

PLAYERS PLACE LAKESIDE

H O M E O W N E R S A S S O C I A T I O N

NOVEMBER 2014

NEW PROPERTY MANAGEMENT FOR LAKESIDE

By now, all homeowners should have received the mailing from *Unified Property Services*, our new management company. Please direct all issues regarding your unit to property manager Samuel Martiello at the phone number listed below. The company also requests that you return the included Owner/Tenant Information form for their records. This change does not affect your monthly maintenance assessment. Continue to send your payments to *Broward Computer Accounting*.

THE 2015 BUDGET

You should also have received a copy of the *Players Place Lakeside* proposed budget for 2015. Over the years, your board has worked very hard to keep expenses as low as possible while still actively maintaining the community. Unfortunately, there are some expenses that are beyond our control. Insurance is the big one. The cost of insurance currently exceeds 40% of our operating expenses. In recent years, our homeowners have seen a steady decline in their monthly assessment. Obviously, that won't always be the case. This year, we also face an increase in the amount *Lakeside* pays to the *Master Association*. The good news is that – barring any unforeseen developments – the 2015 monthly homeowner's fee will increase by a meager \$4 to \$179.

BUILDING MAINTENANCE

Maintaining the exterior of our buildings is a year round project. Pressure cleaning is followed by rotted wood replacement and paint touch up. Please inform management if you believe you have a leaky roof or have termites. Regarding the roof, be sure you have eliminated the possibility of an interior plumbing leak, and air conditioning or water heater problems, before contacting the association. The latter problems are, of course, the responsibility of the individual unit owner.

POOL FOBS

The *Players Place Master Association* oversees facilities shared by the 3 associations, including all swimming pools. Each unit is entitled to one fob – the electronic key required for entrance to the pools. New owners who have not received a fob, may contact *Apex Property Management* at (954) 304-2440). Owners who have lost their fob, can obtain a new one at a cost of \$50.

BE WARNED

The City of North Lauderdale requires permits for a wide variety of home projects. Recently, one of our homeowners was unpleasantly surprised when he was cited for a permit violation when replacing an old water heater. He was required to apply for a retroactive permit – at double the normal fee – adding almost 40% to the cost of the heater. If you are planning a home project – or even if you have an emergency – check with the city's *Community Development Department* at 954 724-7069 – before beginning the work (...or at least have the contractor maintain a low profile).

BE A GOOD NEIGHBOR JUST A COUPLE OF REMINDERS

- Players Place has always been a friendly place for pet owners. We want to commend the majority of residents who consistently clean up after their dogs. That was not always the case. We'd also like to remind you that no dogs are permitted outside, unleashed and/or unattended.
- Community rules, backed by city ordinances, give every homeowner the right to live in peace. In Players Place, we do not live in isolated cabins in the woods; every unit shares 1 or 2 walls with neighboring units. Please be aware that any unnecessary noise – loud music, an unrestrained barking dog, maintenance work during non-business hours – infringes on your neighbors' rights. Be a considerate neighbor.

HAPPY WINTER HOLIDAY SEASON FROM THE PLAYERS PLACE LAKESIDE BOARD OF DIRECTORS

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