

*January 25, 2023*

*Dear Residents,*

A warm welcome to all new homeowners! Please refer to above web site to answer any questions you may have or you can email the board at [falconsleapatihomes@gmail.com](mailto:falconsleapatihomes@gmail.com)

In February the board will be walking around doing home inspections. Please take an objective look at your home from all four sides and do any necessary repair and maintenance needed. Please remove any holiday lights or décor if not done so already.

### **REMINDERS...**

**TRASH CONTAINERS:** Thank you to all residents that are bringing in their trash containers. It is against FLPHOA By- Laws to have trash cans visible from street, they must be kept in garage, behind a fence or landscaping on non-trash days.

**BULK TRASH:** Collection is the FIRST FRIDAY OF EACH MONTH. Please put bulk trash out no more than 48 hours prior to scheduled pick up date. All "GLASS" should be removed and put in a strong contractor's trash bag and broken, then placed in garbage can for Regular trash day pick up on Monday & Thursday's.

**DOG OWNERS:** Please be courteous and keep your dogs on a leash and pick up after your pet with poop bags.

**SPEED LIMIT 15 MPH...** Please remember to slow down

**POOL:** If you need a pool key, please contact the board. Reminder... no tape, art n' crafts or decorations are allowed at pool. This has caused damage in the past. Please email board if you have any questions or concerns about pool or bathrooms. We appreciate any feedback on the cleanliness of pool and bathrooms.

**Zero lot Line Homes** - Remember we are a zero-lot line community, please be respectful, helpful and communicate with your neighbor if you or any licensed professional need access to enter their property for any maintenance or repairs. Please be courteous when maintaining lawn and pick up all debris and refrain from blowing leaves or lawn cuttings into your neighbor's yard, whether by you or your landscaper.

**SAFETY:** Please replace any burned out light bulbs and thank you to some residents that have wonderful security cameras. The Town of Davie's ***NON-EMERGENCY phone number is 954-764-4357***. The Broward Sheriff's Office handles all dispatching for the town of Davie, so please start the conversation with, "I need a Davie Officer".

In any EMERGENCY SITUATIONS "call 911".

Please know you can call in anonymously, you do not have to give your name. Doing this could save a life.

Town of Davie also has vacation watch on their website, residents can have their house monitored while they are away on vacation up to 14 days at a time. [www.DaviePolice.com](http://www.DaviePolice.com)

**COMMERCIAL VEHICLES/BOATS** – commercial vehicles must be kept in garage or covered with a magnetic or car cover to hide any commercial information. Otherwise please make other arrangements for your vehicle. Boats must have a cover over entire boat.

**PARKING PERMANENTLY IN GRASS-** homeowners cannot park their vehicles permanently in the grass of any personal or common areas to create a parking spot. Please find other options for your vehicles.

**Required House numbers-** House numbers are required so that persons can safely identify and navigate to their intended destination and also to identify locations in the event of an emergency. City code states that "Building address numbers" shall be at least (3) three inches in height and attached to the portion of house facing the street or on mailbox with an unobstructed view of the house numbers. Please refrain from using stickers when adding house numbers, as they are not aesthetically pleasing.

**Approval forms - Approvals are needed for any exterior modifications being done to your property. Including, but not limited to roofs, fences, driveways and paint colors.** Approval forms are available on FLPHOA website under documents. Printed and completed forms can be mailed, dropped off in mail box by pool or brought to a monthly meeting. Please make sure all forms are signed by the homeowner and a complete detailed description of modification filled out or approval could be delayed. Included with this newsletter is a copy of the approval form for your convenience. Permits with city must be obtained where applicable.

Thank you for supporting our community ☺

THE BOARD OF DIRECTORS

FALCON'S LEA PATIO HOMEOWNER'S ASSOCIATION

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