

Belmont Lakes

Homeowner's Association

2026 Assessment

The Board adopted the **2026 assessment** on October 8, 2025, in the amount of **\$338.80**. If you have not made your 2026 assessment payment, please make sure you log into your homeowner portal to make your payment at your earliest convenience. Should you have trouble signing in, or if you have not received your log in instructions, please reach out to your CAM at Ashley@elimservices.com.



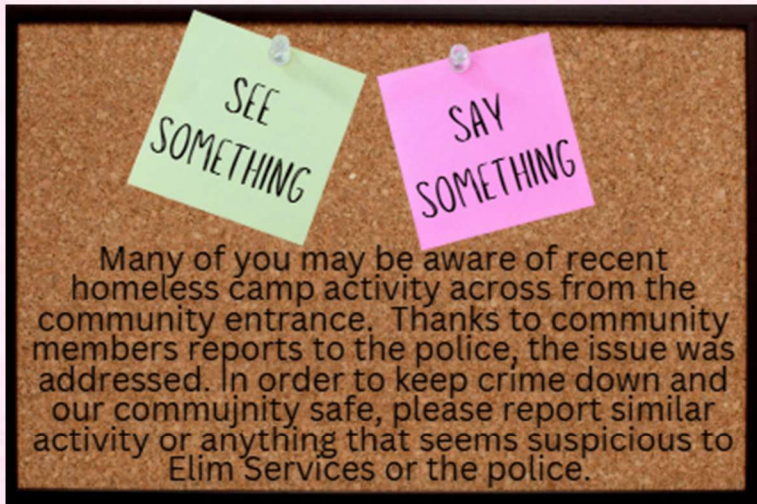
Join the Board of Directors for their first Quarterly Board Meeting on March 31st at 10:00AM.

Physical Address: 1941 Mayport Rd.,
Atlantic Beach, FL. 32233

Join Zoom Meeting at

<https://us06web.zoom.us/join/ed1?muid=372f449f-1fd9-45ac-a1d0-3d49baf120aa>

Meeting ID: 337 030 5373



Please continue to reserve on-street parking primarily for the purpose of guests and temporary parking for deliveries or services such as lawn maintenance.

Please also refrain from parking any vehicles, boats, etc. along the street at the main entrance/exit of the community. This stretch of road is considered a thoroughfare, and the city prohibits parking in this area.

HELLO

Winter

Board of Directors:

President..... Richard Egan
Vice President..... Stephen Sowards
Secretary/Treasurer..... Patricia Smith

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.**
- A copy of your community's annual financial report is available at no charge.** For a copy, email Info@ElimServices.com or call (904) 241-8886.
- The lakes are storm water drainage systems.** They are not intended for swimming, fishing, or boating. If you choose to allow a guest to fish on your lot, you must be present. "No Trespassing" signs will be placed along the lakes to deter people from outside of the community from fishing on your property.

ATTENTION
NO
SWIMMING
OR
BOATING
ON
LAKE

Essential Winter Lawn Tips for Florida Lawns

Watering Pre-Freeze: Hydrate the lawn 24–48 hours before a freeze to help soil retain heat, but avoid watering during freezing temperatures.

Mowing Height: Raise mower blades to the highest setting (3–4 inches) to protect the crown of the grass.

Irrigation Reduction: Reduce watering frequency to every 14–21 days, or when the lawn shows signs of drought stress.

Cover Sensitive Plants: Use frost blankets or breathable fabrics (not plastic) to cover delicate plants, securing them to the ground.

Protect Potted Plants: Move potted plants indoors or to sheltered areas.

Pest/Disease Control: Be aware that Centipede and St. Augustine grass can suffer from large patch fungus in the fall; minimize excess nitrogen.



If you are selling your home, please note that compliance violations will need to be resolved prior to sale. All violations will be listed on estoppel and can delay closing.

ARB APPROVAL IS REQUIRED PRIOR TO ANY EXTERIOR CHANGES TO THE HOME/PROPERTY. YOU CAN ACCESS A COPY OF THE ARC GUIDELINES AND SUBMIT AN ARB REQUEST VIA OUR WEBSITE AT WWW.ELIMSERVICES.COM.



Key Winter Home Care Tasks for Florida Homeowners

- **HVAC & Air Quality:** Change air filters, check for mold, and consider a dehumidifier to keep indoor humidity levels between 35% and 50%.
- **Seal the Home:** Inspect and fix weather stripping on doors and windows to keep out pests seeking warmth.
- **Plumbing Protection:** Insulate exposed pipes and outdoor faucets to prevent freezing during unexpected, cold Florida nights.
- **Landscaping & Exterior:** Trim trees and branches away from the roof, clean gutters, and adjust irrigation systems for reduced, cooler-weather water needs.
- **Pool Maintenance:** Maintain proper chemical balance to prevent algae growth and keep the pump running regularly.
- **Pest Control:** Schedule a professional inspection, as rodents and insects often move indoors during cooler weather.