

Southwind Lakes

December 2018

Manager's Message...

It is with pleasure that I inform you, effective January 1st, 2019, Southwind Lakes will be managed by Superior Association Management.

Some of you may recognize the name Sheri Scarborough, Owner/President of Superior Association Management, as your property manager from 1992 until 2008. We are happy to be back and look forward to utilizing our history with the community, 25 years of experience and bringing our knowledgeable team, new technology solutions and a personalized approach to better serve you.

With our relationship going back a number of years, we are familiar with your community Rules & Regs and will be enforcing these in the new year. Please be aware of some of the following; dirty roofs, driveways and sidewalks, homes in need of power washing or painting, dead or dying sod, landscaping that is not being maintained, your mailbox condition and the storage of debris/trash which is visible from the street. Also all RV's and boats must be beyond the setback, behind a fence or 6 ft barrier.

We do not practice selective enforcement. There is always a scale in which homes may fall and whether your home is severe or just requires some extra attention, we will be sending out letters to all that need improvement. We encourage you to look at your property and take action to correct anything noted above.

Please feel free to contact our office if you have any questions or comments. You can reach me at 561-293-3612 or beth@superiormgmt.net.

We're excited to be back and look forward to serving you!

Sincerely,
Beth Eriksson, LCAM



@SWLHOA FOR UPDATES

ALSO KEEP A LOOKOUT FOR THE NEW
SWLHOA.COM - LAUNCHING SOON!



Beth Eriksson
Property Manager
beth@superiormgmt.net or
Property.manager@swlhoa.com
561-293-3612

Our office is conveniently located at:

20283 State Road 7, Suite 219
Boca Raton, FL 33498
Office hours are 9:00am - 5:00pm
Monday - Friday



HOA DUES 2019 COUPONS

Enclosed are your 2019 coupons.

Please disregard the coupons sent by prior management and only use the enclosed moving forward.

If you are enrolled in bill pay through your bank, please ensure you update the new payment address or payments will not be received at our lockbox address.

**PO BOX 668426
Miami, FL 33166-9416**

If you would like to enroll in bill pay or auto debit, please read the instructions on page 1 & 2 of the coupon book.

If you have already made payment through prior management before December 31, 2018, your account will reflect the payment. If there are any concerns, we will be sending statements at the end of January for you to verify your account activity.



HOLIDAY SAFETY TIPS!

The following are some tips to help you enjoy the season without incident.

AWAY FOR THE HOLIDAYS?

- * Lock all doors, windows and garages.
- * Turn on lights and radios or TV to give the appearance that someone is home.
- * Have your mail and newspaper picked up each day if you are unable or away.

SHOPPING

- * Park your vehicle in a well lighted area & lock your doors.
- * Store valuables in the trunk or out of sight of plain view.

COMMUNITY

- * Report suspicious activity to PBSO at 561-688-3400 or for non-emergencies to Deputy Washio at 561-687-6510 or deputy@swlhoa.com.
- * Call 911 for any emergencies.

**Southwind Lakes Homeowners Association
Operating Budget for the Calendar Year 2019**

2019 Budget

Income:

Homeowner Assessments	585,180
Reserve Income	110,000
Key Income	2,500
Violation Income	5,000
Late Fee Interest	3,500
Owner NSF Fees	100
Legal Fees Income	14,000
Interest Income	0
Miscellaneous Income	2,500
Total Income	<u>722,780</u>

Expenses:

Administrative:	
Accounting Fees	8,400
Bank Charges	300
Meetings	1,500
Special Events	600
Website	9,400
Printing-Newsletter	0
Admin/Office Expense	15,000
Professional Fees	50,000
Licenses/Taxes/Permits	1,200
Corporate Annual Report	125
Bad Debt Expense	20,000
Insurance/Property/Liability	30,000
Subtotal	<u>136,525</u>
Contracts:	
Irrigation Maintenance	10,160
Pool Contract	11,000
Sheriff	132,839
Holiday Lighting	3,000
Lake Maintenance	14,700
Landscape Maint-Other	0
Landscape Maint-Common Area	79,116
Pest Control	1,800
Management Fees	87,000
Maintenance Personnel	23,712
Tree Trimming	15,000
White Fly Spray	12,528
Pressure Cleaning	3,000
Subtotal	<u>393,855</u>
Utilities:	
Electric-Entry Ways	600
Electric-Sprinklers	900
Electric-Street Lights	35,000
Electric-Recreation Area	9,400
Water & Sewer Pool	1,100
Cell Phone	800
Phone/Pool/Security	1,200
Subtotal	<u>49,000</u>
Repairs/Maint:	
R/M - Irrigation	500
R/M - General	12,000
R/M - Playground	4,000
R/M - Pool/Cabana	9,500
R/M - Basketball	500
Other Landscape	6,000
Lake Maintenance Other	0
Janitorial Supplies	900
Subtotal	<u>33,400</u>
Reserve Funding:	
Basketball Court	\$0
Insurance	0
Irrigation	20,000
Lake	25,000
Lighting	0
Parking/paving	0
Pool	40,000
Tennis Court	0
Cabana	25,000
General	0
Interest	0
Subtotal	<u>110,000</u>
Total Expenses	<u>722,780</u>

**Southwind Lakes Homeowners Association
2019 Maintenance**

**Annually \$680.00
Quarterly \$170.00**



Holiday Collection Schedule

Christmas Day	Garbage	Friday, Dec. 28, 2018
Tuesday, Dec. 25, 2018		
	Recycling	Tuesday, Jan. 1, 2019
	Vegetation	Tuesday, Jan. 1, 2019

There will be normal scheduled collection services on the following holidays:

Holiday	Date
Martin Luther King Jr. Day	Monday, Jan. 15, 2018
President's Day	Monday, Feb. 19, 2018
Memorial Day	Monday, May 28, 2018
Independence Day	Wednesday, July 4, 2018
Labor Day	Monday, Sept. 3, 2018
Veteran's Day	Monday, Nov. 12, 2018
Christmas Eve	Monday, Dec. 24, 2018
New Year's Eve	Monday Dec. 31, 2018
New Year's Day	Tuesday, Jan. 1, 2019

