

# GEORGETOWN

## AT EAGLE TRACE



April—2023

### A letter to our Georgetown Residents,

The Georgetown Board would like to take this time to share some important messages to our community.

The Georgetown community continues to attract new homeowners as homes become available. Over the past few months, the prices of home sales have increased greatly, making the value of our community rise as well. Our current residents are upgrading many features in their homes adding hurricane protection to the doors and windows, purchasing entire home generators, individual generators, exterior painting to include the driveways, patio areas and adding new landscaping features to their homes. We want to take this time to thank them for their attention to these important matters.

The board has realized that because of the age of our community there is a need to upgrade and repair specific areas that are continually showing signs of needed repairs.

Our pool was closed recently due to cracks that developed in important pipelines under the deck. The pool pump house needed to be repainted and brought up to code. The columns at the pool were painted around the entire deck. New pool filters will also be purchased.

We have noticed that many of the coach light posts and mailbox posts are starting to become affected by the tree root structures under the surface. We have taken the initiative to start correcting this situation. When this work is completed, these items will be painted.

Our new Landscaping and Irrigation Company has introduced a plan to take steps to upgrade and repair the current system to enable the irrigation of our community to work more efficiently.

It is vitally important that all residents be proactive in maintaining their homes. Please make sure when planning exterior changes to your property, an ARC form is completed and approved by the Board prior to work beginning. This form is obtained online.

It is the homeowner's responsibility to notify the management company, CCM, of any problems that you are experiencing with irrigation, landscaping, or lighting. The first step is to fill out a Maintenance repair form (online) and send it to them. **To obtain the form, go to eagle-trace/Georgetown. Click maintenance Repair Form and fill it out and send it. Without this form, CCM will not know a problem needs repair.** If you find it necessary to speak to someone at the office, please dial 954-718-9903 ext. 204 ask for Tara or 954-718-9903 ext. 303 ask for Alejandra.

(Continued on the back page)

We would like to remind you that all homeowners are responsible for making sure that roofs and driveways are cleaned periodically. Old and weak landscaping should also be replaced and updated periodically. Flower beds should have mulch or stones covering the exposed soil. This will help control weed growth. **A border should be installed to keep the mulch and stones in the beds and away from the lawn.** This will make it easier for the landscape company to cut and trim the lawn and bushes and keep the area looking neat and organized. Your A/C unit should have a hedge around it so it cannot be seen from the street. Make sure that all electrical wiring is below the surface of the flower beds when installing landscape lighting.

Another very important responsibility is paying your HOA dues on the 1<sup>st</sup> day of each month. Late payment (not received by the 15<sup>th</sup>) will result in a penalty payment added to your account.

We will announce a Zoom meeting before the end of April. You will be able to ask questions and get answers to your concerns. You can attend this meeting in person at our property manager's office in Tamarac if you desire. A notice will be sent to everyone announcing the meeting time and date.

Respectfully submitted,

The Georgetown Board of Directors - Mike, Steve, Esther, Roy & Rey

### Navigating the internet

#### Finding the Georgetown Web Site

Open your computer browser and type:

[www.eagle-trace.com/Georgetown](http://www.eagle-trace.com/Georgetown)

The GEORGETOWN Home Page will open.

On this page you will be able to open and read all the important documents regarding the Georgetown at Eagle Trace community. The board asks all our residents to become familiar with these documents so you will better understand your responsibilities.



### Board of Directors

**Mike Newman, President**

**954-675-7314**

[georgetownboard.eagletrace@gmail.com](mailto:georgetownboard.eagletrace@gmail.com)

**Stephen Mandel, VP/Treasurer**

**[slice2rite@icloud.com](mailto:slice2rite@icloud.com)**

**Esther Kalish, Secretary**

**[eska1031@bellsouth.net](mailto:eska1031@bellsouth.net)**

**Roy Petgrave, Director**

**[Roy.petgrave@yahoo.com](mailto:Roy.petgrave@yahoo.com)**

**Rey Garcia, Director**

**[rgarciaart@yahoo.com](mailto:rgarciaart@yahoo.com)**

**Property Manager CCM**

**Tara Wigand**

**954-718-9903 X204**

**Alejandra Reza**

**954-718-9903 X303**