



LITW II November 2023 Newsletter

**The new community website is
www.LITWIIcondos.com**

The Board wanted to take this opportunity to remind the community of a few things.

***The annual elections for LITW II are right around the corner. You should have all received a packet in the mail from Diversified in regards to the meeting and the elections. If you have not received a packet please contact Diversified. If you have any questions on what is in the packet please feel free to reach out to Diversified or any Board member.**

***The 2024 Budget will be voted on at the Board meeting immediately preceding the Annual Members meeting. If you are concerned about the dues or have any questions on the budget we encourage you to attend the meeting and ask questions.**

***As we quickly approach the holiday season we wanted to remind everyone of the rules about decorating. Holiday door decorations unless otherwise specified, for one week before the holiday and to be removed the day after the holiday. December religious holiday decorations no earlier than December 1 and to be removed by January 2. Illuminated decorations may be lighted until 9:30pm and shall not be placed within 15' in front of other owners windows without their approval. Electric cords must be placed in such a way that they do not present a safety risk for pedestrians. For a full text of the section in the Declarations please refer to the 2018 Amendment section 11.4.A.4**

***Please note any changes to the exterior of your unit require ARC approval. That includes screen doors, landscape changes, adding mulch, adding pavers, hanging décor on the building etc. Please submit an ARC to Diversified with the specifications of the project you would like to complete. No personal items should be kept in any common area. If you are looking to make additions or changes in landscape around your unit please keep in mind that all plantings should blend in with landscape already in place within LITW II. ARC forms can be found on the website at www.litwiicondos.com and at the mailboxes.**

***If you have an issue with your building or the grounds please fill out a work order form and submit to Diversified. The forms can be found on the new website at www.litwiicondos.com and near the mailboxes.**

***The Lady's LITW II Luncheon on November 8th will be held at Makoto's Steak House at 785 South Babcock St, Melbourne at 1:00pm. If you have any questions please call Lorrie Hodges at 321-432-5328 or Mary Palladio at (321) 676-6577. You may sign up on the sheet at the bulletin board near the mailboxes.**

Important Contact Information

Diversified Property Management: Brad 321-951-0641 bjarvi@mindspring.com

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Beth Conner- Vice President bethLITWII@gmail.com

Lorrie Hodges- Secretary/Treasurer 321-432-5328 lorrie_hodges@yahoo.com

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