to update garage door options for all of our units. Rule #16 gives a clear definition of what our expanded approved garage door offerings are now. Again, new manufacturing processes & protections are available & we wanted to make sure our community was in the forefront of both design & protection. The Materials Committee will continue to make recommendations on ways to better our community in the future.

ARC The Architectural Review Committee has been very busy this year. Our entire community & all of our covenants & restrictions (C&R's) & rules have been uploaded to create a map of our community that will allow the ARC to keep track of homes & send out violation letters digitally. This was a very lengthy & in-depth process, but the ARC has seen some very positive responses around the community. As we strive to bring our community standards up, & in keeping with the C&R's & rules, we all appreciate your timely action to the receipt of a violation notice. It is imperative that we as a community act cohesively & collectively to keep our community looking great for many years to come.

LAKES As our community ages, there are bound to be issues that arise that will need our attention. This summer we have switched to a new company to manage our community lakes. *Lake and Wetland Management* will now be handling our lakes and fountains going forward.

We will be getting expanded & more frequent services & are looking forward to seeing our lakes treated with the utmost respect.

LIGHTING We are experiencing electrical issues with the pool & fountain lighting which we are addressing. Unfortunately, these issues have been difficult to diagnose, but we are continuing to work to find a permanent solution. Our goal is to get these issues resolved in the upcoming weeks.

TREES The company that has handled our tree services for years has let us down. We have been expecting them to come & trim our palm trees since the end of June. Every week they have delayed their arrival & at this point we are bringing in a new company to assess our property & give us new quotes on services.

Keep your eyes out for new entry signs, updated specifications, a new garage door color on Reyhani units & further updated rules to help maintain our community.

FACEBOOK / WEBSITE Selva Lakes has a Facebook page! Please join our private community Facebook page to keep up with your neighbors, share ideas & keep a watch out for our community! The Facebook page is a great place to find out & share thoughts on local contractors & vendors, Atlantic Beach happenings & sharing great photos of our community. And the beach! Don't forget the beach!

You can also find new information, ARC forms, the C&R's & our community rules on our website at www.selvalakes.com. It's important we are all aware of what the community rules are so we can all understand how best to take care of our properties.

VOLUNTEERS The board is always looking for homeowners who want to help keep our community strong, so if you'd like to help with committees or with the ARC or the newsletter let us know! If you have a penchant for writing maybe you can write some articles for the newsletter. Have a lot of ideas about landscaping? Great, join a committee & help make it happen! If you want to see that properties are maintained, maybe you'd be a great fit for the ARC. They would really appreciate the help.

Q&A Q: What vehicles can I park in the community? A: As per section 3.7 of our community C&R's, commercial vehicles or vehicles with advertising are not permitted to be parked on your property; no boats, RV's or trailers can be parked on the property; inoperable vehicles must be serviced & repaired within 48 hours; all vehicles must fit in the driveway & are not permitted to park anywhere else on the property

ARC The ARC is conducting monthly walk-throughs of the community in order to ensure that our community

standards are being kept & C&R's & rules are being followed by everyone. Familiarize yourself with the rules & C&R's, which you can find on our website, so you know what the ARC is trying to accomplish. An ARC violation letter is a way for homeowners to know that some aspect of their property needs to be addressed. It is imperative for our community that owners keep their property maintained. While it is imperative that violations are corrected, please understand that letters you may receive are formatted letters not meant to offend you but to give you notice of a standard set by our deed restricted community that requires attention. Last month the ARC noticed that many houses had coquina that needs to be cleaned, lights on Reyhani units that look deteriorated, & house numbers that are missing &/or cannot be seen because they are faded. They will be looking at these issues during the next walk-through so try to ensure that your home is prepared. One of the items that was noted as a particular trouble area for numerous homeowners was the area between driveways. This is a great opportunity for attached homeowners to come together & come up with a great landscape plan!

Homeowners Association Board

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Pool Chair — Walt Levriett 904-246-5914

Landscape Chair — Ron Floyd

Newsletter editor — Laura Young 904-608-4067

See the website, www.selvalakes.com, for email addresses of board members. Please contact the board members with any matters concerning the neighborhood. Contact Laura for suggestions about content for the newsletter.