

# JESUP'S LANDING HOMEOWNERS ASSOCIATION, INC.

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## COMMUNITY IMPROVEMENT PROJECT ANNOUNCEMENTS

July 28, 2017

### Re: Landscape Enhancements, Mulch, Pressure Washing, and Community Update

Dear Homeowners,

Hope your Summer is off to a good start! The Board of Directors wanted to publish an update on some previously stated projects that have either commenced or completed. In addition, they'd like to make you aware of the remainder of the scheduled projects you'll see occurring on the property in the coming weeks.

If you recall the letter as of April 24, 2017, we noted there were three large pending projects forthcoming; the landscape enhancement project, the mulching of the property, and the pressure washing.

The Landscape Enhancement project is about half completed. The landscaping materials being removed from the property were done so to allow room enough to install a hedge closest to the building in order to bring a consistent tiered landscape look to each plant bed, and eliminate plants that were failing to thrive in the soil conditions present. The project is being replanted with space enough in each bed to allow for the eventual growth, and mature plant size. In some areas, this means the bed space only allows for two tiers, and not three. Irrigation is being modified to accommodate the new material, and you will see there will be a more frequent irrigation schedule with longer run time on zones to water in the material correctly. The anticipated completion date for the plant enhancement is the first week in August.

Following the plant material installation will be the mulching of the community. The Association has contracted with the landscaper to install mulch throughout the property once the landscape enhancement project is completed. The common areas as well as the units will receive mulch with this project. Please note that mulching is an individual owners expense per the Association's documents. The Board has opted to take on this project community wide this year as a part of the landscape project. Future mulching will remain the owners responsibility to install the Board approved mulch type at their expense. The anticipated completion date of this project is the third week of August.

The final stage of this project will be pressure cleaning of the Association's sidewalks. All common area sidewalks, curbing, and entrance signage will be included in this scope of work. **The buildings are not included in this scope, nor are the staircases and porches as they are individual homeowner's responsibilities. Please evaluate your individual property to conclude if this is something you need to do individually, and if so please try to complete this project prior to the mulch projects commencement.** The anticipated start date of this project is fourth week of August, beginning August 21<sup>st</sup>. It should conclude August 25, 2017.

These projects timeline may change based on weather conditions, please check the HOA website for updates to timelines.

Other recently complete projects are as follows: AC Repair to Clubhouse AC due to leak, Installation of Curtains in Main Room of Clubhouse for Event Privacy, Installation of Occupancy Sensor in Clubhouse

Restrooms to Save on Electricity waste, Installation of a Ceiling Fan in the Gym to Promote Air Circulation, Repair of A Leak In the Pool, Repair of the Paver Deck at the Pool, Repair of the Drainage Issue at the Pond at Gee Hammock Lane, Minor Pothole Repair.

A few reminders: Satellite Dishes are NOT permitted to be installed anywhere BUT the Balcony Porches, and **require** prior ARC Approval. Grill are NOT permitted to be stored on Balcony Porches, or used within 10 feet of a structure per Seminole County Fire Code. Please remove these from your porches as they pose a fire hazard for yourself and your neighbors. Please continue to bring your trash cans in, and store in your garage on non trash days.

We would like to thank you for your time to read this update, and your effort in addressing any maintenance needs at your home so we are ensuring a well-maintained community to keep property values high for everyone.

We hope to see you at the Budget Meeting of the Association scheduled for **Tuesday, October 17, 2017** at 6:30 pm at the community clubhouse. (Separate mailing to follow.)

If you have any questions or comments regarding these projects, please contact Jessica Cox, of Leland Management at 386-310-2853 or [jcox@lelandmanagement.com](mailto:jcox@lelandmanagement.com). Please be sure to check the mailbox area bulletin board and the Association's website for updates: [www.JesupsLandingHOA.org](http://www.JesupsLandingHOA.org).

Sincerely,

Jesup's Landing Homeowners Association, Inc. Board of Directors