



Catalina Cove Community Newsletter

April 2024

Reminders!

<p style="text-align: center;">Home Exterior Landscaping</p> <ul style="list-style-type: none"> • Owners own 3ft out from their unit for landscaping purposes. • It is not allowed to extend further than that without the approval from the board. • Moving forward it will be the HOA responsibility to trim all live plants in the landscaping area. <ul style="list-style-type: none"> ○ We have also asked the landscapers to trim back any live plants so that they are not touching the walls, soffit or mansard roof. 	<p style="text-align: center;">Cleanliness and Appearance</p> <ul style="list-style-type: none"> • The board and Ameritech conduct a monthly community walk around, items left outside or are visible from the outside must not be unsightly. <ul style="list-style-type: none"> ○ Per HOA declaration the definition of unsightly is determined by the board. • This means that if you have debris or cluttered items in your lanai keep them out of sight and not visible for others. <ul style="list-style-type: none"> ○ This maintains the cleanliness of the community and good appearance.
<p style="text-align: center;">Roofing</p> <ul style="list-style-type: none"> • All 4-unit owners are responsible to work together to replace the quad roof. It is imperative that an owner should not have work done on a single unit and not others, this has caused leaking issues due to the material used and lack of appropriate seams on the roof. • If a mediation between owners is needed, reach out to Ameritech to arrange a meeting among board member and unit owners. 	<p style="text-align: center;">Upcoming Roadwork</p> <p style="text-align: center;">We will be filling and sealing the roadway on Catalina and Tradewinds, to include the parking areas. We will send out notices with instructions before the project starts. We do not have a start date as of yet.</p>
<p style="text-align: center;">Pets</p> <p>The Board allows only two pets per household (dogs, cats, birds, aquarium fish). No pets (except for existing pets) will weigh over thirty (50) pounds. All dogs & cats, when walking on the Association common area that includes pond, tennis course and pool grassy areas, must be on a leash and under the control of the owner or attendant, this is mandatory. Owners must pick up after dog.</p>	
<p style="text-align: center;">Trash</p> <p>Please do not dispose of large household items or construction debris in the dumpsters. This eliminates extra trash pickup and increasing HOA dues.</p>	
<p style="text-align: center;">Pest and Rat Control</p> <p>The current pest control company has installed termite and rat traps and treatment around the units. Any termites and rats that are inside the units are the responsibility of the homeowners.</p>	
<p style="text-align: center;">Outside patio area</p> <p>On April 5th we met with the HOA attorney to determine what is a courtyard as defined in #5 of the HOA rules document, the board has decided to change the courtyard to patio. This means if you have any patio furniture, lawn chairs, storage sheds or containers, bicycles etc it must be kept in the patio area.</p>	
<p style="text-align: center;">Sprinkler system</p> <p>If anyone notices a sprinkler head that is not working properly please contact Ameritech and we will arrange for repair.</p>	
<p style="text-align: center;">Lanai Fencing</p> <p>Lanai fencing must be maintained in good repair, this means no paint flaking. If your fence is in a natural tone and not painted, it is important that you follow the wear and tear rating in the HOA CCR document. Painting the fence is highly recommended to conform with the other units. Brown paint is available in the shed, if you need access please contact Ameritech.</p>	