

# THE LOG



Lakewood Park Condominium Association



## COMMUNITY UPDATE

### ASSOCIATION OFFICE HOLIDAY HOURS

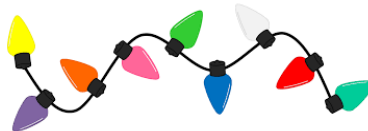


The Association Office will be closed for the following days:

**FRIDAY, DECEMBER 23, 2022 – MONDAY, JANUARY 02, 2023**  
(For the Christmas & New Year's Holidays)

If you need assistance, please leave a message with the Association Office at:  
**(407) 260-1632**  
and we will get back to you as soon as possible.

### VALET TRASH HOLIDAY SCHEDULE



Due to the holidays, valet trash service will be interrupted. There will be no pickup on the following days along with their Saturdays being their regular days off:

**SUNDAY, DECEMBER 25**  
**SUNDAY, JANUARY 01**

If residents have trash, please take it directly to the trash compactor.

## CHRISTMAS TREE DISPOSAL



Once again, we will section off a portion of the parking lot adjacent to the Maintenance Shop for residents to dispose of their live Christmas Trees. Please remove all light strings and ornaments before disposing of your tree.

## DON'T FORGET TO SCOOP THE POOP

The Association Office is receiving an increasing number of complaints regarding residents not picking up after their pets.

**PLEASE! PLEASE!! PLEASE!!!**



## 2023 ASSESSMENT COUPONS MAILED



All owners should have received their assessment coupon books in the mail. If you have not, please contact Sentry Management. Please make sure you are paying the correct amount for your Unit beginning January 01, 2023, to avoid any late fees and interest. Here are the 2023 rates:

	<u>OLD</u>	<u>NEW</u>
649 sq. ft. -	\$320.39	\$368.37
704 sq. ft. -	\$347.54	\$399.59
712 sq. ft. -	\$351.49	\$404.12
866 sq. ft. -	\$427.51	\$491.53
893 sq. ft. -	\$440.84	\$506.85
926 sq. ft. -	\$457.13	\$525.59

## AMENITY PRICE INCREASES



Due to price increases the Association is experiencing, we have found it necessary to increase the price of the following amenities effective January 01, 2023:

Air Conditioning Filters: \$15.00  
Mailbox Keys: \$10.00  
Gate Access Stickers: \$10.00

## COYOTES SIGHTINGS AND WHAT TO DO



We have received numerous concerns about coyote sightings in the community. The Association has contacted the Florida Fish and Wildlife Commission and here is what they have informed us. Coyotes are generally not a threat to people and are usually scared off easily. Killing or removing a coyote from a community can open space for another alpha male or female to move in. Coyotes are also a benefit to the ecosystem by providing natural and effortless pest and rodent control.

To reduce your chances of a negative encounter with a coyote, here is what they recommend:

1. **SECURE ATTRACTANTS:** (a.k.a. human-related food sources) Do not leave pet food or garbage on your patio or balcony.
2. **KEEP PETS ON A SHORT LEASH:** less than 6 ft. and in your control.
3. **DO NOT FEED COYOTES:** It is actually **ILLEGAL** to do so.
4. **COYOTES ARE AFRAID OF HUMANS:** Make sudden loud noises or gestures by yelling, using an air horn, or shaking an aluminum can filled with nuts, stones, or coins.

**On behalf of the Board of Directors and Staff of Lakewood Park  
We wish you and your families**

