



# JOHNS LANDING HOMEOWNERS ASSOCIATION

## JOHNS LANDING HOMEOWNERS ASSOCIATION INC.

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[www.JohnsLandingHOA.com](http://www.JohnsLandingHOA.com)

October 31, 2022

### **IMPORTANT INFORMATION TO HOMEOWNERS OF JOHNS LANDING HOA**

To All Homeowners:

The Board of Directors has worked diligently over the past year to tackle the challenges presented by an aged community with much of the common property coming to end of life, requiring replacement.

The project to replace the pavers at the entrance and gate area has been successfully completed in half the scheduled time with no overnight work. Thank you to all residents for your patience and understanding during the duration of this project.

Additionally, the Board has utilized its best efforts to have homeowners comply with the covenants, restrictions and reasonable rules of Johns Landing Homeowners Association ("HOA") and raise the community up to the highest of standards. Your attention is drawn to the ARB Declarations, Rules and Guidelines document which can be found on the ARB Application form on the HOA website.

As a reminder, the Board is enforcing the Declaration of Covenants, Conditions, Easements & Restrictions, Rules & Regulations of the HOA and ARB Guidelines. Homeowners who have not brought their property into compliance after receiving violation letters will be turned over to the Fines Committee. Homeowners who proceed with changes prior to receiving ARB approval are in violation and will be handed to the Fines Committee. Homeowners in violation will receive a Notice of Hearing of the Fines Committee and are required to appear before the Fines Committee at the next HOA board meeting. The Fines Committee will process fines levied by the board at \$100 per day (per violation) up to \$1,000 per violation. Should the homeowner fail to comply or pay the fine, the HOA will hand the homeowner over to the HOA attorney to start lien and foreclosure proceedings. Homeowners who choose to pay the fine and not bring their property into compliance will be handed directly over to the HOA attorney to start lien and foreclosure proceedings. The governing documents of the Johns Landing HOA and Section 720.305, Florida Statutes grant the HOA this authority.

Dues are payable bi-annually on January 1<sup>st</sup> and July 1<sup>st</sup>. Dues not paid by January 31<sup>st</sup> and July 31<sup>st</sup> are placed into delinquency and subject to late fees, penalties and a lien placed against the property until paid in full. You have the option to pay dues either when payment is due or monthly in advance. Please contact the management company if you wish to set up a monthly or bi-annual direct debit payment.

Since the establishment of the community and HOA, there have been no increases in the dues even though the HOA operating expenses have increased each year. With exponential increases over the past few years the board has deliberated and has no choice but to increase the annual dues from \$800 to \$920, billed bi-annually at \$460. This is a \$10 a month increase.

A copy of the proposed budget for 2023 is attached for your review and will be included in the Agenda for the November 17<sup>th</sup> Board meeting.

Please refer to the official HOA website [www.JohnsLandingHOA.com](http://www.JohnsLandingHOA.com) for all application forms, updates, and news.

Johns Landing HOA Board