

JUNE-JULY-AUGUST-SEPTEMBER 2023

4LAKES VERO BEACH

COMMUNITY NEWSLETTER

From the President's Desk

Dave Cox

It has been a busy summer. The weather has been quite hot recently and we have experienced an **Algae Bloom** in the southeast lake. **Treasure Coast Aquatics** has been called out to make their assessment of the situation and has indicated it will take several treatments to the lake to resolve the matter. They have also stated that they need to be careful with the chemical or it could kill the fish. So be patient, it is being addressed. Excess nutrients, hot weather, and the amount of rain all contribute to start an algae bloom. I would like to take this opportunity to remind everyone that **fertilizer containing *nitrogen or phosphorus* is banned** by an Indian River County Ordinance at this time of year June 1st through September 30th.

We have noticed people putting out **yard waste** after the landscapers have come on Tuesday, allowing the yard waste to sit at the curb through the rest of the week. This is in violation of the CC&Rs that everyone agreed to when they bought into our neighborhood. Please follow our guidelines that we have to protect the appearance of our community. You

may place yard waste or trash cans at the curb no sooner than 5pm the day before a collection. If your yard waste is not picked up or set out after the collection has been made, it is your responsibility to remove it until the following week. None of your neighbors want to look at your yard waste for a week.

It is getting close to the time when the **community needs volunteers** to step up to be on the board. We only have four members currently and it is unclear if those members are willing to stay on. One factor will be whether or not we approve a management company to assist the board in handling the running of our community.

Next meeting we plan to put on the agenda a discussion and vote on approving a **Management Company**. This is a board vote since the proposed budget does not exceed the 15 percent increase allowed. There will be an opportunity for comments from the neighborhood.

John Hanify has been busy going over the budget for next year. We will be putting out the proposed budget shortly for approval. Remember, the 4th quarter POA dues payment of \$550 is due by October 1st.

A big thank you to those of you who have offered your support to the board, with your comments, suggestions, and especially volunteering to help out. This is our community.

I would like to close with a quote from the handbook, The Law of Florida Homeowners Associations, as at least one community member has been critical of the board's decisions lately and have circulated emails to some members of the community.

"1.15 The Legal Advisor. With the law come the lawyers, and they can be an important advisor to every board of directors. Almost every community has one or more retired lawyers, or one or more non-lawyers who have knowledge of the law governing community associations, each of whom is willing to offer their advice and counsel to the board of directors without charge. Such advice may not be a bargain for the board receiving it. Relying on a wrong answer under such circumstances may be particularly hazardous to the board of directors, since its members are ultimately responsible for the consequences of the advice. (See 3.6.) Each community should have a legal advisor knowledgeable in the law governing community associations. When the need arises, the board should call upon its legal counsel to render opinions for clarity and for guidance on matters."

Therefore, you may offer your suggestions and comments to the board but that does not mean that our counsel will necessarily agree with them and therefore, we may not take your suggested action. Please understand this board of directors will follow the board's counsel and guidance to protect our community.

And, [please let us know](#) if you enjoy the newsletter format and any other useful information you would like to see in future editions.

Let's make our community shine!

Thank you,
Dave Cox

Sunday Quiet Time



Our 4Lakes Governing Documents restrict contractors from working at your property on Sunday .. *which is not to say that a homeowner cannot do their own work.*

When a homeowner is working on a Sunday, we ask that you consider your neighbors and try to keep the noise at a minimum or handle the task on another day.

Gator Sighting!



An approximately 6 foot alligator was confirmed in the Center and North Lakes. The Florida Fish & Wildlife Commission (866-FWC-GATOR) has been contacted for removal, but the Gator has since disappeared. **A few neighbors have commented that they've seen Baby Gators (18-24").** Remember to always be cautious near the water and walking at night when Gators like to roam about.

ARC Documents

The 4 Lakes Board of Directors approved the community's ARC guidelines at its August meeting. The ARC noted several areas where our documents did not coincide and this revision aligns our ARC documents with our CC&R's. You can find our ARC guidelines on the [4Lakes](http://4Lakes.com) website. The document was approved under the guidance of our attorney. Just in case anyone has any questions please contact the board directly.

Board@4LakesVeroBeach.com

Please . . . Do Not Feed the Wildlife



Some neighbors have been seen feeding the wildlife at 4Lakes: **Please Stop.** As enjoyable as it feels to see them enjoying a snack, this is banned by Florida State Law (read below). Further, this behavior could encourage Alligators to hang around the community

379.412 [Florida] Penalties for feeding wildlife and freshwater fish.

