

# SONESTA WALK

Summer 2016  
Volume 2016, Issue 2

## A WORD FROM OUR BOARD OF DIRECTORS

Another Association year has passed quickly. It was a very busy time as seen by all. Improvements were plentiful and will carry on to maintain the uniformity of our peaceful, beautiful community.

Our next scheduled project involves all homeowners. Our intent is to audit pool cards bringing us to a better controlled use of pool access. Several of us have been or made aware of improper access. An instructional letter has been

forwarded to all homeowners asking for their cooperation in finalizing this undertaking. Your assistance supports our effort. Failure to contact us with the necessary information will result in the pool card being disabled therefore, resulting in failed pool access.

July is our annual election of the board of directors. By now each homeowner should have received the first mailing notice for the election. If you are not yet in receipt of this information

contact property management (321) 733-3382. Your vote and interest are extremely important for Sonesta Walk to remain at its current status, superb!



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## POOL HOURS AND USE

Now that the warmer weather is here and daylight savings time is in effect, it only means more pool goers. While

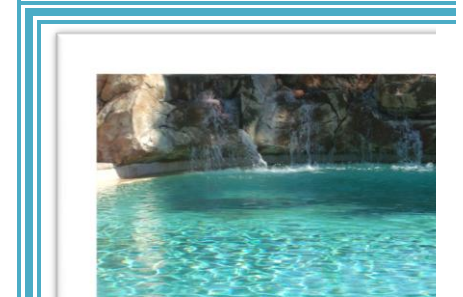
the pool is intended for entertainment and your enjoyment a gentle reminder of the time it is allowed to be

used. The pool opens at dawn every day and is intended for use until dusk. What is dusk? About 30 minutes before

actual dark. Failure to abide by the pool rules will and can result in fining and terminating use of your pool key card. Don't strip away your fun by failing to follow the rules. And, when the school's are closed for summer, holidays or other occasions the pool doesn't stay open later. 365 days a year the pool hours are the same, dawn to dusk.

Remember, when having children in the pool area to please respect all pool patrons. Running, jumping, yelling and screaming are not something we want to see or hear. Diving from the waterfall rocks and diving off the pool sides are not permitted.

Let's make it a fun and relaxing atmosphere for all to enjoy!



## USING THE BARBEQUE GRILL AND EQUIPMENT

The new barbeque grill and fan are new pieces of cooking equipment added in the pavilion area for your use and enjoyment. Always remember to be safe when cooking. Do not allow children to operate or explore the area.

As you are cooking, there is nothing better than the smell of food on the grill. However, if you

smell gas, turn off the gas tank and burners. Never leave the grill unattended.

Before leaving the area, make sure

**"Grill safety is everyone's safety."**

**Never leave the grill unattended!**

everything is turned to the off position. Clean up the grill, clean up your area.



## RENTING THE PAVILION

Want to have a party? A celebration? Rent the pool pavilion!

Ample room, tables and chairs for your guests, cooking facility and restrooms to accommodate everyone's needs.

You must fill out a reservation form (available on our website) and a small deposit is required.

Renting the area for a 4 hour time slot does not allow your guests to swim in the pool or hot tub unless, they, too, are residents of Sonesta

Walk. A maximum of 25 persons allowed. It is imperative no swimming is permitted to alleviate any accidental injury to the party-goers. While we wish you a fantastic time, we insist you and your guests follow all rules of the Association. When your party is finished it is mandatory a thorough clean-up, including the bathrooms, is conducted. Failure to do so may result in your deposit money not being refunded.

**FOR PARTIES,  
CELEBRATIONS . . .**

**RENT THE PAVILION**

## SONESTA WALK - SETTING THE RECORD STRAIGHT

Sonesta Walk is single residential townhomes. We are not condominiums or apartments as some real estate agencies advertise us to be.

It is necessary for each homeowner to maintain their property; exterior painting, roofing, all exterior maintenance is the sole responsibility of the homeowner. The Association does not cover costs for roof replacement. It is, also, the financial responsibility of each homeowner to carry property

insurance. In the event of a hurricane or tropical storm resulting in damage to your property, the Association, again, does not cover damages or replacement.

The Association does maintain the landscape and fertilization to the common areas of our community. We have always mowed your grass as paid for by the Association. We do not clean out and maintain your landscape beds. It is the sole responsibility of the homeowner to do so.

