

Sun Terrace at the Lakes Spring 2025



SUN TERRACE BOARD OF DIRECTORS MEETINGS

Board meetings are held on the **third Thursday of each month at 6:00 pm poolside**, unless otherwise noted. All residents are encouraged to attend. Meetings are announced and posted.

Stay informed!! **Subscribe to One Call and Email Notifications.**

Contact the Property Manager at **772-878-5998** or

rudy@divineassociations.com

to be added to the lists!

**HELP
WANTED!**

We are in need of an Administrator for the Newsletter. If interested, please contact Mariellen at 772-579-7864

FOR ASSISTANCE CONTACT

The Property Manager

Rudy Diaz at 772-878-5998

Rudy@divineassociations.com

Jessica Diaz at 772-878-5998

Jessica@divineassociations.com

Office hours: 9:00am-1:00pm Monday-Friday

PILERA WEBSITE:

www.Pilera.com You will find our community and links for Work Orders, Architectural Change Forms and a Document library.

BOARD OF DIRECTORS

Mariellen Thomas Pres/Sec 772-579-7864

Michael Neumann 1st VP 206-718-0613

Angel Arroyo 2nd VP 954-914-1282

John New 3rd VP 404-630-0775

Amy Boylan Treasurer 310-381-9475

Monthly HOA payments should be remitted to:

Sun Terrace at the Lakes HOA

Accountsult LLC

PO Box #163609

Miami, FL 33116-3609

Message from the President

We continue to have issues with Recycling correctly. It has been mentioned dozens of times (meetings, newsletters, signs on Recycle bins) that plastic bags are NOT to be placed in Recycle bins, yet this continues on a daily basis. Other prohibited items are pizza boxes and all food items! Slices of pizza and yogurt in containers should not be placed in Recycle bins! Please use common sense!

Recycling is not mandatory, so please either recycle correctly, or not at all!

Nothing should ever be left on the ground beside the dumpsters.

The City of PSL has a FREE drop-off yard for large items and bulk waste located at 1501 SW Cameo Blvd, at the corner of Crosstown and Cameo.

The following items are repeatedly found in our bins but should never be placed inside:

- **Plastic Bags, including grocery store bags, Frozen Food Bags, Pet food Bags, Chip Bags, Cereal Bags, Six Pack Rings**
- Plastic Amazon mailer sleeves
- **Pizza boxes**
- Food of any kind
- **Styrofoam Containers or egg cartons**
- Cellophane
- **Rubber**
- Fabric
- **Steel or wrought iron**
- Plant Clippings and Soil
- **Tissues, napkins, paper plates and shredder paper**
- Cat litter or animal waste
- **Food wrappers**
- Cigarette butts
- **Diapers**
- Packing peanuts
- **Single-use alkaline batteries**

If you cannot or will not recycle correctly, please place all of your waste into the dumpster.

If we continue having ongoing issues with prohibited items in the Recycle bins, we will be forced to discontinue our Recycle program. As a result, we will have the Recycle bins removed and will be forced to order larger dumpsters to accommodate the increase in trash. Either way, if this continues, our costs will increase because FCC will raise our Recycling fees because of the continued problems, or we will pay for larger dumpsters. This will then cause an increase in our monthly waste costs, thereby raising your monthly HOA expenses. This is an increase that we can avoid!

We are noticing many cars without parking decals. Remember that all residents are required to have parking decals on their vehicles. If you purchase a new vehicle, or do not have a decal, please visit the office with your car registration between the hours of 9:00am and 1:00pm daily. Residents who do not have parking decals are subject to a fine. All overnight guests are required to have a guest parking permit in their vehicles. Guest parking permits may be obtained at the office.

We have at least one coyote and several bob cats in Sun Terrace. Some residents have seen these animals very close to their homes. We also have a family of otters living in our lake. Please exercise caution when walking outside, especially at night! Pets should be leashed at all times for their protection as well as your protection.

