



## Chelsea Oaks Community Updates 2025

As autumn approaches, the HOA board would like to share important updates about ongoing and completed projects within the community. These improvements are funded by HOA monthly fees and are undertaken to enhance the living experience for all residents.

### **Summer Improvements**

- **Tree Trimming:** Over the summer, Florida Green was contracted to conduct major tree trimming throughout the property, a significant project spanning several weeks. All trees were serviced except those on Chelsea Oaks Drive, which will be addressed next year due to budget constraints.
- **Lawn Care:** Pro Green Lawn Company took over lawn maintenance in June. They are responsible for mowing three days per week, trimming trees and bushes up to ten feet, applying pest control, and seasonal fertilization. The HOA works closely with ProGreen's manager to address ongoing challenges. A dedicated property manager is on-site weekly to respond to homeowner concerns.
- **Irrigation:** Sprinkler Solution, experts in irrigation, assessed the aging system and found significant issues, including faulty repairs and broken inground terminals. Substantial repairs and new underground cables were installed. After a lightning strike damaged the main control panel in June, the board replaced it and continues to address system issues. Residents are reminded not to park on grassy areas to avoid breaking expensive sprinkler heads.
- **Front Gate:** A lightning strike in June damaged the entrance gate motors. Gatetech determined the motors were beyond repair and obsolete, requiring a full replacement at a cost of \$9,000. Installation of the new system is expected to begin on September 16<sup>th</sup>. The HOA apologizes for any inconvenience during this process.

### **\*Important Homeowner Information\***

- **Rental Properties:** The HOA declaration states that homeowners must wait one year after purchase before renting out their home. This is to ensure community standards are upheld.

## Chelsea Oaks HOA Responsibilities:

- Painting of Exterior and Front every 10 years.
- Reroofing homes every 15 years
- Stucco Repair
- Mowing of lawns and common areas- weed control and fertilization seasonally.
- Tree and Shrub trimming up to 10 feet.
- Major tree cutting every three years.
- Roads and sidewalk repairs
- Pool and Gym Maintenance
- Retention Pond Maintenance
- Insurance coverage for homeowner's external buildings and storm damage
- Attorney fees

## Homeowner Responsibilities for their property

- Homeowners are responsible for all interior maintenance, windows: including additional gutters, sunrooms and fences placed by the homeowner.
- All trees, shrubs and grass are your property - removal of trees and replace of dead grass is at the owner's expense.
- Maintenance and repair of their walkways and driveways.
- Sewer, water, and cable lines from the home to county connections are also the homeowner's responsibility.
- Garage doors and air conditioners are the property of the owners!

**For more details, consult the Declaration and Amendments on [Chelseaoaks.net](http://Chelseaoaks.net).**

## Mailboxes

Many of you may not know this. Mailboxes are property of the homeowner. ***Owners must repair or replace mailboxes as needed.*** Replacements must be black and of the same size, available at Home Depot, Lowes, Ace Hardware and Amazon. The management company will notify owners of necessary repairs, replacement and painting that might be needed. ***We ask you to look at your mailbox. They are several years old, dented, handles broken, missing red flags and worn and weathered. That means they need to be painted. Many have numbers are faded and need to be replaced. The red flag is a signal to the mail carrier that there is outgoing mail***

*inside. When Ameritech send out letters of violation to the homeowner, there is a charge for that and is costly with 236 mailboxes in the community.*

### **Special Thank You**

The board wants to thank Laura LaRocco for her service as secretary to our board for the last two years. Laura and her husband, Dave, will be moving this fall. We appreciate your service; we will miss you.

Thank you for being informed and involved in our community. Monthly HOA meetings are held on the third Tuesday of each month at 7:00 PM. The meetings are posted in advance on the club house bulletin board.

It is our desire as your board of directors to help maintain a community that we can be proud to call home. We welcome positive suggestions that will enable us achieve that goal, as we encourage your involvement in making this a very special community.

**Sincerely**

Your Chelsea Oaks Board

*(Bob Fischer, Heather Cook, Brian Darling, Andriana Galves, Brandon Silva and Dawn Wright)*

### **Management Company**

Ameri-Tech Community Management

Christina Kelly – Property Manager email – [ckelly@ameritechmail.com](mailto:ckelly@ameritechmail.com)