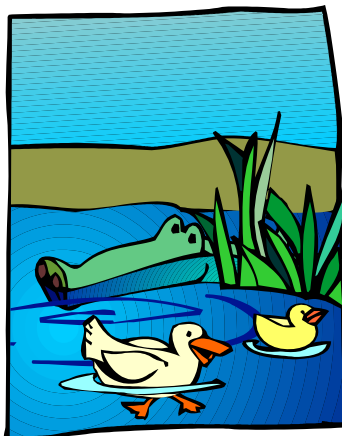


Monaco Estates Homeowners Association

Newsletter



APRIL 2020

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

Monaco Estates Website

www.dragonpm.com

Username: monaco

Password: hoahoa

Board of Directors

Rob Ellison, President gideonrob@gmail.com
Eugene Ruberte, Sec/Treas ruberte321@yahoo.com

Property Manager's Report

Nathy's Corner

Thanks to everyone who has already paid their 2020 Annual Assessment Fee which was due by February 28th. 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. 2021 Annuals Assessments will be due again on February 28th.

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.

During this unprecedented COVID-19 issue, please remember you are still required to keep your property up to Monaco Estates standards and you are still required to complete an ARC form for any changes to the exterior of your home. This includes, but not limited to, repainting and re-roofing. You cannot proceed with the project until you receive approval.

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.



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 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.

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.

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.

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.

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.

Hurricane Season Is Almost Here

Here are some helpful tips in being prepared.

Include a two-week supply of the following items:

- ✓ Batteries
- ✓ Battery operated radio
- ✓ Bleach (without lemon or additives)
- ✓ Butane lighters
- ✓ Camera & film
- ✓ Cleaning & sanitizing supplies
- ✓ Eating utensils (disposable)
- ✓ Extension cords
- ✓ Fire extinguisher
- ✓ First-aid kit
- ✓ Flashlights
- ✓ Fuel for car
- ✓ Ice chest & ice
- ✓ Manual can-opener
- ✓ Matches
- ✓ Non-perishable canned or packaged foods & beverages
- ✓ Plastic trash bags
- ✓ Prescriptions
- ✓ Tarps
- ✓ Toiletries
- ✓ Tools: handsaw, hammer, nails, gloves
- ✓ Rope
- ✓ Water (7 gallons per person)
- ✓ Water purification tablets
- ✓ Pack up important documents & important papers.

Prepare your home for the storm:

1. Develop a complete plan of action with the entire family. This should include evacuation, procedures and preparation tips for both inside and outside the house.
2. Assign individual tasks to family members:
 - Clear debris from yard & trim dead branches
 - Store loose outdoor items
 - Board up windows
 - Fill vehicle gas tanks
 - Sterilize bathtubs & sinks, then fill with water
 - Remove fruit from trees
 - Purchase plenty of bug-repellent
3. Have a back-up plan if key person is not available.
4. Get cash from ATM / bank.
5. Determine evacuation routes.

Hurricane Categories

- Category 1: Winds of 74 – 95 mph
Category 2: Winds of 94 – 110 mph
Category 3: Winds of 111 – 130 mph
Category 4: Winds of 131 – 155 mph
Category 5: Winds over 155 mph

Useful Numbers

Brevard County Emergency Management
321-637-6670
Information Line During Disasters ONLY
321-637-6674 or 211
Web Site: www.embrevard.com