



Selva Lakes Homeowners' Association

March 2018



From the Annual Meeting . . .

At the annual meeting, we discussed the possibility of adding a clause to our C&R's to require new purchasers to occupy the home for two years before using the property as a rental. One of the main concerns we heard from attendees was new owners having unique or special circumstances that would not allow them to meet that restriction. Our attorney advised that the language of the rule would allow for an HOA Board review if a circumstance of that nature arises.

The majority of respondents were in favor such a rule, so we will be working with our attorney this calendar year to see how & when it could be implemented. As of now, please know that there is no rule or change in place, & new homeowners or sellers are not required to follow or restrict themselves to that proposal. We were only discussing the idea at the meeting in order to gauge homeowners' interest levels.

A New Look for Older Homes

Reyhani unit homeowners recently received a flyer discussing the new garage door color for their homes. To give our older units a bit of a facelift, after color testing 10 colors, the board chose Benjamin Moore "Chelsea Gray" in a flat finish to match the flat finish of the current "Seagull Gray". The "Chelsea Gray" offers a bit of contrast & a contemporary look that is seen in more modern developments with similar style units.

The new color, Benjamin Moore "Chelsea Gray", can continue to be purchased at Duval Paint or can now be purchased at ACE Hardware in Neptune Beach. ACE is an authorized Benjamin Moore dealer & offers a wider variety of paint grades for homeowners, while Duval Paint focuses more on commercial grades. The test units were painted using the "Ben" line of paint; however, a higher grade is also available at ACE if you'd like to use it instead. (Don't forget: you can use your coupons at ACE to save on your paint costs!)

All Reyhani units must have their garage doors painted by June 10th, 2018. This gives homeowners almost a full 3 months to complete the work. If you are interested, feel free to contact Herb Tasket (Selva Lakes homeowner), who is willing to be hired for the job. Herb can be reached at (904) 372-0509.

ONCE AGAIN, READ THE SIGNS!

Please observe the lake signs that say **No Trespassing/No Fishing**. The HOA stocks the lakes with algae-eating carp in order to help keep the water clear. We want to avoid accidents to children & (believe it or not!) many adults who ignore the signs. We are legally responsible for warning homeowners & visitors about our rules.

HOA Board

President – Pete Mignone

904-483-1467

V.P. / Website – Don Fadel

904-631-0377

Secretary – Norianne Wright

904-742-5559

Treasurer – Gabe Farra

904-241-1887

Pool Chair – Walt Levriett

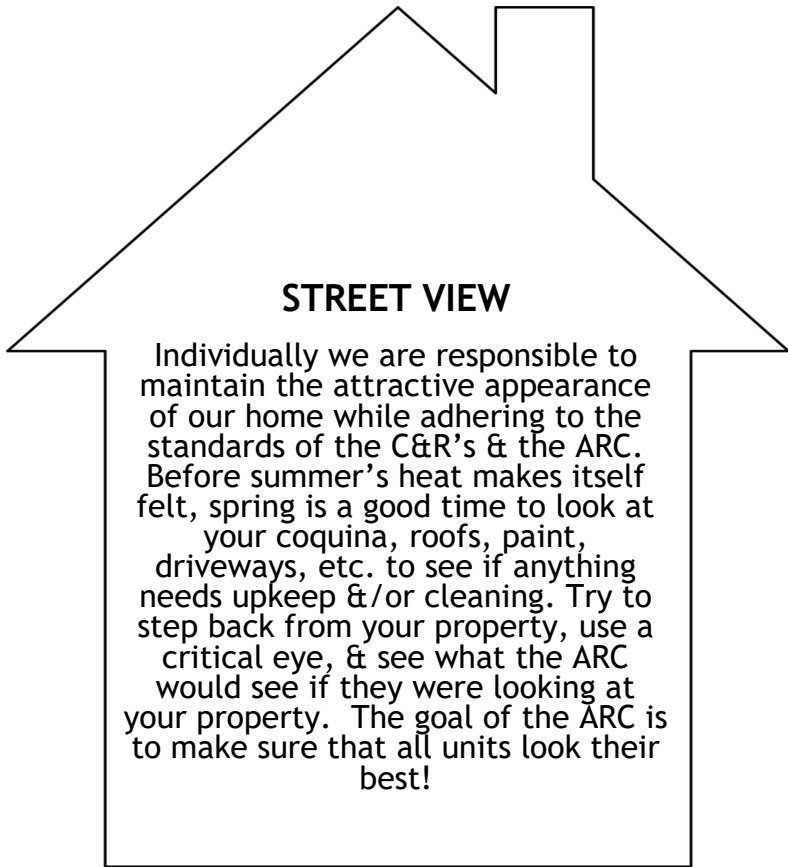
904-246-5914

Landscape Chair – Ron Floyd

904 708-0923

See the website www.selvalakes.com for email addresses of board members. Contact Laura Young (904-608-4067) email : younglaura8888@gmail.com

for suggestions about content for the newsletter.



STREET VIEW

Individually we are responsible to maintain the attractive appearance of our home while adhering to the standards of the C&R's & the ARC. Before summer's heat makes itself felt, spring is a good time to look at your coquina, roofs, paint, driveways, etc. to see if anything needs upkeep &/or cleaning. Try to step back from your property, use a critical eye, & see what the ARC would see if they were looking at your property. The goal of the ARC is to make sure that all units look their best!

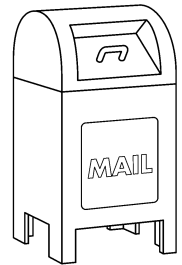
TIME TO GET DOWN & DIRTY

Soon the sound of lawnmowers will fill the air, & homeowners will be reminiscing about our recent "winter." Yes, it's time to look at your property's landscaping to see what you need to do in order to maintain an attractive appearance & adhere to the standards of the C&R's & the ARC. Pay special attention to your grass, weeds, flower beds, & edging along the street, driveway & walkway. Now is a good time to cut back any dead foliage so it can grow back healthy. Please go to the Atlantic Beach website if you

want to be sure of your address's lawn watering schedule. Consider putting in drought-tolerant, native plants to cut down on maintenance.



A big thank you to **Jan Tinney** for volunteering to contact USPS about the condition of our mailboxes. USPS came out & has already cleaned & put new stickers on one set of mailboxes. Although it may take a while to have each mailbox finished, as the schedule is set by USPS, Jan is monitoring & following up with them until they have all been addressed. While additional calls may not speed up the process, it will remind them that this is an issue our community would like to have fixed.



The Selva Lakes Homeowners' Association is regularly reminded by realtors of how attractive our neighborhood is to prospective buyers. Homes in our neighborhood don't remain long on the market. One major contributor to this fact is that the association has worked with Tony Paul of **Paul Lawn Service** for more than 20 years. Tony's crew is hard-working, capable, & dependable. Tony was willing to take on a task outside

his usual scope by repairing & repainting sections of the exterior fence, enabling the association to postpone a complete replacement for a few more years. The board is glad to have a long-term, productive relationship with Tony Paul, & thanks him for his efforts in making our common grounds so valuable to our homeowners.

Thanks to Philip Heffner & Alan Heffner for hand-delivering the flyer concerning Reyhani units.

