

BELMONT LAKES HOMEOWNER'S ASSOCIATION

WINTER 2024 NEWSLETTER



2025 Assessment

The Board adopted the **2025 assessment** on October 8, 2024, in the amount of **\$338.80**. Keep an eye out for your annual statement from Truist. To make your payment, you may visit our website at [Elimservices.com](https://ElimServices.com) or scan the QR code below. Your unique payment information is...



A BIG THANK YOU TO ALL RESIDENTS WHO HAVE DECORATED YOUR HOMES FOR THE HOLIDAYS AND KEEP OUR COMMUNITY FESTIVE!

HELP BELMONT LAKES GO TO PAPERLESS NEWSLETTERS!!

Send an email to Info@ElimServices.com or call (904) 241-8886 so you don't miss out on quarterly newsletters, board meeting notifications, and other relevant community updates. We will never share your information-It will only be used to communicate with you regarding the association.



Join the Board of Directors for their first Quarterly Board Meeting on January 7th at 10:00AM.
Physical Address: 1941 Mayport Rd.,
Atlantic Beach, FL. 32233

Join Zoom Meeting

<https://us06web.zoom.us/j/3370305373?omn=82634472262>

Meeting ID: 337 030 5373



Board of Directors:

President..... Richard Egan
Vice President..... Stephen Sowards
Secretary Patricia Smith
Treasurer Meshawn Foster

Welcome to our new board member Meshawn!

A Few Reminders...

-  **Our neighborhood is deed restricted.** A copy of our governing documents is available at www.ElimServices.com. Click on "My Community".
-  **Trashcans should always be stored out of view of the road and neighboring lots.**
-  **Dogs should be on a leash when they aren't "at home" and all pet waste must be picked up by the owner.**
-  **Please continue to reserve on-street parking primarily for the purpose of guests and temporary parking for deliveries or services such as lawn maintenance.**
-  **Any exterior changes must be approved in writing before making the improvement. www.ElimServices.com and click on "ARB Form".**



Winter Lawn Tips for Florida Lawns

Overseed: Consider overseeding with winter friendly grasses. The cold weather grass will keep your lawn healthy during the winter, but die off in time for summer when it'll be replaced by your warm weather grass again!

Mow Your Lawn: During the winter months, you should continue to mow your lawn regularly while leaving clippings on the grass. The clippings act as a natural fertilizer and help keep weeds at bay. You should also reduce the blade height of your mower when cutting in order to prevent scalping and other damage to the lawn from cold weather conditions.

Water less frequently: Set your irrigation system to water once a week during the winter. Overwatering can make your lawn more vulnerable to pests and fungal diseases.

HOLIDAY TRADITIONS THAT WON'T DISAPPOINT

- ★ **WATCH A CHRISTMAS MOVIE:** KICK BACK, RELAX, AND WATCH A CHRISTMAS MOVIE WITH THE FAMILY.
- ★ **BAKE COOKIES OR DECORATE GINGERBREAD HOUSES:** DON'T FORGET TO SET ASIDE A FEW COOKIES FOR SANTA.
- ★ **HOST AN "UGLY CHRISTMAS SWEATER" PARTY:** A PRIZE GOES TO THE UGLIEST/FUNNIEST SWEATER.
- ★ **HIDE AN ELF ON A SHELF:** HAVE FUN STAGING YOUR ELF GETTING INTO SOME CHRISTMAS SHINANIGANS FOR THE KIDS TO FIND.
- ★ **GO FOR A CHRISTMAS LIGHTS DRIVE:** HOP IN THE CAR AND LOOK AT ALL THE FESTIVE HOLIDAY LIGHTS AND DISPLAYS.

2025 PLANS FOR BEAUTIFICATION

- TREE/BRUSH TRIMMING ALONG THE ATLANTIC BLVD FENCE LINE
- LANDSCAPING ENHANCEMENTS AT ENTRANCE SIGN
- PAINTING OF PILLARS AND EXTERIOR WALL AT THE CORNER OF ATLANTIC BLVD AND HICKORY CREEK BLVD



Belmont Lakes HOA
c/o Elim Services, Inc.
1941 Mayport Road
Atlantic Beach, FL 32233

www.ElimServices.com

Owner
Address 1
Address 2

