

Community Newsletter



Association Management
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Maintaining Our Community's Curb Appeal

Consistent curb appeal standards help ensure our community remains attractive, welcoming, and a place we are all proud to call home. Well-maintained lawns, landscaping, exterior appearances, and common areas contribute not only to visual appeal but also to overall property values and neighborhood pride.

We kindly ask all residents to take a moment to review and, where necessary, address the exterior upkeep of their homes. This includes lawn care, landscaping, visible repairs, and general tidiness. Please pay particular attention to weed control to help prevent the spread of weeds into neighboring properties. Regular maintenance efforts go a long way in preserving the high standards that make our community special.

Driveway & Sidewalk Maintenance

Driveways and sidewalks require ongoing care. Please address weed growth between cracks and pavers and keep these surfaces free from mildew. Thank you to those residents who regularly clean and reseal their pavers

Lawn Care

Did you know that yard clippings left in the street can promote algae growth in retention ponds? During storms, clippings can be washed into storm drains, where phosphorus and nitrogen act as fertilizers for algae. This can contribute to unsightly algae blooms, deplete oxygen levels, and in extreme cases, harm aquatic life.

Please ensure grass clippings are blown back onto lawns and not into the street.

Trash & Recycling Guidelines

Please be mindful of trash collection rules. Trash cans and recycling bins may be placed at the curb no more than 24 hours before pickup and must be stored out of view from the street after collection.

Furniture and large debris should be disposed of in accordance with county guidelines and should not be left at the curb.

Speeding Concerns

Speeding continues to be a concern in our neighborhood. Please drive cautiously, stay alert for pedestrians, cyclists, and children, and remind visiting friends and family to slow down.

Reclaimed Water System Update

Manatee County shared the following information in November 2025 regarding low reclaimed water pressure. Reclaimed water is highly treated wastewater effluent used for irrigation purposes and helps reduce the use of potable water and groundwater pumping.

The reclaimed water system is only about 10% the size of the potable water system, meaning most residents do not have access to it. During the dry season, demand may exceed supply, resulting in periodic low water pressure. Because reclaimed water availability cannot be guaranteed, the County does not charge a monthly base fee. Customers are billed only for the volume of water used.

Community Guidelines and CCRs

Homeowners are responsible for understanding and following all **Community Requirements and CCRs (Covenants, Conditions, and Restrictions)**. Before making any exterior changes or additions, you must submit an **Architectural Review Committee (ARC) form for approval**. Forms can be found on the community website.

Annual Homeowners Association Meeting

Looking ahead, our annual meeting is currently scheduled to be held in March. The exact date, time, and location have yet to be determined.