

# Monaco Estates Homeowners Association

## Newsletter SEASONS GREETINGS



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**HAPPY NEW YEAR**

**DECEMBER 2022**

### **Contact Information**

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### **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)  
Eugene Ruberte, Sec/Treasurer [ruberte.eugene@yahoo.com](mailto:ruberte.eugene@yahoo.com)

# Monaco Estates Semi-Annual Community Sale



The date for the Spring Community Sale will be determined at the annual meeting.

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## Property Manager's Report

The **Annual Meeting** of your Homeowners Association is held to elect a board for the coming year. Monaco Estates by-laws say that a quorum (30% of 130) of homeowners must be present either in person or by proxy in order for any owner voting to occur. If the mandated number is not met, the Board Organizational Meeting is held instead. Any unfilled seats on the Board are determined by the seated Board members.

Contacting the Property Manager can transpire either by e-mail or by phone. E-mail [office@dragonpm.com](mailto:office@dragonpm.com) or phone 321.338.2588. Some homeowners are still using the old phone number from years ago, so save this information in a handy place.

Your 2023 Annual Assessment invoice is included with this mailing along with the Approved Budget. The assessments are due January 1<sup>st</sup> and past due on February 28<sup>th</sup>. A late fee will be added to past due accounts.

The Annual Meeting will be Wednesday, February 15, 2023 sat 6:00pm at the VFW just north of Post Road on US 1. If you'd like to serve on the Board, a form for you to fill out will be included in the Annual Meeting notification.

**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.**

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.**

**If you'd like to serve on the Board, please complete the "Intent To Be A Candidate" form included with this packet.**

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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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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, 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.**

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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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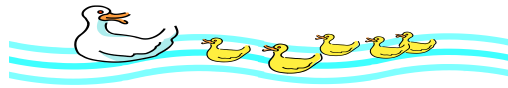


### Trash Cans are Crass

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.** If they are behind your house and you live on the pond, they still can be seen by your neighbors.

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 fines will follow until the matter is resolved.

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### It's A State Law

Feeding Florida's wildlife is strictly forbidden. Those cute ducks in our pond and yards will soon lose the ability to find food for themselves, so heed this reminder!

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### Renter Responsibilities..... as Community Members

Renters of a house leased from a homeowner of Monaco Estates, are legally held to the same standards as a homeowner in Monaco Estates in keeping the house and grounds neat and tidy. We are a deed restricted community whose Documents say:

**"The Lease Premises are a part of a Subdivision. All Persons occupying property in Monaco Estates are required to observe the Covenants, Conditions and Restrictions of the Monaco Estates Development Homeowners Association, Inc."**

A renter can obtain a copy of the documents from the homeowner, any Board Member, or the Property Manager. Below are a few details renters should be aware of.

Before beginning any changes to a house exterior or grounds a renter must notify The Architectural Review Committee by provided them with 2 copies of an ARC form detailing the improvement. Improvements can include painting, re-roofing, landscaping (plantings or removals), fences, pavers, sprinkler systems, lights, mailboxes, etc. The ARC form can be obtained from any Board Member or the Property Manager.

The renter can also can be cited with a violation to the documents. Violations can include mold on exterior walls, weeds, un-mowed lawns, yard signs, commercial vehicle parking, operating a business, pet control, feeding of wild life, improper storage of trash containers and play apparatus, damage to the common areas, and causing annoyance to other lot owners.

A renter residing in Monaco Estates is responsible for knowing and following our Documents regulations!

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### Dryer Vents

One of the things that people tend to ignore (myself included) is the need to have dryer vents cleaned. This involves not only cleaning the dryer vent itself but also cleaning the vent exhaust pipe that exits through the roof. This maintenance is very important as it not only cuts down drying time but could prevent a fire in the vent. Please take the time to call a dryer vent cleaning company if you can't clean the pipe yourself. Contact management if you wish the phone number of a reputable company.