

July 2026

THE VILLAGE AT LAKE PINE II NEWSLETTER



Ongoing Maintenance and Projects

Maintaining the association property takes a combined effort from Taylor Made Property Management, our maintenance man, your HOA Board and the homeowners. Since the beginning of the year there have been 2 roofs replaced and 2 more scheduled while another 4 have been repaired. There have been 12 patio fences replaced or repaired. Pressure cleaning of sidewalks and some mansards shingles is an on-going process throughout the year. The street lights and the soffit lights are repaired as needed. Call the office if a street light is out or your soffit light is out.

Other weekly property maintenance includes tennis and basketball courts swept, pool vacuuming, chemical balancing and tile cleaning as well as pressure washing the stone surface, furniture, bathroom and BBQ area cleaned. Monthly lake maintenance includes care of algae and weeds as well as other water quality issues.

Lawn care is one of our largest monthly expenditures. During the summer months, mowing is scheduled approximately every 10 days depending on the weather conditions. Fertilizer and Fungus treatment is applied as needed. Wet checks for sprinkler repairs are monthly and the sprinklers are on three times a week with water supplied from the lake. Incidentally, if you see a gusher or broken sprinkler head, please call the office to report it. The trimming of hedges and shrubs on common property is scheduled once a month. If you have planted shrubs in the area in front of your fence and don't want the lawn crew to accidentally whack or spray them, be sure to place a red reflector in the flower bed. **Tree trimming is scheduled mid July.**

Lawn pests including ants, fleas ticks and spiders are treated quarterly. However, you may want to consider your own in-house pest control program for fleas and ticks and other pests.

While no one can predict what these expenses will be in the future, Taylor Made Property Management, with board oversight, provides our association with reliable services and vendors within the constraints of our budget.



Your Questions Answered.

I'm on the fence list. Why is it taking so long? Our property manager inspects fences weekly. Broken gates take priority and then come those fences most in need of attention. As wood and labor have dramatically increased in price, so have fence repairs/replacements which start from a simple gate replacement of over \$2,000 to over \$9,000 for a fence replacement. We continue to repair/replace until we have reached our allotted monthly budget. Once it's reached, we wait for additional funds. Unfortunately, sometimes your wait will be a month or longer depending on the urgency.

What is the black "stuff" blowing off my roof?

Our roofs are flat and they will at times hold some water on the roof. This is normal. At this point algae can grow and then when the water evaporates the algae dries out and can blow off the roof in small flaky pieces. This is very common with flat roofs and there is nothing wrong with your roof.

The mosquitos are terrible on my patio. Who do I call?

The Town of Davie offers a free mosquito spray service. In Davie just press **311 on your phone or dial 954-765-4062**. You can also submit an on-line request directly through the Broward County Mosquito Service Request Form www.broward.org/mosquito.

I own three vehicles Can I use the guest spot in front of my building for one of the cars?

You can utilize multiple guest spots but you can not monopolize one guest spot with any of your vehicles no matter what building, including your building. In short, You must share all guest spots with other resident's vehicles.

I have a glass table or mirror I need to dispose of on bulk trash day. Am I allowed? No. Coastal Waste & recycling will not pick up glass or mirror. If any items are not picked up, you are responsible for returning it to your unit.

Where Your Money Is Spent In the 2026 Budget

HOA Fees

Part of living in a community with an HOA is the maintenance and upkeep of common grounds and amenities. With that comes HOA Fees. These fees are divided into two groups. One is for covering ongoing expenses such as cutting the grass, repairs, electricity, water and insurance. The other is for reserve funds for larger projects such as paving the road, replacing roofs, and painting the buildings. Think of reserves as a savings account for future projects to avoid assessments.

