



Bristol Lakes Bulletin

February 1, 2020



TIME FOR ELECTIONS

On January 13, 2020, Campbell Property Management mailed us its first notice informing us of our Annual Meeting, scheduled for March 26, 2020. Included with that mailing was a NOTICE OF INTENT form to place YOUR NAME on the ballot for the HOA 2020 Election of Directors.

If you would like to serve on the Board of Directors, you have until the **Deadline of February 14, 2020** to submit your form to Campbell Property Management, 9897 Lake Worth Rd Suite 304 Lake Worth, FL. 33467 or e-mail to lteets@campbellproperty.com. CPM will ask you to submit a resume. When second notices are mailed, they will contain a list of candidates on the ballot and their resumes, as well as other pertinent information relating to the Annual Meeting.

If you are considering a run for a seat on the Board, it is important to state your intent by completing the form NOW. The latest Florida Statutes governing HOAs, (which have now been incorporated into the pending revision of our By-Laws) allows candidates to be nominated in advance of the Annual Meeting, as **NO NOMINATIONS FROM THE FLOOR WILL BE ALLOWED.**

Two of our Board members have announced that they will not stand for re-election. Although our Homeowners Documents state our Board of Directors can function with as few as 3 people, if YOU step up and volunteer to fill the gap, the Board will be able to continue functioning at its highest capacity (5). Your ideas are important and your voice should be heard. If you believe you can offer the Community a valuable service by serving on the Board of Directors, NOW is the time to give your NOTICE of INTENT and submit your form to Campbell Property Management.

COMPLIANCE COMMITTEE

Compliance Committee makes rounds of the community once a month. If you receive a notice of a roof or driveway that needs attention or any other property maintenance need, please comply. If there are reasons you cannot comply, notify Campbell Property Management with a detailed reason and approximate completion date. If you have not responded, or the violation is not corrected after being sent 3 letters, and no letter has been sent to the Management Company explaining your needs, a Notice will be sent to you for a Grievance Committee hearing. Regardless of whether a fine is levied at the outcome of the hearing, you will be charged a \$35.00 dollar administration fee. Maintaining our homes enhances the value of living in Bristol Lakes for all of us. Thank you for your cooperation.

PROPOSED CAPITAL CONTRIBUTIONS

At the January Board meeting there was a discussion about starting a Capital Contribution for new home buyers to our community. We need to amend our documents to charge a new owner a capital contribution. If the community approves by a 51% vote we would be able to charge an amount (Such as \$1,000 dollars) to be paid by the new buyer and will keep our reserve funded. The buyer already shares the previous owners contributions when purchasing the home, but this added amount would help keep our reserves **as** a backbone of our community. At the time of this article our reserves are \$263,000 and these are reserved for Paving, Storm Drain Cleaning, Storm Clean-up, Perimeter Wall, Landscaping, and Guard house, along with a general reserve. A solid reserve fund enables our community to operate without an assessment, and a buyer who is aware of this should be willing to buy here in Bristol Lakes.

PBSO WILL BE PATROLLING BRISTOL LAKES

With the signature from Sheriff Bradshaw, Bristol Lakes roads will be patrolled by the Sheriff's Dept. This means that sheriff cars will be able to patrol and enforce rules of the road and offer visibility to deter crime. This also means that residents may be ticketed for any violation in the States Highway Safety and Bristol Lakes rules and regulations.

IGUANAS PROJECT

The Board approved a contract with Redline Iguana Removal to visit once a month, and more if needed, to catch the invasive and destructive iguanas who have invaded our community. Redline has been on TV often explaining the problems community are having with the iguanas. If you have seen an iguana please fill out a sighting form on our web site www.bristollakes.com

NOTICE OF INTENT FORM

Name _____ Address _____

I request that you place my name on the ballot for Bristol Lakes Homeowners Association

Signed _____

Send or E-Mail to Campbell Property Management



RESIDENTS PAGE



THE CANAL PROJECT

Most of the Ficus has been removed except the first 200' from Hagen Ranch Road. We are keeping these in until Bugaway starts removing the Ficus stumps. This will give the homes near Hagen Ranch Road additional weeks of quiet and privacy. Bugaway plans to start removing stumps near the end of the week beginning February third. This phase of the project will take about 2 days. After the stumps are removed fence repairs will begin. We are estimating the end of February to have these steps completed.

