

BELMONT LAKES

2025 SUMMER NEWSLETTER

COMMUNITY REMINDERS



Mark your calendars
for this year's
Annual Member's
Meeting!

HOA
Meeting

Date/Time: 10/08/2025 at 10:00AM
Location: 1941 Mayport Rd
Jacksonville, FL 32233

Board Member Needed-There is an open seat on the Belmont Lakes Board of Directors. If you are interested in serving as a board member, please contact your Community Association Manager at Ashley@elimservices.com.



Pending Community Projects!

The following project are in the works to be completed this fall...

- Landscaping enhancements on the left side of the entrance
- Lighting and electrical outlet installed to the left side of the entrance
- Fresh mulch along the community fence line, Abbess Blvd, and the left side of the entrance

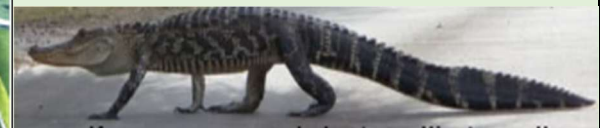


Board of Directors:

President Richard Egan
Vice President Stephen Sowards
Secretary Patricia Smith
Treasurer OPEN

A Few Community Reminders...

- *Our neighborhood is deed restricted. A copy of our governing documents is available at www.ElimServices.com. Click on "My Community".*
- *No boats, boat trailers, trucks (other than pick-up trucks), travel trailers, motor homes or recreational vehicles shall be parked on any lot unless such shall be placed or parked in a fenced side yard or fenced rear of lot...*
- *Please reserve street parking for temporary use for vendors and guests. Congested streets prevent garbage trucks and rescue services from getting through to your neighbors.*



If you are concerned about an alligator, call the office or the Nuisance Alligator Hotline at 866-FWC-Gator (866) 392-4286.

Protect your home from this extreme heat!

- **Reduce heat gain...**

Seal air leaks-Weather stripping and caulk around windows and doors can prevent hot air from entering.

Use window coverings-Close curtains, blinds, or shades, especially on south and west-facing windows, to block sunlight.

Insulate-Improve attic, wall, and floor insulation to prevent heat transfer.

- **Improve ventilation..**

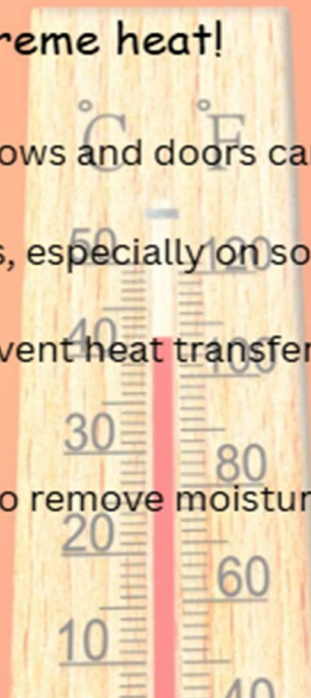
Fans-Use fans strategically to circulate air.

Exhaust Fans-Use bathroom and kitchen exhaust fans to remove moisture and heat.

- **Consider AC maintenance...**

Check and replace filters regularly

Have AC serviced regularly



ARB APPROVAL IS REQUIRED PRIOR TO ANY EXTERIOR CHANGES TO THE HOME/PROPERTY. YOU CAN SUBMIT AN ARB VIA OUR WEBSITE AT WWW.ELIMSERVICES.COM UNDER THE "ARB FORM" TAB.



**Hurricane Season is around the corner.
Be prepared and know your zone!**

Scan the QR code for your evacuation zone and more information on hurricane preparedness.



Helpful tips for browning or bare lawns

- **Diagnose the problem...**

Check for fungal disease-Signs of fungal disease include circular shaped patches of discolored grass with a dark border.

Inspect for pests- Examine the soil for grubs or other insects that may be damaging the roots.

Assess soil and drainage-Test the soil pH and nutrient levels and ensure there is proper drainage to prevent waterlogging.

- **Prepare the area...**

Address soil issues-Aerate the soil to improve drainage and airflow.

Amend the soil-Add compost or other soil amendments to improve fertility and nutrient levels and smooth out any uneven spots to create a level surface for new grass.

- **Repairing the lawn...**

Sod plugs or squares-For immediate results, use sod plugs or squares to fill in bare spots.

Consider using lawn patch products that combine seed, fertilizer, and mulch all in one package. Ensure good contact between the sod/patch and soil.

Overseeding- For a more gradual approach, overseed the area with grass seed used for Florida lawns. Rake in the seed lightly and water thoroughly.

- **Watering and fertilizing...**

Water regularly-Keep the newly seeded or sodded area moist until grass is established.

Fertilize properly-Use a fertilizer to promote growth, but avoid over fertilizing.