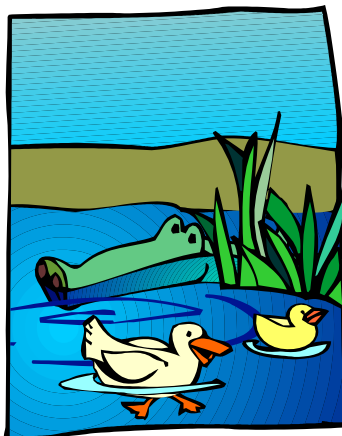


Monaco Estates Homeowners Association

Newsletter



APRIL 2017

Contact Information

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Merritt Island, FL 32954-2876
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Monaco Estates Website

www.dragonpm.com

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Board of Directors

Rob Ellison, President gideonrob@gmail.com
Bill Morrison, Vice President meemeeandpapa@att.net
Eugene Ruberte, Treasurer ruberte.eugene@yahoo.com
Diane Janowsky, Secretary dijan@bellsouth.net

Monaco Estates Semi-Annual Community Sale



April 22, 2017 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.

Property Manager's Report

Kathy's Corner

Thanks to everyone who has already paid their 2017 Annual Assessment Fee which was due by February 28th. A late fee will be added to past due accounts.

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.**

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, Diane 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.

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.**

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.



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.

Spring 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"/> Weed foundation plantings |
| <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 |
| <input type="checkbox"/> Remove mold from exterior walls | <input type="checkbox"/> Remove stains from driveways |

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.

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