



**Suncoast Pointe HOA
Board of Directors**

President
Lora Hutt

Vice President
Vince Wagner

Secretary
Ed Latif

Treasurer
Lisa Marie Gonzalez

Director
Tammy Latif

HOA Property Management
Meritus Corp
2005 Pan Am Circle Suite 300
Tampa, FL 33607
813.873.7300

Nicole Hicks
Property Manager
nhicks@merituscorp.com
http://suncoastpointehoa.com

Beverly Pabon
Administrative Assistant

HOA Board Meeting
Meeting are held on the 4th Tuesday
of each month at
Ballantrae Clubhouse at 7:30pm

CDD District Management
Meritus Corp
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
813.873.7300

Gene Roberts
District Manager
Gene.roberts@merituscorp.com
CDD Website:
http://suncoastcdd.com

CDD Board of Directors Meetings:
Meetings are held the first Tuesday
of each month at
Ballantrae Clubhouse at 7pm



**ATTENTION: Looking for
Volunteers for our Fining Committee**

Criteria to be considered:

- MUST be listed on Deed
- MUST not be related to a board member
- MUST have no outstanding violations
- MUST have HOA fees paid to date

If interested please contact Nicole Hicks
at Meritus Corp.



2020 Upcoming Events:

- **Community Garage Sale,
Saturday April 25th
starting at 7:00am**
- Festival in the Park
- Fall Garage Sale
- Halloween Barbecue

2020 is looking great!

Homeowners living in HOA Communities face a variety of requirements, regulations and rules by choosing to live in a community governed by a homeowners' association.

One of the requirements for members of an HOA is the payment of HOA fees.

This article is designed to give Suncoast Pointe members basic information concerning HOA fees and many of the issues that come along with them, when homeowners fail to pay.

The obligation for members to pay the fees assessed by the association primarily comes as a contractual obligation which is created by the Covenants, Conditions, and Restrictions (CC&Rs), as well as the Bylaws and Operating Rules. Importantly, said fee obligation runs with the land/property and as such, the contractual obligation continues on until the property is transferred to the next owner.

HOA fees are the costs assessed to all property owners for items such as insurance, professional management, lawn maintenance, Pasco County Sheriff Patrol and fun events within the community.

The amount and type of items that are included in HOA fees will vary depending on the nature of the property, its location, and how extensive the services.. See page 2



The speed limit is 25mph in our community.

It is set at 25mph because it is a family neighborhood!

Please drive attentively!



Suncoast
Pointe Official
Community
HOA News

PRSR STD
US POSTAGE
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Homeowners living in HOA Communities Continued...

are that are provided within the context of the community.

The primary function of the HOA is to provide for maintenance and upkeep of the community and enforcement of the CC&Rs as well as rules in place to help to ensure the long term viability of the community and the value of the property owners' investments. Thus, the function of the association is to determine what services are needed to do so, contract for those services and then collect sufficient fees for the services needed while maintaining reserve funds to deal with unexpected maintenance issues that may arise.

When an association is faced with a homeowner who has not paid the required fees when due, the association has the right to take the necessary steps to collect the delinquency under the CC&Rs. This is where it is important for an HOA to have a standard process or protocol to follow to also ensure that issues of discrimination do not arise. In other words, associations must provide all delinquent homeowners with the same notifications and opportunity to cure the delinquency to avoid claims of discrimination for failing to have a consistent collection policy.

If you are facing a financial hardship, it is imperative to communicate with the Board and management team to form a resolution, such as a payment arrangement, before the account escalates into the collections process.

Should you have any concerns or questions, please reach out to Meritus Property Management.

New Mail Boxes Are Coming!

The new look will be a black box with grey flag!



More information will be sent out as installation approaches.

Association Reminders

The Association is very interested in your exterior elements. Please walk around your home and examine yard and home elements as follows:

- ⇒ Are garden ornaments and mail post and mailbox clean and free of mildew?
- ⇒ Are there mildew, dirt marks or mud daubers, hornets nests or spider webs evident on the exterior house walls?
- ⇒ Are your landscaped beds weed-free?
- ⇒ Is your landscape bed mulch still good to protect roots from the cold or occasional freezes we generally get?
- ⇒ Have you adjusted your irrigation system from the rainy season?
- ⇒ Are shrubs, trees and palms trimmed?
- ⇒ Is your screen enclosure clean of mildew?
- ⇒ Have you applied lawn fertilizer to your grass?

If you receive a letter, it would be in your best interest to take care of the issue within 14 days. Once taken care of, contact Meritus to let them know to avoid attending a Fining Meeting.



There is no parking on the streets within our community and on the easement at sidewalks.

These are violations and may cause you a parking ticket from the Pasco

County Sheriff or the vehicle will be towed away by a towing company.

Please be so kind to comply!



Starting April 1st the county will be requiring home owners and property managers to register rentals with in the communities.



Do Dogs Get More Love Than Cats ?

According to a recent article in the Journal of the American Veterinary Medical Association (JAVMA) titled "Perceptions and Attitudes of Pet owners Executive Summary," dogs get more love and better care than cats.

According to the study, dog owners took their dogs to the Veterinarian more often than cat owners and were more apt to seek vaccinations, checkups, and dental care. It was estimated in the report that only thirteen percent of dogs did not see a veterinarian annually as compared to thirty three percent of cats. Also, dogs owner spend about forty five hours per week with them while cat owners only spend about thirty two hours with their kitties.

Possible reasons are that some dog owners believe that dogs need more care because they go outside. Some pet owners have the false belief that cats don't get sick or can take care of themselves. Whether you have a cat or a dog... please make sure you give them a little extra love every day.

Mark your Calendar!

April Fool's Day	April 1st
Passover Begins	April 9th thru April 16th
Good Friday	April 10th
Easter	April 12th
Cinco de Mayo	May 5th
Mother's Day	May 10th
Memorial Day	May 25th
Flag Day	June 14th
Summer Begins	June 20th
Father's Day	June 21st