



JAMES LANDING PROPERTY OWNERS ASSOCIATION, INC.

<https://www.james-landing.com/>

jameslandingpoa@gmail.com

March 2022

Hello Again

Your Editor for this edition is Dee Anna Wright, current Director and former Treasurer of the association. I am also a proud, original owner along with husband Randy. We have enjoyed this community and the surrounding area for nearly 30 years. If you are new, **WELCOME**, if you have been around awhile I hope you agree this is a fine community. Some of what you will read has been written before but is worthy of repeating. We have many new homeowners that have joined us since the last edition. Our Board is a volunteer board and is supported by a management company that allows us to spend more time still working or volunteering in other capacities in our community. And of course traveling our world.

I encourage you to consider attending the meetings you see posted if for no other reason than to see what your Board manages. Also the Annual Meeting in November where your vote will matter.

Alright, read on and feel free to contact us at the email address above or to the management company.

Dee Anna

Meetings

Association meetings are normally held every other month on the **3rd Monday** in the meeting room at **Beef O'Brady's at 6:30 p.m.** The Board will post signs at entrances the weekend before the meetings as a reminder.

Homeowners are encouraged to attend these meetings. At the meetings, the Board conducts the official business of the Association after the meeting is called to order. Once the Board completes the official business the Board meeting is adjourned and the members in attendance who have signed in are given three minutes to present any comments or questions they may have. They are given this opportunity based on the order in which they signed in to the meeting. Approved meeting minutes are posted on the bulletin board located on the common property at the corner of Alicia Lane and Longview Road. Once minutes are approved they are posted and newsletters as well as any other documents will be posted on the website.

Email List serve

Only a third of the JLPOA owners of record have provided email addresses. Minutes and information will be posted on the bulletin board and on the website www.james-landing.com (don't forget the hyphen). If you would like to receive electronic communication from the JLPOA Board, please send a request to be added to the list-serve to jameslandingpoa@gmail.com.

ABOUT THE JAMES LANDING PROPERTY OWNERS ASSOCIATION

If you are a property owner of record (your name is on the deed to the property) in James Landing, you are a member of the James Landing Property Owners Association. James Landing, (the Association) is a **Deed restricted community governed by CC&R's, By-Laws, Design Standards and Policies established by the James Landing Board of Directors** (The Board). In purchasing your property in James Landing, you have legally agreed to follow the deed restrictions. The primary purpose for the Association is to ensure that the properties in the community meet appropriate standards in order to maintain the quality appearance of our community as well as our property values. **Board positions are held by members who volunteer to be on the Board and are elected at the annual meeting in November, or appointed by The Board.** They are not full-time positions, nor is any compensation received by any Board member. Please be respectful when communicating to jamelandingpoa@gmail.com. Emails are responded to by a volunteer. Please do not send emails regarding any questions or concerns to any email other than the official jameslandingpoa@gmail.com email. There are 221 homes in this community and it is not always possible for the Board to respond immediately to homeowner concerns.

The Board of Directors of your association has authority to maintain the common areas of James Landing and to enforce the Community Covenants and Restrictions (CC&Rs). The Board of Directors employs a consultant organization to assist with these duties. **Bayside Management Services & Consulting** provides services to support the volunteer Board of Directors. Bayside's duties are to maintain financial and accounting for the association, assist with hiring and overseeing contractors to

maintain the common area and to help enforce the CC&Rs.

Membership

All homeowners of record are members of the Association. Renters are not members of the Association, but are required to abide by the rules and regulations governing the Association. Board Members are elected in November at the annual meeting whenever there are openings for Board positions. Members are encouraged to run for the Board.

The JLPOA has not been able to conduct an annual meeting since 2017 because of lack of a quorum. In order to have a quorum to conduct Association business at the annual meeting, every effort is made to acquire completed proxy forms from all homeowners. **Each property is entitled to one vote or proxy which must be from a property owner of record.**

Respect JLPOA Common Property

You are reminded that you may not put yard debris from your property on common property unless it is from a tree on common property. This is our community and it is our responsibility to maintain it. Placing debris on common property is illegal dumping. If you observe an individual placing debris from their property on the common property please notify the Board immediately by e-mail at jameslandingpoa@gmail.com or call Bayside Management and Consulting at 321-676-6446 who will report your concerns to the Board.

Pond Treatment

Treatment of the pond is regulated by law. The pond is treated as frequently as is legally allowed. Members whose property borders the pond should not fertilize their lawns as fertilizer is a major contributor to the scum on the pond.