(1)(a) The penalties in this section apply to a violation of any rule or order of the commission that prohibits or restricts:

1. Feeding wildlife or freshwater fish with food or garbage;
2. Attracting or enticing wildlife or freshwater fish with food or garbage; or
3. Allowing the placement of food or garbage in a manner that attracts or entices wildlife or freshwater fish.

(b) This section does not apply to rules or orders of the commission relating to:

1. Animals held in captivity;
2. Restricting the taking or hunting of species over bait or intentionally placed or deposited food; or
3. Restricting the taking or hunting of species in proximity to feeding stations.

(2) A person who violates a prohibition or restriction identified in subsection (1):

(a) For a first violation, commits a noncriminal infraction, punishable by a civil penalty of \$100.

Florida state law bans the feeding of Sandhill Cranes.

FEEDING WILDLIFE:

**It's hard to resist feeding the wildlife but please don't –
for their health and your safety.**

THEIR HEALTH

- The native animals who live here, including birds, squirrels, raccoons, and other wildlife, need nature's diet to be healthy.
- Human food is "junk food" for wildlife. Well-intentioned handouts may cause disease, injury, and even death for the animals.
- Providing unnatural food encourages wildlife to congregate in large numbers, leading to territorial fighting, attacks by predators, and being hit by cars.
- Animals you feed today may be killed as "pests" tomorrow. Don't harm wildlife with your kindness...help them remain healthy, safe, and free.

YOUR SAFETY

- Native animals who eat human food...
- May bite, scratch or threaten other visitors.
 - May come into conflict with your pets.
 - May spread disease.



FED WILDLIFE IS DEAD WILDLIFE. IF YOU CARE, DON'T FEED!

Feeding Wildlife Is Illegal Under Florida Administrative Code 68A(4001)

Let there be Light

During the June meeting the Board approved spending up to \$3,650 for the replacement of the worn out entrance lighting. In September, Juniper installed demonstration lighting to provide an idea of how the energy-efficient LED **FX Luminaire** system could be configured. The project is divided into phases: Phase-1 Replaces the broken lighting; Phase-2, to be scheduled for 2024, could extend lighting to the black fence on 13th, into the “gate island” and along the entrance-way towards the stop sign. Color-capable lights are also being discussed.



*The entrance signs will be **white**, not blue as configured in the demo*

Management Company Update

Over the past few months the Board of Directors has been looking into obtaining the services of a Management Company. The Board has contacted 3 Management companies. The **October 12th Board Meeting** will discuss the issues and concerns that led up to the consideration of a Management Company, the services that will improve our community and how these changes *will and will not* affect us. Homeowners are encouraged to attend this meeting. Prior to this meeting, please email your thoughts to Board@4LakesVeroBeach.com



4Lakes Weather

Check the local weather at 4Lakes:

www.wunderground.com/dashboard/pws/KFLVEROB428

Mark your Calendar



The next ARC meeting will be on Saturday September 30th at 10am .. not the 23rd as previously stated. An email with the agenda and meeting link will be sent to Homeowners prior to the meeting.

As the Wheel Turns

As you've probably noticed the 4Lakes entrance Water Wheel is broken. We believe it to be around 10 years old. The first time a section broke off, our handy **Dave Cox** made a quick repair. Sadly, another section has broken. The wood is in poor condition and original steel hardware has disintegrated. **A new Water Wheel is on order** and expected in early November will include stainless steel hardware. The community can expect a longer longevity.



Thank you to **Dave, Don, John, Larry** and **Keith** for working in the hot September temperatures to get the wheel removed, brought to the transfer station and cleaned out the cruddy water. We're now ready for when the wheel arrives.



Algae Bloom in the South East Lake



Looking from the sidewalk when first reported

The Board was alerted by concerned homeowners about an extreme Algae condition occurring in the South East (front) Lake. Our long-time lake maintenance contractor, **Mike Brandt** of **Treasure Coast Aquatics**, moved up the regular monthly inspection to get it addressed quickly. **John Hanify**, **Keith Roberts** and **Dave Cox** met with Mike to find out what it is, why it is only present in such quantities in this specific lake, and how best to proceed.



Today, the Algae is breaking up and drifting to the edges.

The algae is called **Chara**, which in lesser amounts is ok for the lake, higher concentrations can be detrimental. The cause could be excess nutrient runoff, i.e., *lawn, flower or shrub fertilizers*, from nearby properties. And definitely the recent high temperatures have been a contributing factor. Mike will treat the lake in three segments, as not to disturb the fish, over the coming weeks.

