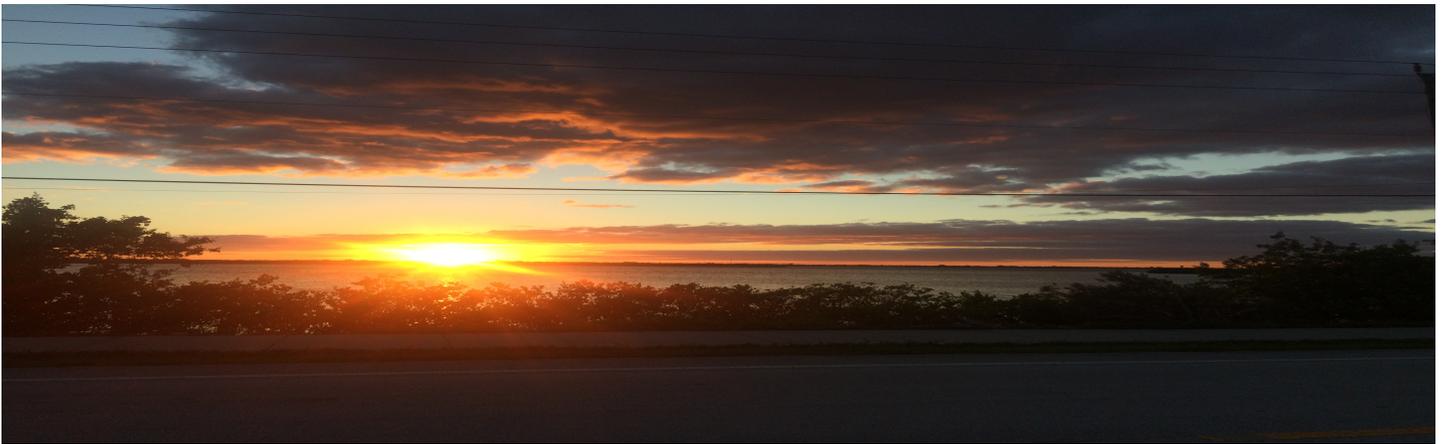


Sunrise Scoop

April 2018, Issue 1



Slow Down, Save a Life!

You've seen the signs all over to "Slow Down and Save a Life!" This slogan could not be any truer than in our local neighborhoods and communities. Not only are people speeding on the highways and roadways, but are blatantly ignoring the posted speed limits in our tight-knit communities.

Please stay in your lane around the curves, especially near the entrance. Our community is filled with small children playing in the yards, family pets enjoying the

beautiful weather, and adults maintaining their properties. We all know that children are liable to run out into the street to chase after a runaway ball or the family dog chasing after a squirrel.

Those lives are in danger of being cut short due to the negligence of a driver who fails to obey the speed limits posted and furthermore failing to be aware of their surroundings.

We understand life can be hectic, with many responsibilities to be taken care of and limited time to accomplish errands. Please take the time to slow down, and keep an eye out for children, pets, and around others walking outside so that we can avoid a potentially dangerous situation.

This is one way to make our community safer and a better place to live and raise future generations.

Inside this issue:

- 2 [Spring Cleaning, ARC Requests, R&V Notices](#)
- 3 [Meeting Minutes](#)



Reminders to the community

We need to remind homeowners that an ARC form needs to be submitted and approved prior to having any improvements made on the home. This includes, but is not limited to, replacements of roofs or windows, painting, driveway work, etc. This is required by the Sunrise HOA Covenants. Failure to do so will result in violation notices.

If you have recently had a roof repaired, please submit an ARC form with a copy of the work permit immediately.

If you have received a violation notice, please take immediate action to prevent second and third notices being issued and avoid fines being assessed for failure to comply. Most issues are very simple issues that can be corrected without any time or money involved.

It is every homeowner's responsibility to adhere to these by-laws and covenants that all homeowners agreed to abide by when purchasing a home in our community. These were put in place to make our community attractive and provide quality and uniformity for our residents.

For more information, please refer to the Covenants on our website.



spring cleanup

Spring Cleaning Mode: ON

Well folks, it's that time of year again! Spring Cleaning time is here. Now is the time to focus on improving our homes' exterior, as well as the interior.