The rental rent in Sonesta Walk is relatively low in comparison to others in close proximity. We are currently approximately 20-25% rented. While we do welcome tenants, we strongly encourage all to adhere to our rules and regulations. Whether tenant or homeowner, everyone is treated the same. As a resident of Sonesta Walk, we want all to enjoy our peaceful and relaxing atmosphere. Everyone has differing needs. So remember to be cautious of noise, parking, walking pets, driving within the acceptable speed limit.

Whether it be our residents or their guests, speed limit is an essential part of the peacefulness in our community. There are young children playing. Kids don't pay attention; adults do. So, watch your speed!

Parking your vehicles means in your driveway or on the street. Blocking of driveways, parking on

the grass, and other forbidden parking practices are a code enforcement of the city. Trailers, boats and other large equipment are banned.

If ever in doubt, read our governing documents, found on our website:

[www.sonestawalkhoa.com](http://www.sonestawalkhoa.com)

## WHAT ARE YOU THINKING? !

You're speeding, not paying attention to the kids or nearly striking another vehicle pulling from its driveway. Your kids are loud and obnoxious. Throwing your food garbage into the lake? You're using the pool after hours. You brought glass containers to the pool and utilize them. A bike in the pool? There are sidewalks for a reason. Use them! You are walking on private property when

avoiding the sidewalk. Use the sidewalk, teach your kids to use them. Clean up after your pet. The dog waste is unsightly and unhealthy! So, what? Who cares? The residents care and are concerned about the continued misbehaved patrons of our community. Our safety, our peaceful environment and overall tranquil existence are in jeopardy due to some, not all, misguided, rule abusing individuals. We cannot

and will not continue to tolerate your thinking, or lack thereof. Be considerate. Help us out! Before acting remember to let the brain first think of what it is you're doing! To those concerned about unpleasant behavior, jot down the violation or inappropriate behavior, take a picture. Send it to the property manager. If you know who it is and where they live let management know. It is a help in letting them know their mistake!



# ANNUAL ELECTION

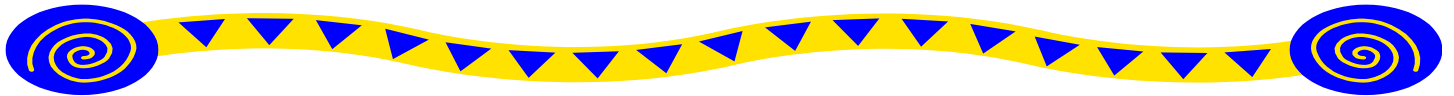
The annual Board of Directors election and annual meeting for Sonesta Walk will be held Wednesday, July 20, 2016 at 7:00pm at the pool pavilion.

Homeowners should have received the first mailing as forwarded by our property manager. This informational package offers you the option of running for the board. Follow all instructions as directed and return your intent to be on the board within the time period as indicated. Any intentions received after the June 10th date will not be accepted. No exceptions!

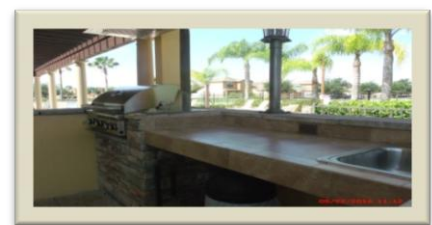
It is extremely important and necessary to vote. As required by Florida statute an election must include a required quorum (30%) to be valid. Failure to receive the necessary votes or quorum will void the election therefore prompting the current standing board of directors to automatically continue to hold their positions. Your vote is extremely important in maintaining the good standing with the community and the state. Don't assume your neighbors will vote and think your vote is not necessary. Your vote, your voice, is needed. Please return your ballot!

The current Board of Directors: Richard Denza President, Patti Wielgus, Vice President, Keith Paradis, Treasurer, Scott Remson, Secretary and Stan Pietrowski, Director at Large. They would like to extend their appreciation to all for their support during the past year. Our continued efforts in keeping our neighborhood amongst the very best of communities in Melbourne has been successful due to everyone!

Thank you



## COMMUNITY IMPROVEMENTS 2016



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

Newsletter Correspondence: [SWHOAFL@GMAIL.COM](mailto:SWHOAFL@GMAIL.COM)

PROPERTY MANAGEMENT: SPACE COAST PROPERTY MANAGEMENT, INC. 928 E. NEW HAVEN AVENUE MELBOURNE, FL 32901

PROPERTY MANAGER: SCOTT ARMISON (321)733-3382 [SCPM10@CFL.RR.COM](mailto:SCPM10@CFL.RR.COM)

