



Lake In the Woods II Newsletter
August 2024
Community website www.litwiicondos.com



Dear LITWII Members,

The Condensed Rules and Regulations of LITWII Condo Association, Inc. will be included at the end of this newsletter, as a friendly reminder to all. Please also keep in mind that school starts on August 12th, thus changing and increasing traffic patterns to include school buses and children as pedestrians.

THOUGHT OF THE MONTH

“Live in the sunshine. Swim in the sea. Drink in the wild air.” – Ralph Waldo Emerson

UPCOMING EVENTS AROUND THE COMMUNITY

As a community, we have a couple of important matters coming up that will be here before we know it. To ensure that we all have time to consider participation without feeling overwhelmed or rushed, this newsletter will include information as something for each of us to think about.

- Consider attending the budget workshop. Attending this workshop will give owners the opportunity to understand the anticipated expenses for the next year that may result in an increase in your monthly fees. More importantly, participation of owners' prior knowledge & experiences may bring out resourceful input to enhance the budget process which in turn could have positive effects on our community.
- Please think seriously about running for the Board of Directors in early fall 2024 (an intent to be a candidate will need to be submitted at a date to be determined). There will be 3 positions available in the November election. Lorrie Hodges and Toni Brooks hold positions on the board that are not up for election. The board's role is to provide the leadership necessary to fulfil the fundamental purpose of the condominium association to protect, preserve, and enhance both the physical assets of the association and the quality of life of the residents.

BOARD MEETING

Our next LITWII Board Meeting will be held Wednesday, August 14th at 6:00 PM in the Pool Clubhouse. We will have fans going to help with the heat. Hope you can attend.

LANDSCAPING & GROUNDS

The BOD sincerely apologizes for the current aesthetics of our community; frankly it is also quite embarrassing. We are continuing to have issues with Top Notch Lawn Care; we are in communication with them, while looking into other options. We will let you know when the details are concrete and can be shared with you.

LADIES LUNCHEON

Attention all Ladies! The ladies' luncheon will be held on Wednesday, August 14th at 1:00pm at Yellow Dog Café, 905 US 1, Malabar. Questions can be directed to Mary Palladino (321) 266-9639. Please sign up at the mailbox bulletin board by noon on August 13th to ensure the reservation number can be confirmed with the restaurant. All ladies are welcome to attend.

SHOUT-OUT & THANKS

Our Helping Hands Team has been very successful in reaching out to neighbors in need. A special thank you to all helpers, including but not limited to Frank Lewis, Linda Kolmel, and Shirley Jones.

IMPORTANT CONTACT INFORMATION

Diversified Property Management: (321) 951-0641 bjarvi@mindspring.com
Lorrie Hodges, President of the Board: (321) 432-5328 lorrie_hodges@yahoo.com
Toni Brooks, Vice President of the Board: (954) 562-3616
tonigailbrooks@gmail.com

Beth Conner, Treasurer of the Board: bethlitwii@gmail.com
Linda Kolmel, Secretary of the Board: (321) 480-6410 lindakolmel@hotmail.com
Denice Kowalski, Director of the Board: (603) 499-3353
denicekowalski2@gmail.com

Truly Nolen, 321-231-7310, reference our **account #95008154**. Their scheduled day to come out is on Fridays.

Melbourne Police Department, non-emergency # (321) 608-MPD1 (608-6731)

Brevard County Animal Services and Enforcement (321) 633-2024 ext. 1

Wildlife Removal 321-557-7000 open 24 hours

Wildlife Rescue 321-821-7881 open 24 hours

FloridaWildlifeHospital.org 321-254-8843

If any resident would like to have something put in the newsletter, please contact Linda by email lindakolmel@hotmail.com or text 321-480-6410.

LAKE IN THE WOODS II CONDO ASSOC., INC.

