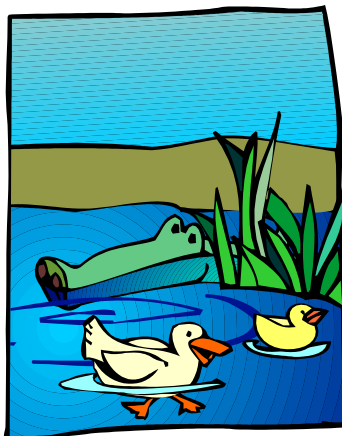


# Monaco Estates Homeowners Association

## Newsletter



## SEPTEMBER 2019

### Contact Information

Kathy Watts, CMCA, LCAM #27668  
c/o Dragon Property Management  
PO Box 542876  
Merritt Island, FL 32954-2876  
Office: 321-338-2588  
Fax: 321-574-4155  
e-mail: [office@dragonpm.com](mailto:office@dragonpm.com)

### **Monaco Estates Website**

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

**Username: monaco**

**Password: hoahoa**

### Board of Directors

Rob Ellison, President [gideonrob@gmail.com](mailto:gideonrob@gmail.com)  
Bill Morrison, Vice President [meemeeandpapa@att.net](mailto:meemeeandpapa@att.net)  
Eugene Ruberte, Sec/Treas [ruberte.eugene@yahoo.com](mailto:ruberte.eugene@yahoo.com)

# Monaco Estates Semi-Annual Community Sale



October 26, 2019 8:00 AM to 1:00 PM

To allow for a smooth flow of traffic during this event, Cape Palos will be partially blocked off with a one-way traffic sign to allow cars to travel left from the entrance, down Maderia Circle around to Cape Palos, back to the entrance and out.

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## Property Manager's Report

### *Kathy's Corner*

Thanks to everyone who has already paid their 2019 Annual Assessment Fee which was due by February 28<sup>th</sup>. A late fee will be added to past due accounts. If we need to send the account to collections, you will also be responsible for any and all attorney fees. 2020 Annuals Assessments will be due again on February 28<sup>th</sup>.

**The palm trees in the front of your home are YOUR responsibility to trim. It's important to trim the fronds before they hang in the street or sidewalk.**

Also, it appears most lampposts and mailboxes are in need of repairs and/or painting.

MANY of the address plaques on the homes cannot be read. Please clean them so emergency services can find your home if necessary.

Purchasing in Monaco Estates, which is a Deed Restricted Community, means you agree to abide by the Association Documents of Rules & Regulations. As an owner, you are also responsible for the property even though you may have rented it. A homeowner/landlord must keep the property as they have agreed to by buying in this community. This means that if a violation occurs while a renter lives on your property you can be fined. **Please note that the Association can and will fine the homeowner for a violation that is not attended to after two (2) notifications.**

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The Board of Directors would like to invite any homeowner or renter to be involved in their community.

Anyone who feels they can help, please contact Rob, Bill, Eugene or Kathy your Property Manager. Your help would take a small amount of your time, but your giving of yourself would benefit everyone living in Monaco Estates and be greatly appreciated.

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## Grass Clippings Harm the Indian River Lagoon

The City of Melbourne Fertilizer Ordinance (Section 27, Article 1V) tells us it is illegal to blow grass clippings into the street, gutter, ponds, or any other type of water body. The property owner **and** the person responsible for violating this ordinance can be fined \$200.00! **This means renters as well must obey this ordinance.** Grass clippings in the pond are clogging the fountain filters and costing additional funds to keep running. If you see this being done, call the City of Melbourne with the address of the property.

### Appropriate yard care

Mowing your property also includes, edging along the driveway, sidewalk, roadway and along the house. Weed & Feed and weeding the beds is all part of the process as well as trimming the palms along the roadway.

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### Doggy Tales



**Shame on the dog owners in Monaco Estates that allow their dogs to defecate on other homeowners' lawns and then don't clean up the poop. Some of the dog owners skulk around when it is dark or let their dogs out at night to run un-attended.**

**Your Documents say "No pet shall be allowed to run loose and uncontrolled within the subdivision and it shall be maintained....so as to not disturb other Lot Owners." A pile of poop left in a yard or on the sidewalk is a disturbance! Dog poop is a bacterial breeding ground for diseases and can compromise the health of humans and harbor E.coli bacteria.**

**Lawns are the private property of each homeowner, not doggie bathrooms for owners who decide that the rules do not apply to them.**

**If you are having a poop problem and know where the animal resides, call Animal Services & Enforcement, 1515 Sarno Road, Melbourne, FL 321-633-2024. They will send a letter to the resident and if it continues, may be able to fine them.**

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### Trash Cans are Crass

All of us as residents of the City of Melbourne must find a place to put our trash can out of sight from the road. This is a City code violation. **In front of your house is not acceptable.**

In our deed restricted community of Monaco Estates it is also a violation. Are you are one of the few who have not found a place for the cans? If so you will be soon be notified of the violation and monthly fines will follow until the matter is resolved.

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## Year Round Spruce-Up

Below is a check list for residents to use to keep their own lawns and home exteriors looking neat and tidy also.

- |   |  |
|---|--|
| <input type="checkbox"/> Trim palms on swale                            | <input type="checkbox"/> Remove mold from exterior walls |
| <input type="checkbox"/> Weed foundation plantings                      | <input type="checkbox"/> Remove stains from driveways    |
| <input type="checkbox"/> Trim branches overhanging street and sidewalks | <input type="checkbox"/> Re-sod bare lawn areas          |
| <input type="checkbox"/> Paint mailbox/lamp post                        | <input type="checkbox"/> Repair/replace sprinkler heads  |

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**IF YOU HAVE ISSUE WITH STREET PARKING AND/OR SIDEWALK REPAIRS, PLEASE CALL THE CITY OF MELBOURNE AT 321-608-7000 AND THEY WILL DIRECT YOU TO THE APPROPRIATE DEPARTMENT.**

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### What's color got to do with it?

#### Maintaining Your Most Valuable Possession

I'm sure you'll agree that one of your most valuable possessions is definitely your home. What can you do about protecting its value during this economic slump? The Monaco Estates Declaration of Covenants, Conditions, and Restrictions set down provisions to help your home keep its value. It states that the homes in the subdivision should be subdued in color, soft and unobtrusive. Colors should harmonize with their surroundings.

Deciding on a house color is almost an overwhelming task when one is presented with all the paint chips at places like Lowes or Home Depot. A fact to consider is that the more color saturation a material has the darker it appears to the eye. Darker colors are more intense; exciting the senses. By contrast a light color has less color saturation and gives one a pleasing, calm feeling. A rule of thumb to follow is that the color gray is the medium between the darkest color, which is black, and the lightest color white. However, adding white to any color will de-saturate the color, subduing it, making it lighter. A lighter color allows a home to have a softer appearance that harmonizes with its surroundings. When all the homes in a subdivision follow the same color criteria, the neighborhood presents a harmonious appearance to others, and we all know that image is a big plus factor.

Given the fact that homes in Monaco Estates are set in close proximity to each other, a plus value-wise, is that homes painted light, soft colors appear larger. Comfort-wise, light colors reflect light and hold less heat...another big plus for us here in the humidity of central Florida.

As a reminder, ALL painting must be pre-approved. Fill out the ARC form on the website and send it to management. The project cannot proceed until approval is given.