Just the FAQs

- [Trash](#) cans go out no sooner than Sunday at 5pm .. back in Monday by 7pm
- County [irrigation schedules](#) must be observed. BTW it is summer now.
- [Landscapers](#) mow on Tuesday. Summer time they are here every week.
 - And, they will collect your yard waste [on days they mow](#).
- Dogs must be leashed at all times while in the community and please pick up after them.
- [Florida laws restrict feeding the wildlife](#), which can become a nuisance and attract rodents.
- An ARC Request is required when *changing* the color of your house.
- When considering changes to the exterior of your home or landscaping, check the ARC Guidelines first to make sure you are in compliance and/or if you need it approved. If you're not sure, reach out to one of the members of the ARC or BOD for clarification BEFORE the work is done.
- Seeking restitution of Landscaper damage will require evidence:

04

How do I resolve a Landscaping issue?

4Lakes Common area:

please email: board@4LakesVeroBeach.com

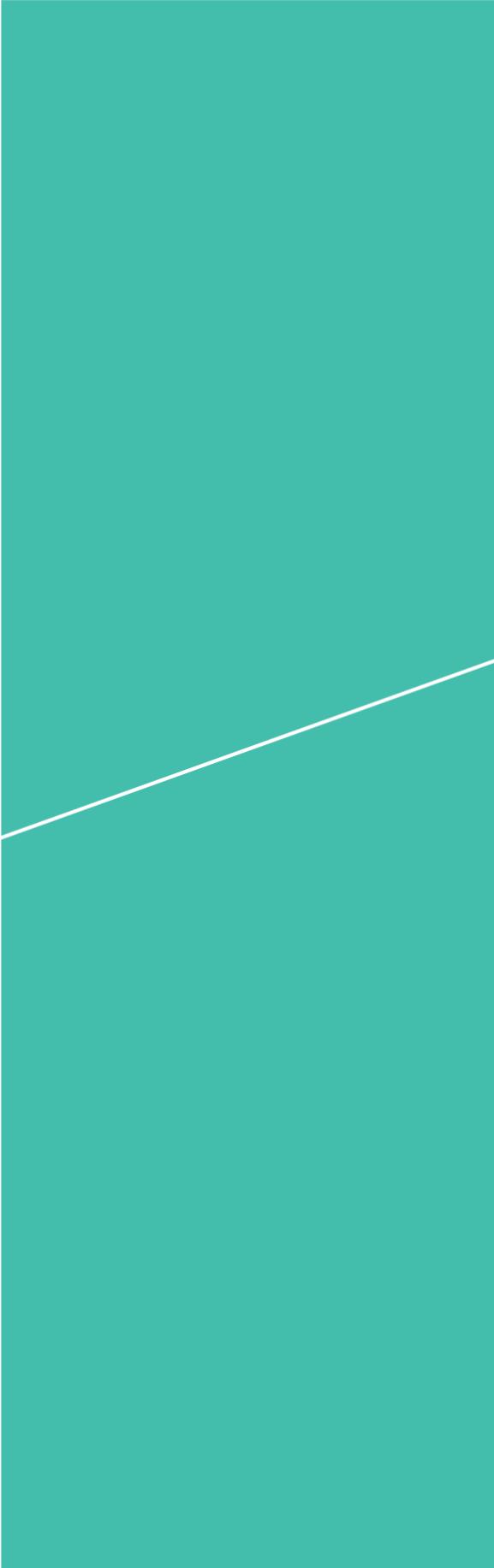
Your property:

Contact Juniper Cares Landscaping directly with one of these options:

1. Create an online [trouble ticket](#). Under "*Inquiry Type*" select "**Residential**"
2. Email customerservice@juniperlandscaping.com noting your concern
3. Call Customer Service at (239) 561-5980 to speak with a representative

- **You must have proof of the damage or concern.**
 - i.e. clear photos, both closeup and wider angle.
- Should you have damage repaired before Juniper Technicians arrive:
 - You must also have clear invoices and/or receipts for the repair.

*Ignoring these simple requirements,
you understand your claim for damage must be denied.*



BOARD OF DIRECTORS:

BOARD@4LAKESVEROBEACH.COM

Email forwards to all board members

PRESIDENT: DAVE COX

PRESIDENT.4LAKESVEROBEACH@GMAIL.COM

VICE PRESIDENT: DON KRAPER

VICEPRESIDENT.4LAKESVEROBEACH@GMAIL.COM

SECRETARY: DON KRAPER

SECRETARY.4LAKESVEROBEACH@GMAIL.COM

TREASURER: JOHN HANIFY

TREASURER.4LAKESVEROBEACH@GMAIL.COM

DIRECTOR AT LARGE: KEITH ROBERTS

DIRATLARGE.4LAKESVEROBEACH@GMAIL.COM

VISIT US ONLINE!

4LakesVeroBeach.com