During stump removal and fence repairing there will be workers in your backyards, Please be aware of this and keep anything of value away from the work area. Also keep dogs away from the workers. The workers should stay close to the work area. Let us know if this is not the case. Sorry we have to give this warning, but when the job is completed your property values should go up.

The new Arboricolas should be planted by the end of March. We are planning to have all of these on the canal side of the fence, none on the yard side of the fence. No trees will be removed during this project. The county wants us to bring the buffer up to code along the canal by replacing the trees we take out and adding additional trees every 60 ft. Only 20 percent of these trees can be Palms. The Palms have to be planted in groups of three. All other trees have to be in the shade tree category. To bring the trees up to code would be cost prohibitive, therefore we are not including them in this project. Bugaway has agreed to keep the existing trees neatly trimmed to help reduce the debris in your yards.

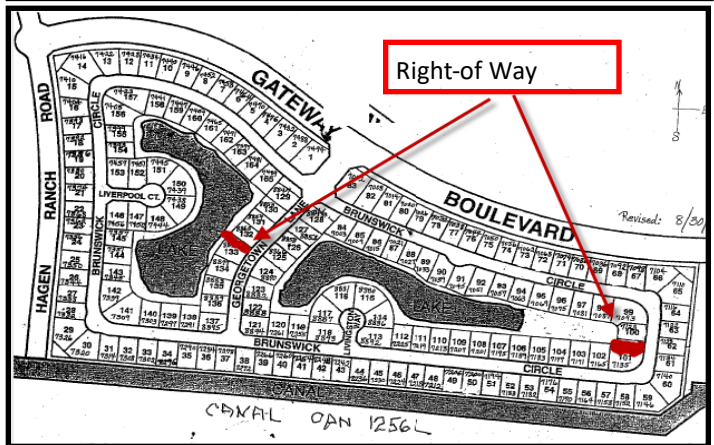
The board is working very hard to improve the landscaping along the canal, we appreciate your cooperation.

WEST BOYNTON PARKS & RECREATION CENTERS

If you are looking for something to do or with the kids, try Palm Beach Parks & Recreation Centers. Check the web site <http://discover.pbcgov.org/parks/Pages/default.aspx>. Our West Boynton Center located behind Park Vista High has an exercise trail, kid's playground, volleyball courts and many other features. Drive by and check it out. The Canyon Ranch Amphitheater is also a PBC Park with **free** entertainment.

Bristol Lakes Lake Access

Recently your Board has had complaints about people going to the lakes between homes. The space between homes is private property belonging to the homeowners. We do have a right-a-way for the lakes as shown on the map below shown in red. The addresses are for the West Lake, between 8865 and 8871 Georgetown Lane and for the East Lake, between 7123 and 7135 Brunswick Circle.



CALL 211

When you don't know where to turn...Call 211. It is a community helpline and crisis hotline. Highly trained and accredited Resource Specialists offer guidance and support in helping teens, adults, families seniors, caregivers and professionals find the services they need.



It is free, confidential and available 24 hours a day, 7 days a week.

BRISTOL LAKES HOA DUES

Are you looking for an easy way to pay your monthly HOA dues? You can now have our bank withdraw the funds from your account and send your payment to Campbell Property Management. The form for the ACH/EFT application is on our website www.BristolLakes.com. Look for the tab on the left near the bottom of the tab section.

If you have any comments or suggestions about the content of this Bulletin please send an e-mail to bristollakesfl@aol.com and a Board or Committee member will reply to your concern