



# Sonesta Walk

## Message from the Board

As we embark into a new year It is our intent to serve our community to the best of our collective abilities. This is YOUR association, YOUR community, and it needs you to succeed. So, let's do this – another productive, triumphant year of successful projects and glorious days of harmony in our association relationship. This year, to date, we have completed projects of installing a new bicycle rack at the pool, refurbishing the tennis court area with new surfacing, in the midst of replacing new sod to those grassy areas that were damaged by storm debris or faulty irrigation and continue to examine unpaid and outstanding accounts. It is with your cooperation and attention to Sonesta Walk that allows us to continue a successful journey into our future. We have the best place to call home in what we feel is the best community, in the best city, in all of Central Florida. We would like to thank everyone for the continued support and patience. We appreciate any feedback and we welcome your ideas, thoughts, and suggestions. It is our desire to ensure fairness to all residents and to sustain community tranquility for everyone! And, a gentle reminder that spring is around the corner and it's time to power wash your walkway, driveway and fence.

## NEW ARC Member

A huge welcome to Dave Farioli, our newest member of the Architectural Committee. While we welcome Dave, we reluctantly say farewell to Steve Sheehan who served for many years on the committee. He has, without doubt, served his position with the utmost care and professionalism!

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Group enjoying lunch after clean-up day





## ANOTHER SUCCESS STORY

An enormous thank you to Nancy Remson and our residents who participated in the annual clean up day on January 16<sup>th</sup>.

We would like to thank and acknowledge all that contributed: Charlotte Cook, Dave Crews, Theresa Davis, Betty Dyce, Belinda Jones, Bill Mazurek, Mary Mazurek, Christy Moineau,

Elfi Morch-Dionysius, Nancy Remson and Janette Sharpe.

Special thanks to Youngs Chinese Buffet 4700 Babcock Street NE Palm Bay, FL for sponsoring a complimentary lunch for all volunteers!

Personally speaking we do have the best looking community!

*Some of the articles found in this newsletter are copyright free articles from Community Association Management. As they are not copyrighted they may be shared to inform and educate all residents. Enjoy reading!*

### PLEASE

Noisy neighbors can really be irritating at times. We're not trying to ruin your day, but it would be amazing if you could try to keep it down between the hours of 10 and 6. That should sufficiently serve your need to make noise and not interrupt our day, our dinner, our sleep and in general, a quiet day! 'You' refers to those revving the truck engine, gunning the motorcycle or ignoring the screaming loud noises from the kids! Can you please, please keep it down?

### Timely Assessment Payments

In order to meet its financial obligations, our association depends upon the timely receipt of our monthly assessments from the owners. When our community's budget is approved by the Board, it assumes two things: the amount of income must equal the amount of expenses, and, that each homeowner will pay his or her maintenance assessment in a timely manner. If one or the other fails to happen, we have a cash-flow problem and it usually results in costing all of us more money in the long run. Our community depends entirely upon the monthly assessments to pay its bills (insurance, landscapers, water, electricity, gas, management, etc.). Whenever homeowners are delinquent in paying their assessments it creates a "cash-flow shortage" that may prevent the association from paying its bills in a timely manner. There is no other source of income available to make up for the shortage. If we "borrow" money from the reserves to pay for operating expenses, we are required to pay it back, thus we create even more expenses. Ultimately, when even a few homeowners fail to pay their assessments on time it ends up costing us all more. That is because since most of our expenses are pre-determined, the only way to make up for a cash-flow problem is to increase the amount of money coming in, or in other words, raise our monthly assessment amount. We can all take part in keeping our community's expenses down, and one of the best ways is to make sure that your monthly assessment check is sent on time!