4570 Stack Blvd. – Melbourne, FL. 32901

Condensed Rules and Regulations

For complete Rules and Regulations – See website: www.litwiicondos.com

- Each owner shall regulate the occupancy and use of residents'/owners' unit so as not to unreasonably or unnecessarily disturb any other resident. The use of each unit shall be consistent with existing ordinances and laws and the Condominium Documents, and occupants shall at all times conduct themselves in a peaceful and orderly manner. (12.4)
- All units above the ground floor shall have wall-to-wall carpeting. Kitchens, bedrooms, foyers and balconies, substitute equivalent sound deadening materials may be used only with prior written approval of the Board of Directors. (11.2 D6)
- Waterbeds are not allowed in loft areas. No holes may be drilled in first floor ceilings of buildings of two or more stories.
- All drapery material or inside window covering and colors shall be of such color that blends harmoniously with the exterior of the building. Reflective material, excluding aluminum foil, is allowed on the inside of windows. (11.5.G)
- No owner may place privately owned items on or outside of building, or alter the landscaping (11.4)
- Antennas satellite dishes, radio masts, poles or aerials shall not be permitted on the exterior of the unit. Portable A/C units are not allowed in windows. (12.7)
- Owner shall not store any article in the owner's unit or utility rooms which will create a fire hazard. No storage of any kind is permitted in hallways or stairways or meter rooms. (11.5.K)
- Sidewalks, entrances, passages, stairways, corridors, halls and lobbies must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises. (11.5.K)
- The only signs permitted on the units are one blue/gray name and/or address plate, a sign notifying fire safety officials that children or handicapped persons are residents of the unit, and a small sign stating that the unit is protected by a security system. (12.6)
- Barbecuing is allowed on the rear and sides of the unit, no closer than ten (10) feet from any portion of the building, including screened in patio. Storage of grill shall be on open patio areas, in garages, or in an area pre-approved by the Board of Directors only... not in screen enclosures. (12.13)
- No clothesline or clothes racks of any kind may be used outside on balconies, patios or other exposed areas. (11.5.J / 12.5)
- No fences or trellises shall be allowed in common elements. (8.1.F)

- A numbered parking space is designed for each 4-plex unit. Decals are required and will be provided for each vehicle on request. A registration form will need to be completed. Decals are to be placed on the left rear bumper of the owner's vehicle. Vehicles cannot block driveways and must pull in, not back in. Car repairs cannot be made on the property. Visitors are required to have a visitor permit (each owner is provided with one hanging tag) and may park in unmarked spaces. There is no parking on the renter side of the street. This is not condominium property. Off road, all-terrain vehicles, go carts, trailers, boats, oversized trucks, commercial vehicles are not allowed in parking spaces or driveways. (12.2)
- Each unit owner is entitled to place one removable, portable U.S. Flag in a respectful way. The flag will not interrupt pedestrian traffic or be placed in such a way to flap against an occupied building. (11.4A4)
- Animals and pets shall be restricted to one dog and one cat or combination thereof of not, more than 2 such pets, and the following in reasonable numbers: fish, domestic birds, hamsters, lizards, gerbils, turtles, guinea pigs and rabbits. No dog or cat shall weigh more than 25 pounds at maturity including visiting pets. All dogs and cats must have appropriate shots and licenses.
- When outside, all dogs and cats must be accompanied and, on a leash, no longer than 8 feet. Pets are not allowed on the property unleashed. All pets must be cleaned up promptly. Pets are not allowed to make excessive noise disturbing others or become a nuisance. Unit Owners will be strictly liable for damages caused to the common elements by their pet.
- Owners are asked to walk pets on the grass strip between the sidewalk and street. Pets are not allowed in pool area.
- No owner shall use his unit or the common elements or limited common elements, or permit it to be used, in any manner which is unreasonably disturbing, detrimental or a nuisance to the occupant of other units or which would be consistent with the maintenance of the highest standards. (12.4)
- The association provides no security. (12.11)
- Report any damage of exterior and equipment to the Board. (11.2.D-I.4)
- A unit owner may lease only his entire unit, no room rental or subleasing is allowed. Lease term not more than 12 months at a time. All renting must follow procedures and be approved by the Board of Directors. (12.13)
- Trash and garbage:
 1. Trash shall be placed in plastic bags and tied securely before being placed in dumpsters provided. No unit shall be used as a dumping ground for rubbish, trash or other waste. Regulations and policies concerning trash and garbage collection are the jurisdiction of the collection authorities. (12.10)
 - To keep dumpster from becoming full unnecessarily, flatten boxes before placing them in the dumpster. If full, please dispose garbage in a less filled dumpster on property.
 - Large items such as furniture, mattresses and appliances require a special pick up. Notify Management Co. to arrange pickup. Paint, vehicle batteries and other hazardous waste are not permitted in dumpsters. Construction debris, used carpeting, etc. should be removed by contractor renovating.
 - Recycling is encouraged. Please use specially marked recycling bins. They are labeled accordingly.