Wildlife

The JLPOA is not responsible for wildlife in the community. Please remember that we live in a state populated by various types of wildlife including but not limited to alligators, raccoons, snakes, bats, and etc. Alligators and bats are both protected species. Members should assume that bodies of water such as ponds, lakes, and drainage ditches may have alligators or other undesirable wildlife living in them. **Do not feed or attempt to interact with wildlife.** Signs are posted at the ponds stating that there is no swimming, fishing or boating allowed. If you observe an alligator or other wildlife that could potentially cause danger, please call the State of Florida Fish and Wildlife agency at 866-392-4286. It is illegal for individuals to remove or interfere with protected species.

Governing Documents

JLPOA CC&R's and By-Laws are available at our Association website www.james-landing.com. Minutes and messages are posted on the bulletin board on the common property at the corner of Alicia Lane and Longview Road and distributed electronically via the JLPOA email listserv.

Community Support

Thank you to those community members who assist the Board in maintaining James Landing by reporting concerns to Bayside Management and Consulting and/or send an email to: jameslandingpoa@gmail.com. Your reports are helpful to the board in making sure that broken sprinkler heads are repaired, for example, and that members are following the CC&R's. Members are encouraged to report city code violations to the City of Melbourne Code Compliance Office. Examples of violations are: boats, trailers or RV's are not allowed to be parked in driveways or on the streets. To report a violation to the City you can:

Phone: 321 608-7905

Email: Code.Compliance@mlbfl.org

Submit a request for service by submitting an online form at

www.Melbourneflorida.org/departments/code-compliance-division/code-enforcement-section/

You may also type in City of Melbourne Code Enforcement in a GOOGLE search.

City Laws and Ordinances

Members are reminded that the Association is not the City of Melbourne and we do not have legal authority regarding things like illegal parking of cars on streets in the development, parking of boats on the streets in the development. Contact City of Melbourne Code Enforcement using the above contact information.

For residents exceeding city noise code violations or for criminal activity, and etc. members should contact the City of Melbourne Police Department at 321 608-6731. For garbage and/or other waste pick-up you must contact Waste Management at 321 723-4455.

Architectural Review Committee

The Architectural Review Committee (ARC) receives, reviews and makes decisions on all requests for exterior property modifications, including:

mailboxes, fences

landscaping changes, tree removal

driveway and sidewalk cleaning

exterior paint and roof colors and types

Forms are available at www.james-landing.com or by emailing jameslandingpoa@gmail.com.

Hurricane clean-up

If hurricane clean-up is required, the cost will run between \$4,000 and \$5,000. This is an estimate

based on historical expenses for hurricane clean-up.

Home Inspections

Please note that home inspections are done monthly after which the owners of properties that need attention receive a letter from Bayside Management Services & Consulting, which is the JLPOA's community consultant company. Periodically homeowners may receive letters requesting that they maintain, correct, repair or make changes based on ad hoc inspections or a request for an inspection from another property owner or the Association itself. All letters are sent out by Bayside Management. These letters are intended to assist members in meeting Association standards according to our CC&R's, to ensure that property appearances and values are maintained. They are in no way personal.

Annual Assessments

Assessment funds collected from homeowners by the Association each January are properly recorded in the financial records of the Association. These funds are used to pay for the maintenance of common areas, insurance premiums, the landscaping company, cleaning common sidewalks, maintenance of the sprinkler systems for the common areas, pond treatment, maintenance of the bulletin board, payment for our website, legal fees, and the consultant company and any other legitimate expenses.

Please remember to send in your assessment payment as soon as possible.

Compared to other developments in the area, our assessments are very reasonable.

Similar developments do not look as good as ours does.

Pets

All members are reminded that we are governed by City of Melbourne leash laws for our pets and that we are required to pick up pet waste and dispose of it properly.

Garbage Can Storage

We are also required by City Ordinance to ensure that garbage cans are kept behind the front house line of the property at all times other than garbage collection days. Not in front of the garage door. This is City Code.

The Savannahs

We do have issues which we have not been able to resolve with the owners as they continue to refuse to respond to or work with us. Every effort will continue to be made to develop and maintain a good working relationship with the owners of the Savannahs. Members are reminded that you may not put household garbage in the dumpsters at the Savannahs. If you walk dogs on their property make sure you clean up after your dog(s) and properly dispose of the pet waste.

Crime in the Community

Please be careful to secure your property and make sure you lock your car(s) at night.

Contact Information

Bayside Management Services & Consulting,
P.O. Box 100130, Palm Bay, FL 32910-0130.
Phone number is 321-676-6446.

The Association official e-mail address is jameslandingpoa@gmail.com. If you send an email please be sure to include **your name, the address of your property and whether or not you are the owner or a renter.**

