

MONACO ESTATES NEWSLETTER

DECEMBER 2023

2023 Board of Directors

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~Lawn Care and Sidewalks ~

Greener Seasons is the company contracted to maintain the common areas throughout Monaco Estates. They offer a basic lawn care package for \$65 per month and a full service lawn care package that includes weed spraying in plant beds and driveway/sidewalks and bush trimming starting at \$85 per month.

A reminder that palm trees in the easement between sidewalks and roadways is the homeowners responsibility. Please trim or have them trimmed before they become a hazard to those driving, walking, or biking on the roadway or sidewalk.

There have been some issues with sidewalks in the area, if you notice damage to the sidewalk, please contact the City of Melbourne at 321-608-5300. The sidewalks are maintained by the city.

~Semi annual Community Garage Sale ~

Spring dates have not been decided at the time of this publication.

~2024 HOA Budget ~

The 2024 budget was discussed at length at the latest HOA meeting. There is a \$50 increase due to rising insurance costs that are required by law.

~PETS ARE PRECIOUS!~

Thank you for helping to keep our neighborhood beautiful by cleaning up after your pets when you are out for a walk! Also, a reminder that cats should not be released to roam the neighborhood. They need to remain in your dwelling or on your back porch if it is enclosed.

The Board of Directors would like to extend the invitation to all residents of Monaco Estates to join a committee. You may have a special skill or talent that everyone could benefit from. Reach out to any board member for more details.

As always, the deed restrictions and HOA guidelines can be located and accessed on the Monaco Estates website.

WWW.dragonpm.com

Username: Monaco

Password: hoahoa

Minutes from the most recent annual meeting will posted to the website very soon.

~Questions from your HOA secretary ~

After the last two HOA meetings were held I began to question what could be some reasons why attendance is low. Is it location? Time of meeting? Day of meeting? I also pondered how many residents would prefer to have more frequent newsletters and how many would be interested in an email newsletter or to have access to an electronic version available on the website. I would love to hear from the residents with your thoughts on the above mentioned questions. You can email me at monacoestatessecretary@outlook.com I would love to hear your thoughts and ideas.

~Holiday Happenings ~

There are so many fun things to participate in around Melbourne, Palm Bay, and the Beaches. I hope everyone will find their spirits lifted during the holidays. I look forward to decorating soon...my first Christmas in my new home! Do you have a favorite recipe for the holidays? My daughter loves when I make Pecan Pie. I'll share the recipe below ~

Quick and Easy Pecan Pie

1/2 cup melted butter	1 heaping TBsp flour	1 cup pecans, chopped
2 eggs	1 cup brown sugar	1 cup white sugar
1/2 egg shell of milk	1 tsp vanilla	1 unbaked deep dish pie crust

Combine all ingredients; pour into unbaked pie crust. Bake at 350 degrees for 35 minutes; lower oven temperature to 250 degrees and bake an additional 30 minutes.

Recipe is from Darlene Day, Decatur Council from the Calling All Cooks cookbook

~Happy Baking ~ Audrey Smith, Secretary, Monaco Estates