

# Amberlea Homeowners Association Newsletter

July 2022

Hello Amberlea friends and neighbors,

It's been a while since a Newsletter has gone out. A lot has gone on in the world since we've reached out through a Newsletter, which is why this is being sent. We wanted to remind everyone of a few code and deed restrictions, the most common violations, and update you on what your HOA board has been doing for you.

Before getting into the meat of the newsletter, we are sorry to announce the passing of our longtime treasurer Carl Bowles at 93 years old. Carl resigned from being our treasurer in January and was honored with a plaque for putting in over 24 years volunteer service as the Amberlea Treasurer. He always had a smile and a joke for you. He will be missed.

Recently some of our senior board members have decided to resign from the board (all on good terms) and we now have a couple of board openings. These are simply volunteer positions and other than meeting 4 times a year to discuss any items and pay bills, don't require that much time. If you would like to have a direct impact on your neighborhood and are able to give an hour every 3 months to attend our board meetings please contact one of the existing board members in your neighborhood (you can find them listed on the website) or contact the HOA board through the website address [amberleadunedinfl.com](http://amberleadunedinfl.com) or email us at [Amberlea.info@gmail.com](mailto:Amberlea.info@gmail.com). Typically, there are 11 board members; currently we are down to 9 board members. Any help would be appreciated.

Our yearly public board meeting was held in January. It was a great success and despite the pandemic, had a nice turn out. We want to thank the Pinellas County Sheriff's office for their very educational presentation on current scams going on and how to recognize them.

As we all know, there have been more ups than downs in the housing market recently. The good news is we are hitting the highest home sales in Amberlea history with houses being sold regularly above \$500,000! With that in mind, it is important to recognize and encourage everyone to keep up with your home maintenance/curb appeal. We encourage you to compliment your neighbors on their groomed lawns, paint jobs, or yard ornaments. A few nice words go along way to encouraging more home care. If we want to keep the home sales prices up, curb appeal is important. It takes the entire neighborhood caring about their houses to keep the prices up. The more deficient we let homes get, the more it chases away possible homeowners willing to pay the higher prices to live in our neighborhood. You may not intend to sell anytime soon but your yard and home care affect current selling prices of others and ultimately when you or your family do want to sell, that care you spend now will ultimately help your own home sales in the future.

Now onto the code issues. It is important to keep in mind, our deed restrictions and bylaws are for the most part, based on Dunedin City codes. If it is a violation of our deed restrictions, it is most likely a city code violation. That means that the HOA doesn't enforce most violations, rather the city will, and they will enforce the violations with fines and if ignored bigger fines and then liens on the property. With that being said, we are still a Deed Restricted Community and whether

you are a homeowner or renter, we need to ensure the HOA rules are being adhered to. Recently there have been violations and complaints about a few items in particular. We would certainly prefer to keep everything in house as much as possible, so as a reminder before the City of Dunedin engages individual homeowners or renters on these items, please ensure the deed restrictions below are being adhered to.

- **Vehicles/Trailers/RV's being improperly parked.** (Line item #13) No Vehicles shall be parked on any part of the property except on paved streets and driveways. No trailers or commercial vehicles, other than those present on business, may be parked in the subdivision. No vehicles shall be left on property that is inoperative. \*This also means no vehicles parked over the sidewalks (as sidewalks cannot be impeded.) \*Also note cars cannot be parked on the grass at all. \*Likewise, any trailer, vehicle, or boat must be properly and currently licensed/registered/tagged as well.
- **Boats and Trailers shall be properly concealed from public view.** (Line #24) Behind a solid fence is considered to be properly concealed. \*This means **NO boats/trailers on driveways or front yards.**
- **Garbage/Rubbish.** (Line #14) Trash, garbage, or other waste is to be kept in sanitary containers and properly concealed from public view. When trash is picked up, both the garbage and recycle bin(s) must be removed from the curb the same day and not left out for days after emptied. Likewise, trash day is Friday. Please don't put trash to curb until Thursday evening at the earliest. We are receiving complaints that several residents are repeatedly using the curb as their trash dump throughout the week versus taking the trash out on the specified day for pickup.
- **Yard Maintenance.** No grass/turf/weed shall extend onto or over sidewalks, sidewalk cracks, driveways, or street curbs. Amberlea has a 6-inch height restriction. There are many examples of improperly maintained yards in the neighborhood. Please ensure your home conforms to this as soon as possible. This also refers to front garden maintenance. See above in regard to curb appeal.
- **Single Family Usage/Noxious/Offensive Trade** (Line #2 and #10) Amberlea permits homes to be Single-Family usage only. This means only 1 family per household. Working from home is not considered running a business, however, a business that uses the home as a business location with employees on site is not permitted. Any owner renting their home out as a group home or individual rooms is in violation of the deed restrictions and may result in legal action.
- **Annual Dues.** Our HOA does have a \$20.00 annual due. ***It is not optional and never has been.*** Dues that are not paid annually are subject to fines. These dues are used to maintain the front entrance garden.

To be clear, HOA membership is not optional. Following the rules and codes that are set out in the bylaws and deed restrictions are not optional. The deed restrictions state "shall be covenants running with the property and binding on all existing and future owners and all others having an interest in the lands or occupying or using the property." It is recommended for everyone to take the time to read the Deed Restrictions and Articles of Incorporation (which are posted on the website). Your property is an investment, protect and grow that investment by maintaining it while being kind and courteous to all.

If you have any other questions, please see the Amberlea website at [amberleadunedinfl.com](http://amberleadunedinfl.com) or email us at [Amberlea.info@gmail.com](mailto:Amberlea.info@gmail.com).