



Speed Limit and Speed Bumps

Speed Limit: The Speed Limit for the community is 15 MPH. Please make sure you and your guests are adhering to the speed limit in the community for everyone's safety. Signs have been posted at each entrance.



Speed Bumps: The speed bumps have been installed. Please make sure to drive slowly over the speed bumps to avoid vehicle damage. Signs have been posted at each entrance to remind vehicles.



Community Work Days



The Board will be having monthly work days in order to work on different items throughout the community, such as garbage clean-up, pressure washing, etc. This is a great way to help the community and also be able to get any volunteer hours anyone might need for school or work.

Community Work Days will be:

3rd Saturday of Every Month

10:00 AM at Clubhouse

Community Event

The HOA is looking to hold a Community Event this summer near July 4th at the clubhouse for Residents!

We are looking for volunteers to help with the event for set-up, help during event, and clean-up.

We will be looking to hold a planning meeting soon. If you are interested in helping please email the board at:

cpatlhoa@gmail.com

Community Emails



It has come to our attention that some residents have not been receiving the community emails that are being sent out. The HOA uses a program to send out the community emails for safety and privacy protection of emails.

If you have not seen emails from the community in a while, please make sure to check your junk/spam folder as they might be being forwarded to junk/spam as it is a bulk email being sent out by a company email address.

Also, make sure to save the email address as one of your contacts to make sure that these emails do not continue to go to junk/spam.

If you need to be added to the email list, please email our community manager, Jennifer, at: j.conklin@hcmanagement.org

Community Safety News

New Lock on Pedestrian Gate by Security

A new lock will be installed on the pedestrian gate on Towerlake Blvd. near Security.

This lock will have the gate remained locked at all times and will require a code to enter and exit.

We will send out an email with the new Code once the work has been completed.

Fees for Repairs of HOA Property

Moving forward, the Board has approved to charge homeowners who damage HOA property (like gate damage) not only the fee to repair but also a 20% administrative fee of the cost of repair as allowed in the Governing Documents.

This fee will also be levied on violations in which the HOA has to repair due to homeowner neglect

Safety Concerns at Minniehaha Gate

We have seen a recent increase in pedestrians, especially school children, not using the pedestrian gate at Minniehaha Circle and using the vehicle gate to enter or exit the community. This is a huge safety issue for those walking through the vehicle gates. Over the past 3 weeks, we had at least 2 near-misses where vehicles came inches away from hitting a child leaving to wait for the school bus! The last thing anyone would like to see is someone hurt by using the wrong gate.



Please remember that you need a key card to access the pedestrian gate. You can look to purchase one by emailing our community manager at: j.conklin@hcmmanagement.org.

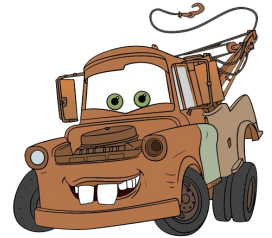
If you do not wish to purchase a key card, we ask for you to use the pedestrian gate by security on Towerlake Blvd which does not require a key card.

If issues continue with the use of the vehicle gate while walking, the HOA will be contacting the school district and will have the bus stop removed from this area and all children will need to go to the bus stop off Towerlake Blvd.

Parking Reminders

When parking in the driveway, please be observant of the parking rules in the community.

Parking should be done in the garage or driveway FIRST! Once there is no longer room for vehicles in the garage or driveway, you are able to park on the street, but ONLY on one side of the street. If you park on the side of the street where there are mailboxes, you will be towed.



There are many areas in the community where the curb is painted yellow, this is also a NO PARKING area and any vehicles parking in these areas will be towed.



If vehicles are parked on the end of the driveway blocking the sidewalk when there is room to move the vehicle further into the driveway as to not block the sidewalk, this will be a violation and notices will be sent.

Jennifer Conklin, LCAM

4110 S Florida Ave Ste 200; Lakeland, FL 33813

J.conklin@hcmmanagement.org

(863) 940-2863

www.hcmmanagement.org

Board Email:

cpathhoa@gmail.com

HOA Website:

www.calabayparcattowerlake.org/