

## SPRING NEWSLETTER

Spring is here!! Peak season is in full force for Florida. With all the influx of new people several homes in our neighborhood has sold and new neighbors are becoming new friends. Please stop by and introduce yourself when you see them out.

**Colonial Pointe** has received several “notes” from realtors on “curb appeal” ideas for property values. We are relating them to you, the homeowner and asking everyone to take a look around your property.

- **Mail box** – is the box hanging down, does the post need painting.



- **Roof** – look for **any** mold on your tile roof
- **Driveways** need cleaned – do you have **gray** or **black** mold



- **Stumps** in the yard – these need to be removed
- **Yards** full of weeds, bare spots and/or **landscaping** in need of attention.

Island Management does a weekly observation of our property and informs the Board of Directors of any and all violations according to our Docs. The Board of Directors most difficult task is to advise a Homeowner of a Violation of the Community’s Covenants. Please do a review of your property’s needs. If you have questions contact our Property Manager, Kim Luebke at Island Management for assistance.

Compliance with the Association’s Covenants, Rules and Regulations protects all Homeowners to provide a Community with many benefits to its Residence and maintains property values at a premium. The Colonial Pointe Board of Directors are obligated and committed to act in the best interest of the entire Community to fairly, equitably and consistently enforce the Rules and Covenants of the Association.