



THE Heron

CAROLINA LANDINGS NEWSLETTER VOL. 5 Number 3 QUARTER 3 2024

Carolina Landings - The Carolina Landings HOA Board of Directors announced in August that Communique' is the new property management company. Citing continued issues with RealManage since January when the company purchased Argus Property Management, the Board decided it was time for a change.

"This decision was made after three months of interviews with several management companies," said then President Linda Vreeland. "The Board realized that RealManage was not proactive in response to issues such as the Cooper Creek back-flow leak, among other issues."

Board Treasurer Val Mckillup met with Communique' founder and owner Maureen Schoening and Accountant Christina, and was impressed with their credentials and references. "Given that RealManage was only available by email, we certainly appreciate now, having an accountant to speak with directly about our association's financials," said Mckillup.

Since August 1, Communique' is completing all transfer of files and has begun to communicate with homeowners about their needs and issues that have long been ignored by RealManage.

The Board voted at the July HOA meeting that there will be no property manager in the Clubhouse office. Treasurer Val Mckillup explained that Carolina Landings will see a savings of about \$18,000 per year. Residents questioned how vehicle bar codes will be distributed. According to Maureen at Communique' they will mail programmed bar codes to residents.

The Board also voted to hire a maintenance service to clean the clubhouse, gym, pool area and restrooms, as well as bring out the recycle bins each week. The Board announced a savings of about \$2000 a month compared to hiring an on-site maintenance person.

Other previously neglected projects include trimming the large palms in front of the Clubhouse. White Diamond completed trimming the palms at the end of August. Powerwashing the Clubhouse was also recently completed.

Questions? Please contact Maureen at: maureen@communiquegmt.com.

HOA Board Hires Communique' Property Management



The lake at Carolina Landings rose to new heights during Tropical Storm Debby on August 3 but soon receded. Even the water fowl retreated to higher ground during the torrential rain.

MANDATORY COMPLEX-WIDE WATER SHUT-OFF SCHEDULED

Carolina Landings - The back-flows throughout the complex will be bypassed to accommodate individual shut-offs at each building.

To do this, all units will experience a water shut-off on the days the bypasses are scheduled. Residents will be notified by email and signs by the entrance gates.

The water shut-offs to 4 to 5 buildings began at 8:30 AM on Tuesday, September 10. Water will be turned back on by 4:00 PM.

The new shut-offs are a significant savings to Carolina Landings and will help keep HOA fees low as reported by the Board and Communique'.

It was reported at the July Board meeting that the Association has paid over \$20,000 on back-flow repairs. When a back-flow fails, Daniels Plumbing will add a bypass - a cost of \$600 each - providing a significant savings over time, as aging back-flows fail.

Important Date!



Homeowners Association BOARD MEETING

MONDAY, SEPTEMBER 23

6:00 PM Clubhouse

AGENDA IS POSTED ON BULLETIN BOARD BY MAILBOXES & IS EMAILED TO HOMEOWNERS 48 HOURS PRIOR TO MEETING

MAUREEN SCHOENING
Property Manager, **COMMUNIQUE'**
maureen@communiquegmt.com

LOCAL EVENTS



**LAKEWOOD RANCH
FLORIDA**

FRIDAY, OCTOBER 4

Music on Main Street, Lakewood Ranch
BARKTOBER FEST!

Alan Grant Band | Rock - Blues - Country

Concert benefits
Nate's Honor Animal Rescue

Bring chairs, no coolers, dogs welcome on short leash!



SATURDAY, OCTOBER 19

Making Strides, Breast Cancer Walk

Nathan Benderson Park
Registration at 7:30 AM,
Walk begins at 8:30 AM

You can also register online at:
secure.acsevents.org

Donations appreciated!
Food truck available.



PUMPKIN FESTIVAL!

OCT. 12-13, 19-20, 26-27

Hudsader Farms, Bradenton

Hayrides! Pony Rides! Food! Games!

Live Shows! Live Bands!

9:00 AM to 5:00 PM

Admission \$15 | Parking \$5

Children 10 and under FREE

*****CASH ONLY*****

Friendly dogs welcome on leash

www.hudsaderfarms.com



941.552.9279

**THIS SERVICE IS INCLUDED
IN YOUR HOA FEE**

Homeowners and Renters: Please call Pestarmor directly.



This photo demonstrates how NOT to recycle!



BLUE BINS:

Rinsed plastic, cans and bottles **ONLY!**
Newspapers, magazines **ONLY!**

NO PLASTIC BAGS! Remove recyclables and discard the plastic bags at Publix.

GREEN DUMPSTERS:

TRASH ONLY! Corrugated* cardboard ONLY!
(*Amazon boxes, for example.)

DO YOUR PART TO KEEP OUR DUMPSTER AREAS CLEAN!
Avoid higher HOA fee due to increased Manatee County fees!

Irrigation leak finally resolved

Following several plumbing companies since October 2023 attempting to locate the irrigation leak, three employees of Daniels Plumbing finally detected the leak. A hairline crack in the white pipe (pictured below) was the culprit. Thanks to Daniels Plumbing for getting to the bottom of this issue (pun intended).



Don't Get Towed!



FOR BAR CODES

contact Maureen
at Communiquemgmt.com

IT'S MANDATORY!

The cost is \$15.

**COMMERCIAL VEHICLES ARE NOT ALLOWED
TO PARK WITHIN THE COMMUNITY -
INSIDE OR OUTSIDE THE GATES.**

Expired tags and non-working vehicles are cause for towing.



**Halloween
OCT 31**



**Election Day
NOV 5**



**Veterans Day
NOV 11**

Mulch to be scheduled

Carolina Landings - Two quotes were received by Communique' as reported at the July Board meeting. The amount of mulch from each of the two companies were drastically different, so the board and Communique' will discuss the quotes plus obtain a third quote to be sure the Association is getting the best price and the correct amount of mulch for the community.



It's Back to School!

Please drive safely and beware of kiddos stepping on and off the bus!

HOA Board changes effective September 1

HOA President Linda Vreeland resigned from the Board on August 19 citing health issues and working full-time. "I could not give the position the time and effort it deserved. I have a full-time job. I decided I couldn't do both. I wish the Board all the best."

New Board member, Erin Watson was sworn in at the August 19 HOA Board meeting. Valloree McKillup, Treasurer; Fevil Patel, Secretary, and Mike Zezima, Director will continue as Board members.



The Heron is a FREE publication for Carolina Landings residents and is approved for distribution by the Carolina Landings Board of Directors. Contributing editors: CL Board and committee members. © 2024