



Colonial Pointe Newsletter

September 2021

Matt@sandcastlePMB.com

239-466-3330

All communications are by email or blast. Please make sure Matt has your correct information to stay informed.

DO I NEED ARC APPROVAL? **YES!**

Here is the Covenant: 6.3 b

b) “**any** building, structure, or other improvement proposed to be altered or **any** grading, excavation, tree or other landscape removal or **any** installation, change of exterior color, any work which materially alters the exterior appearance of any structure, or common area.”

Horticulture/trash/recycle days.

When we are skipped. **Please call: 239-334-1224.** Advanced Disposal. If only one or two call they just put us off. If all homeowners call every time, they will make sure we get picked up. The driver hears it once the office people hear it every time we call. Please remember horticulture, trash, recycle **does not go out before 9:00 AM** the day before pick up and all receptacles must be brought in, not seen from the street, by midnight the day of pick up. **Please do not put your items out by the curb on the weekends.**

REMINDER: As of **JUNE 1, 2021**, Sandcastle Property Management is our new management company. Please program your phone and/or computer to the new information. **Email:** Matt@sandcastlePMB.com and **phone: 239-466-3330.** You should have received the Welcome package with all the information. Please make sure to notify your bank of the change, to ensure your HOA dues go to the right account. The process will be the same as always. If you have a question or concern, contact Sandcastle. If they can't answer, they will send it to the HOA Board for clarification. All regular communication, (email, text, mail) will come from Sandcastle. Always check with the management company on questions as to how or if something can be done. **Do not** ask a neighbor, they do not always have the right answer and you may have to redo the project. Most projects must go through the **ARC Committee**, not an individual board member. Your HOA Covenants, Conditions and Restrictions book that you received at closing has the answers you are looking for most of the time. There has been a few updates and you can find those on the website: colonialpointe.org.

Update on the Pond Pump: Lake Aerators. We have spoken with Lake Doctor and they are waiting for delivery of a new pump. For whatever reason pumps for lakes, aerator systems and fountains are difficult to get and normal delivery times are delayed due to inventory shortages. We asked them to check with other vendors or possibly put in a used pump until we can get a new pump. **Dan Losey** called two pump suppliers and was told the same story about the availability of pumps and they confirmed that due to inventory shortages the time to get parts is much longer than normal. One supplier told him a minimum of 90 days is their average delivery time. Andrew, our technician, said the lake is in good shape. He also stated that less than half the lakes around here have aeration and there is absolutely **no truth** that fish will die without the aeration. He walked the perimeter of the lake and found no dead fish. He reported lots of fish in our lake. Aerators keep the water moving and helps in control of surface algae accumulation among some other beneficial items but is not a mandatory item for good lake control.

Sandcastle Property Management has continued to do “**property inspections.**” They have suggested that a few “tile roofs” and “driveways” still need cleaning. Look at your roof/driveway, if it is discolored and/or tire tracks on the driveway, it is time to clean. Look at your mail box, does the post need to be painted/replaced, does the box need to be supported because it is hanging down or replaced. **5.19 Maintenance of Premises.** All lawns, landscaping, sprinkler systems and all structures shall be kept in a safe and attractive condition.... Do you have bare spots in your grass or weeds that have taken over your landscape beds? All of these items make our neighborhood attractive. Please look over your property and see what improvements/updates you need to take care of.

Website: colonialpointe.org.