



Coquina Point Newsletter
P.O. 730921, Ormond Beach, FL 32174

Published by Coquina Point Home Owners' Assoc. Board

Spring 2016 Newsletter

Trash Cans And Can'ts – We all *love* our Tuesday and Friday ritual of taking the trashcans to the curb but the second part of the ritual is equally as important, putting the trashcans away before the end of the day. In accordance with our Bylaws and Restrictions & Covenants, all waste receptacles must be concealed from public view following trash pick-up hours.

On The Fence About Home Maintenance? While maintaining our home may seem like a hassle, it actually saves time and money. By keeping up with your basic home maintenance like pressure washing the driveway, removing mold and mildew from fences, and cleaning rust and stains off houses and mailboxes we are improving our property values. In addition to adding to your homes natural curb appeal, you are adhering to your neighborhood covenants and restrictions by maintaining your home.

The Grass is Always Greener – Winter is finally over and plants are beginning to bloom. Did your yard get the memo? It's time to wake up our grass and get our plants back in shape. If your yard is in the middle of a "turf war" grass verse weeds, it might be time to call in a specialist. Are you looking for a good yard company? Just ask your neighbors for suggestions. Remember maintaining a healthy lawn includes mowing, preventing harmful bugs and disease, and eliminating unsightly weed growth. This helps keep our neighborhood looking great.

Yard Signs – An increase in yard signs was recently brought to our attention. We would like to remind you that our Bylaws and Restrictions & Covenants restrict the display of any type of sign or advertisement on your lot. Any sign, including "for sale" signs, displayed on your lot must receive prior approval from the Architectural Control Committee (ACC).

Welcome to the Neighborhood - We have one new neighbor, Linda Ann Kopp, who purchased the house at 45 Coquina Point on April 1, 2016. If you are new to the neighborhood, please contact a board member or send us an email with your name, address, and phone number so we can update our records.

Change Is In the Air - Are you planning an improvement project? Don't forget to file the proper paperwork with the Architectural Control Committee (ACC) and the city of Ormond Beach. Please consult the Coquina Point Home Owners Association (CPHOA) Architectural Control Committee prior to beginning any project that may affect the appearance of your property. Changes to your property include, but are not limited to additions to the home, mailboxes, adding a pool, re-roofing, exterior painting, adding or altering fences, painting or resurfacing of driveways, or significant alterations to the shrubbery.

Reporting Violations - We kindly ask that any and all complaints are shared with the Architectural Control Committee (ACC) or an official board member. We discourage

any residents from taking matters into their own hands. The board will discuss any situations and type a formal letter signed by an official board member to address any on-going issues. In addition, it is against the law to place any letters in a mailbox other than your own so please address all issues with the board so we can handle them professionally and courteously.

HOA Quarterly Installment Dates – If you opted to enroll in the quarterly payment plan for your HOA dues the second installment was due on April 1st. The next installment date is July 1st, and the final amount should be paid by October 1st. Assessments that are not paid on or before the due date are subject to 12% interest per annum until paid in full. Please mail your payments to P.O. Box 730921, Ormond Beach, FL 32174 and make checks payable to the Coquina Point Homeowners Association.

Budget Status – We have filled out and filed our 2015 neighborhood tax forms. As of March 31st, our account balance is \$63,544, income year-to-date is \$42,665 and our expenditures total at \$8,316 leaving an account balance of \$38,348.

Vendor Status Reports - We have several different companies providing services to help maintain the common areas. We are currently receiving bids from several companies to spray the common grounds for weeds and pests after mentions of weeds and poor upkeep. The ponds were recently sprayed and examined and are deemed healthy and in good condition from our vendor. Kimble Electric recently did major work on the fountain and lights on Lake 1. A trees stump was removed along Clyde Morris and Professional Property

Maintenance will sod where the stump was removed within the month.

Need a little light reading this weekend?

Pick up our neighborhood covenants and restrictions to learn more about our neighborhood guidelines. If you can't find your copy or haven't received one send an email to CPHOA2015@gmail.com requesting a copy of our Bylaws and Restrictions & Covenants. Be sure to include your name and address so we can mail a copy to the correct residence.

Next CPHOA Board Meeting – The next meeting of the Coquina Point Homeowners Association Board of Directors will be held on Wednesday, May 11th at 6:30 pm, at the home of Justin and Kimberly Hyatt, 22 China Moon Drive.

Contacts:

Kimberly Hyatt, President 904-312-3273
Rick Schultz, ACC 386-677-3146
Dan Kimble, Pond/Wetlands 386-547-1859
Radford Rader, Treasurer 386-295-9497
Paula Szabo, Secretary 386-673-3554
Ivona Tydir, At-Large/ACC 386-527-8193
Bill Robertson, At-Large/ACC 386-679-8063

Email: CPHOA2015@gmail.com