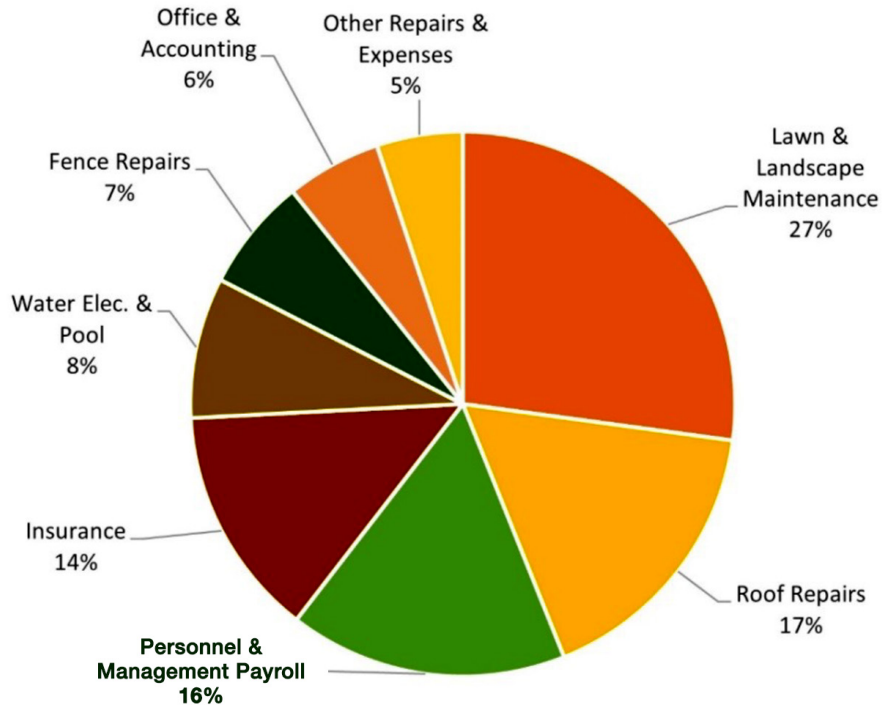
Hurricane Cleanup

Did you know that VLP2 is a high priority client with our roof and lawn service vendors? Within days East Coast Facilities should be here to move fallen branches and debris. In case your roof sustains damage, you have the choice to call Crowther Roofing at 800-741-3114 for emergency repairs with our contracted pricing. See <https://vlp2hoa.com/emergency-roof-proposal/>

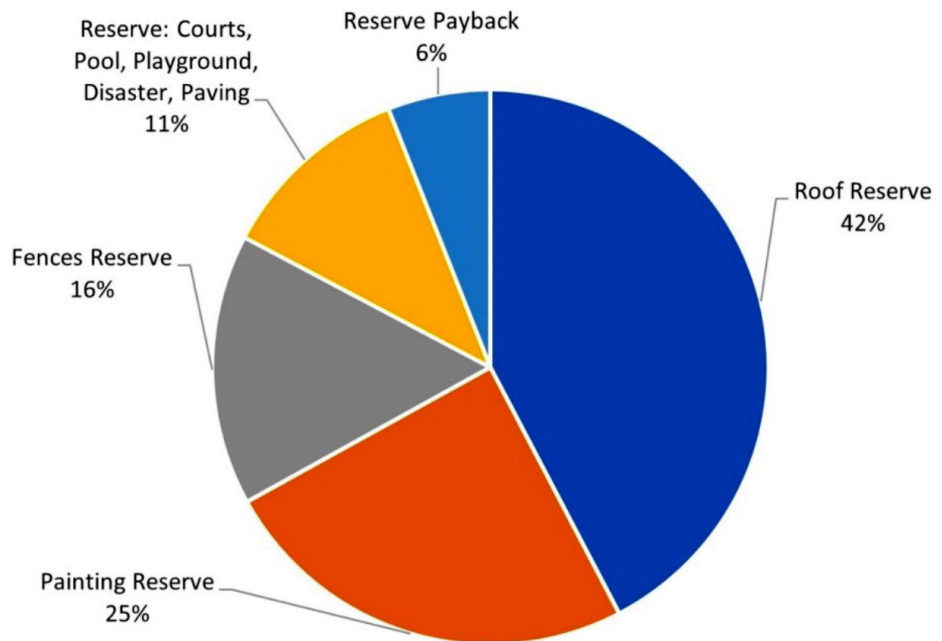
BBQ Facility

Be courteous to other residents. We want all residents to enjoy the pool and BBQ facilities. Please adhere to all rules, keep noise to a minimum and refrain from causing a disturbance to the surrounding residents. It's always best to make reservations for the BBQ pavilion. Keep all food and beverages inside the pavilion. The pool and BBQ area close at sunset and the grill must be cleaned as well as disposing of the cooled charcoal.

2026 Operating (Expense) Accounts



2026 Reserve (Future Expenses) Accounts



Key Rules to Keep in Mind

The speed limit in our community is 15 mph. There are plenty of children playing as well as residents and pets walking. Respect the speed limit for the safety of all. Be sure to teach your kids on bikes to abide by the rules of the road that apply to all vehicles. **Pets must be leashed and under your control** anytime you are outside your unit. No exceptions for size or breed. You are required to pick up after your pet.