As a reminder, please be mindful of how far your vehicle protrudes over the sidewalk when parked. To ensure the safety of pedestrians, pets and mobility scooters, sidewalks should be clear to avoid tripping.

To ensure the safety of residents and pets, please do not ride bicycles on the sidewalks. Many residents are hearing or sight impaired and may not see bicycles until it's too late.

Planting of bushes is done at specific times. The Property Manager schedules planting to be completed on several properties at one time. Funds for planting are budgeted monthly. We do not plant during the heat of the summer or during very dry periods.

Gutters are cleaned on an "as needed" basis. Buildings with large trees will have gutters cleaned more frequently.

Be sure to maintain a safe speed when driving in our neighborhood. It is unsafe to drive around speed bumps and to bypass stop signs.

Residents are encouraged to reach out to the Property Manager to arrange a meeting with Board members to discuss any concerns. The Property Manager is on site from 9am to 1pm every Monday through Friday. If you have complaints and concerns, please speak with the people who can fix things for you instead of complaining to your neighbors. Although Board members welcome hearing from Residents, the property manager should be your first point of contact.

If you notice a water leak, be aware that the St Lucie West Services District has a technician on call 24 hours per day, 7 days per week. Leaks may be reported by anyone. Please report leaks to the District as soon as you notice one by calling 772-340-0220

The Property Manager is not responsible to pick up dead animals near your home. You may call Animal Control or pick up the animals with a plastic bag and place them in the dumpster.

Please be sure to keep your 2x4 area outside your lanai maintained and neat. The Landscapers will not maintain this area if you have customized it with your own plants and/or decorative items.

If you are planning to sell your home, you are required to submit to the office an "Intent to sell" form prior to listing your unit.

The Sun Terrace Annual Member's Meeting was held on February 13 at the SLW Utilities District. To achieve a quorum, we required 63 proxies or attendees, and we received 88. Three Board seats were available, and three candidates applied, so no election was necessary. Members voted to retain partial Reserve funding. The Board and Property Management appreciates everyone who attended the meeting.

Is anyone interested in forming a Community Committee for Sun Terrace? We no longer have a POA Social Committee, but it would be fun to have one for Sun Terrace! How about a St Patrick's Day Party!? If interested, please call Mariellen at 772-579-7864 and we will meet.

We are having a problem with people not picking up after their dogs. It is disgusting and inconsiderate for people to allow their dogs to defecate on the grass and leave it. It is these actions that force communities to either prohibit or place restrictions on pet ownership. Unfortunately, a few people can make things very difficult for many. If you know who is doing this, please let the property manager know.

POA UPDATE

The Annual POA Member's meeting was held on February 26th at the St Lucie West Utilities meeting room. Unfortunately, we were short in proxies and attendance and did not achieve a quorum. With a total of 516 members, we needed proxies or attendance from 156 members, which is 30% of the homeowners. We achieved 113. We had 24 from Bedford, 24 from Lakeside and 65 from Sun Terrace. Great job, Sun Terrace residents! Remember that the POA oversees the Recreational area which includes the pool, tennis courts and pickle ball court as well as the areas surrounding the properties on Bethany, California and to the north and south of the property. These amenities belong to ALL of us! Whether you use the amenities or not, the maintenance and appearance of this area contributes to your property values. If the POA is unable to conduct business, improvements cannot be voted on. Homeowners in all three communities are members of the POA. You already pay money to maintain the Recreational area each month. Homeowners should be sure to stay informed and support the POA by submitting proxies and/or attending meetings.

We will be converting from keys to electronic fobs for the main pool gate very soon. Each resident will receive one fob. You will be notified of details via email and One Call when the fobs arrive and can be picked up at the office.

Water Aerobics take place in the pool each weekday at 9:30 for all who are interested.

Are you aware that we have a Lending Library in the Clubhouse? There are dozens of books available for the use of our homeowners at no charge in the cabinets closest to the Ladies Room. Feel free to borrow books or add to the library.

The POA Board will be updating the office in the clubhouse very soon. Our office has never been updated and is lacking in functionality and storage.