So how can we improve our exterior? Getting our landscaping redone or refreshed is a great way to start! Put some fresh mulch down, trim up shrubs, bushes, and trees and pressure wash driveways and sidewalks.

All of the above are improvements that do not need any approval from the ARC and make a huge impact on the overall appearance of our community.

Naturally, once neighbors see improvements being made on

your property, they will want to follow suit and make improvements to theirs as well.

You are more than welcome to do the work yourself, however we have a couple local businesses that would love to have some new clients!

John from McCall's Lawn Care is available for lawn services. He can be reached at 321-474-0524 or at jmccall16@cfl.rr.com.

Also, Tim's Prestige Tree Trimming can trim up your palm trees for only \$50 per tree. His contact number is 321-957-3850.

Disclaimer: The HOA does not endorse any of the above mentioned companies.

Happy Spring Cleaning!



We are always in need of volunteers at community events! Even your children are able to help! We will sign for Bright Futures hours so that your child will receive credit for community service hours performed!

**Meeting Minutes
March 7, 2018**

Attendees: James Bench, James Twine, Jack Gehl, Steve Gresley, Sharon Fitzpatrick, Bill Fitzpatrick, Barbara Plantec, Richard Plantec, Doug Hinderliter, Wayne

Start 7:10pm Closed 9:18pm No minutes to approve.

Finances: Email with details of financial statement sent to board. Checking \$24,763, MM \$36381, CD \$12047, Expenses \$2365 (lawn cutting, flag, sprinkler maintenance) Delinquent payments for dues approx. 20 will receive late fees. Budget: Storage unit is more expensive. Legal fees (annual meeting, general consulting, delinquency clean up)

HOA Board: Insurance is for directors & possible liability. Sign form & take class for Florida 720.

HOA Leases: To be maintained by S. Gresley. Back up to be E. Owens. Based on FL statutes, landlord to give tenant by-laws ARC: 2 roof approvals; 1 paver approval; 1 hurricane shutter; 1 gutter; 1 fence.

Grounds: Southern Greens (Sprinklers), Klip and Kut (Lawns), Veritek (Fountain). Lawn care looking for rebid. Regs require 3 estimates for all Projects. Gazebo to be rebuilt (both wood and plastic to be evaluated, as well as slightly larger). Request County to correct askew street signs. No water at park, part of pumphouse pipe been fixed, other pipe to feed park needs to be fixed. Trim palms of HOA in next two weeks. Seeking estimates to clear scrub and add fence to Erik CT. Add new signs for pond dangers. San Marino drainage and site excavation issue need to be addressed.

R&V: Not currently done, will be done after newsletter release

VP: No comments at this time Estoppel fee: Currently \$125 talk to move \$50. Tabled for this time. Front entrance landscaping: Need 3 quotes to redo, Plan to do in October.

Change registered agent to HOA to E. Owens.

2018 Board of Directors

President

James Bench

Vice-President

James Twine

Secretary

Erin Owens

Treasurer

James Twine

ARC

Sharon Fitzpatrick

R&V

Bill Fitzpatrick

Grounds

Jack Gehl

Social

TBD

Community Relations

TBD

Arbitration Committee

TBD

If you are interested in serving on the board, please attend the monthly meeting on the 1st Wednesday of each month.

RECIPE CORNER

Million Dollar Pound Cake

Prep: 15 min Cook: 85 min

Author: Paula Jones

1 lb butter at room temperature	$\frac{3}{4}$ cup whole or 2% milk
3 cups granulated sugar	1 tsp almond extract
6 large eggs	2 tsp vanilla extract
4 cups all-purpose flour, sifted	

1. Preheat and bake at 350 degrees F
2. Grease and flour a 10-in bundt pan
3. In the bowl of an electric mixer, cream butter and sugar until fluffy
4. Add eggs one at a time until well incorporated
5. Slowly add flour and milk alternately beginning and ending with flour
6. Mix until blended after each addition
7. Stir in almond and vanilla flavorings
8. Pour batter into prepared pan. Bake at 350 degrees for 1 hour and 25 minutes, or until a wooden pick inserted in center comes out clean
9. Cool cake on a wire rack for 30 minutes before inverting on a serving tray
10. Store covered on the countertop for up to 3 days or in the refrigerator for up to 5 days



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SUNRISE SCOOP

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