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BOARD MEETING SCHEDULE

August 25
September 22
October 27

Board Meetings begin at 6:30
Dates and times subject to change

Board of Directors

Sherry Palmer, President
Randi Pollack, Vice-President
Mike Drushal, Treasurer
John Newell, Secretary
Andrew Weeks, Director

Committee Chairs

Social - Dolores Gailey
Clubhouse - Roxy Rock
Long Range Planning -
Frank Corcoran
Newsletter - Randi Pollack
Compliance - Ronna Ellerbeck
Architectural Review - Jim
McKillop

Parkside Place News

August 2015



It recently has become apparent that many residents of Parkside Place are unaware that our HOA has two separate and distinct websites, and why! This month we'd like to clear up whatever confusion might exist and explain why we have both.

In summary: The Parkside Place HOA website (parksideplace.info) is the repository of all our official documents and we control it; Another website (lelandmgt.com/parksideplace) is provided by Leland Management to enable owners and residents to interact online with them.

[Parksideplace.info](http://parksideplace.info) was originally created by former BOD member Jim Weemhoff and has been maintained since 2013 by BOD member Randi Pollack. Here are some content highlights. Links to all below are listed in the left side menu of the website.

- Official Governing Documents - The Bylaws, Declarations and Articles of the Association, AS AMENDED. This means that all amendments have been inserted into these documents in their proper position so that you are reading the most current version. These Documents can be changed only by a majority vote of the members of the Association.
- Official Policies, Procedures and Reports - Policies and procedures which have been written and passed by the Board of Directors to supplement the official Documents since 1993. They do not change or override the docs; they are best efforts to clarify and define how the Document rules are implemented. While these Policies and Procedures carry the same authority as the Documents, they can be changed by the vote of the Board. The Reports, which will soon be on their own page, document all the projects which have been undertaken with Board approval since January, 2014 and include history as far back as we were able to research. Many thanks to Board members Andy Weeks and Randi Pollack for doing a massive amount of work to put these together and keep this section current! We strongly encourage all owners and prospective owners to read through all these as well as the governing documents.
 - Minutes - Meeting minutes going back to 2009.
 - Financials - Budgets and audited financial statements

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Our other website is provided by Leland Management: www.lelandmgt.com/parksideplace . If you have not yet logged in, please click “Login Request Form” and Leland will email a login and password back to the submitted email address. Its primary purpose is to give all owners the ability to interact with Leland, manage their owner accounts and payments, and submit Maintenance and ARB Requests. And while it also includes Recent Minutes, Newsletters, and some other documents, the primary document resource is parksideplace.info. It would be too time-consuming to load all the documents we have on our original website! In addition, there are unique features here:

- User Profile - Choose this option to edit your contact information. We recommend that you make your phone number and email address visible (that is, NOT hidden) so that other residents can find your contact information in the Address Book. Since the website is password protected, this information is not visible to the general public, just other owners.
- Owner Accounts - Choose "Account Info" from the left menu. There you will find your payment history, service requests, and the work orders issued in response to your service requests. Under the "Service Requests" tab you can also submit new requests.
- Eforms - this link takes you to a list of forms that you can fill out online to do such as submit an Architectural Review request for any exterior repairs or changes you'd like to do, add an event to the Community Calendar and more.

Many of the features of this website are not being used, such as classified ads, the calendar, homes for sale or lease. However, these are available to you and with more participation this could be a great resource!

Pool Rules

It has been wonderful to see our beautiful pool being frequently used and enjoyed by residents and their guests this summer. Unfortunately, some of our residents are unaware of the rules that are required and enforced by the State of Florida and Brevard County, though they are posted in a prominent place. Please make sure you & your guests are aware of our rules.

Some reminders:

- NO LIFEGUARD ON DUTY, SWIM AT YOUR OWN RISK.
- POOL HOURS: DUSK TO DAWN
- NO PETS INSIDE FENCED AREA
- ABSOLUTELY NO GLASS CONTAINERS INSIDE THE FENCED AREA, SPECIFICALLY THE POOL DECK/ BREEZEWAY AND TENNIS COURT, SHUFFLEBOARD AND BOCCI BALL AREAS.
- NO FOOD OR DRINK WITHIN 10 FEET OF THE POOL. There are tables in the breezeway to use for food/beverage consumption.
- NO RUNNING ON POOL DECK
- NO CLIMBING OR JUMPING FROM THE FOUNTAIN.
- CHILDREN UNDER THE AGE OF 12 MUST BE ACCOMPANIED BY AN ADULT

Replacing the chairs as you found them and lowering and the umbrellas saves time and money if our maintenance personnel have to do this instead of tending to the issues which require their expertise. Please be a good neighbor and help keep our pool area beautiful for all to enjoy.

Projects

While many of us have been vacationing and our “snowbird” neighbors are enjoying their cooler climate homes, our HOA Board of Directors has been busy keeping Parkside Place beautiful. Our clubhouse roof is brand new and looks wonderful and we have a new A/C unit. You may also have noticed that the pavers outside the breezeway area are now clean, and have stayed that way during all our summer rains. That is because the drainage problem has been corrected and gutters were installed when the roof was replaced. All the time spent power washing that area can now be spent addressing other issues, which of course is going to save us money in the long run.

New timbers have replaced the old worn ones at the south end of the clubhouse.

The bocce ball court has been resurfaced; the tennis & shuffleboard courts have been pressure-washed and the sauna is now working. Our recreation facilities are looking good!

Early this summer a leak was detected in our pool. Spectrum Pool Services spent many hours determining just where the leak originated and realized that the roots of the pine tree at the west end of the pool was causing the problem. Unfortunately, to solve this problem the tree had to be removed. We all hate having to have our beautiful trees removed. The fact is, as trees mature their roots can cause damage if the tree is close to structures such as driveways, water lines, buildings, etc. Rest assured, the BOD members never take their decision to remove a tree lightly, as they too are home owners.

The upside to the issue is that the pool and decking are now pristine, the water is much warmer, and there seem to be far fewer squirrels. Hopefully now that it is not shaded, the pool water will stay warmer into the fall.

For those residents who live in the 2100 and 2300 Buildings, the issue of pond erosion has been resolved. Kudos go to Will & Patty Miller (2305) for their good advice and perseverance. Underground pipes direct rainwater from the gutters directly into the pond instead of allowing it to erode the banks. In addition, a system called "Shoresox" has been installed to protect the banks from erosion. These are both long-term solutions that should keep the pond in good shape for years to come.

School has started and soon we will see the migration of our “snowbirds”, hopefully they will be very pleased with the changes in our wonderful community. Meanwhile, check out the pictures on page 4!

Announcements

Planning to repair, replace or change your exterior (roof, garage door, windows, etc.)? You must complete an Architectural Review Board Application and submit to Leland. Approval can be as fast as 1-3 days if all information is submitted properly.

Due to the Labor Day Holiday, Apex will be spraying on Tuesday 9/8.

New Neighbors

Bill & Marilyn Burleigh (1709)

Neighbors We'll Miss

Nancy Winger (903)

Marie Miley (905)

Check www.parksideplace.info for announcements and information!

If you have any suggestions for future newsletters please contact a member of the newsletter committee: Randi Pollack, John Newell & Roxy Rock

Projects - Summer 2015



A drainage system was installed under the pavers beside the clubhouse to prevent standing water. The pavers have since been pressure-washed and are now sparkling clean!



The Shoresox installation at the edge of the pond will help prevent erosion.



Resurfaced bocce court



New landscape timbers by the clubhouse