## CONTACT INFO

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### Ten Ways To Help Our Community

1. Attend meetings. Don't just show up if you have a problem or complaint.
2. Accept nomination to serve on the Board or appointment to any committee.
3. Describe the association in positive terms.
4. Be prepared when asked to contribute; plan details of an event, coordinate with other owners and affiliates.
5. Contribute whatever time you have available for the benefit of the community. Become a dependable, constructive member of the association.
6. When attending Board meetings, remember that the only time you should address the Board is during the Open Forum session. Don't interrupt during the Business meeting.
7. Keep an open mind and look for the benefits to the community whenever a new program or project is being initiated.
8. Don't criticize the Board, committee members or other volunteers.
9. Read your newsletter and correspondence from the management company.
10. Introduce yourself to new owners. Let them know that our community is a great place to live.



### DID YOU KNOW?

You are a homeowner and want to keep an eye on your account when you pay your monthly Association dues. Did you know you can? But, how?

To receive internet access to your account proof of home ownership is required and your account number would be helpful.

Visit Space Coast Property Management, 928 E. New Haven Avenue in Melbourne and they will give you a password to gain access to the client log-in. Log-in access can be found at the bottom of our webpage found on [sonestawalkhoa.com](http://sonestawalkhoa.com).

It's really a great idea to keep a close eye on your account!





Although, as we often mention, the most important duty of our association is to protect the value of our property, the most important asset within our community is not the property itself, but the members who make up the association. Without you, the homeowner/resident, our community is nothing more than a collection of buildings, landscape and asphalt. As members of the community, homeowners bring their own individual tastes, likes, dislikes and preferences into the community. It is that diversity that makes our community interesting and full of life. It is also that diversity that creates the need for commonly accepted guidelines in order to help everyone get along and pursue a collective goal: peaceful and harmonious community living that benefits the investment we have in the community. By recognizing the diverse makeup of our most valuable assets, the homeowner members, each of us can begin to understand the need for commonly accepted rules and regulations, architectural guidelines and the need for a Board of Directors made up of a cross-section of homeowners in order to represent the full spectrum of individual tastes and concerns. Without that understanding it is easy to become distracted and concern ourselves with the loss of individual freedoms and distaste of conformity that some associate with association living. In order for our community to develop to its fullest potential, each and every one of us must develop an appreciation of the others who make up our community. And with that appreciation will come a desire to contribute to each other's well-being within the community. We can choose to embrace the potential of our association and work within its framework to create an atmosphere of peaceful, harmonious living, or we can choose to ignore that potential and view our association as a hindrance in our own pursuit of unbridled happiness. Either way, we alone have the power to create the perceptions that we embrace. If you don't appreciate the benefits created by our community guidelines, then those guidelines will never be respected. The key to successful association living is to recognize the benefits provided by living within an association and accept that certain behaviors and actions detract from those benefits. By doing so, we are able to contribute to the success of our association, our community and ultimately our own investment we have made in our property. Likewise, successful association living also relies heavily upon recognizing those behaviors and actions that enhance the benefits of living within an association. Conforming to community guidelines, active participation in association activities such as committees and the board of directors, and choosing to attend board meetings in order to understand the issues that face our association are perfect examples of how each and every one of us can contribute to the betterment of our community. Our association may be legally obligated to preserve, protect and enhance the common assets of the association, but in order for our association to do that, we must also recognize the value of its most important asset: you the homeowner. Without your cooperation, support and involvement, our association cannot succeed. The investment each of us has in our property demands that cooperation, support and involvement. To neglect that responsibility is to neglect our investment, and few of us can afford to do that!

## **SONESTA WALK WEBSITE**

[WWW.SONESTAWALKHOA.COM](http://WWW.SONESTAWALKHOA.COM)

**CALENDAR OF EVENTS MINUTES DOCUMENTS INFORMATION**

**WANT US TO EMAIL THE NEWSLETTER TO YOU**

**SEND YOUR REQUEST TO**

[SWHOAF@gmail.com](mailto:SWHOAF@gmail.com)

## **COMMUNITY YARD SALE**

**SATURDAY, APRIL 8<sup>TH</sup> 8AM TIL' 2PM**

**SELL FROM YOUR OWN GARAGE**

**WE PAY TO ADVERTISE THE EVENT**