



February 15, 2021

Greetings Neighbors,

Many of us built or bought our homes in Marcus Pointe because it is a covenant protected community and the vast majority of residents do a great job of maintaining their property. Thank you!

However, the December 2020 Resident Survey provided feedback which expressed concern about lack of covenant enforcement by the Board and Etheridge Property Management. In response, the Board of Directors formed a Covenant Standards Committee.

The committee developed an approach to improve covenant enforcement.

Step 1 - Create a "Resident Maintenance Responsibilities and Standards" document. This document will provide the basis for covenant inspections and enforcement.

Step 2 - Communicate the standards to Etheridge Property Management and align on enforcement.

Step 3 - Communicate the standards to all residents for understanding and action.

Step 4 - Allow a grace period (one month) for residents to perform maintenance as needed.

Step 5 - Inspections begin - April 1, 2021

In the past, the Board has issued a Spring Letter with the attached one page "Spring Reminders". This is a very good one-page overview that compliments the new Standards.

Inspections will focus on the properties that really need action - the "Ugly" as illustrated in the standards document. The photos in the document are actual photos from the community taken from the street.

The Board does not wish to have Etheridge Property Management issue letters of violation!

So please do your part and maintain your property to meet the standards.

If you have any questions or concerns, please contact our community manager, Kevin Etheridge at ketheridge@epmfl.net or any of the Board of Directors.

Let's work together to make Marcus Pointe an even better place to live!

Regards,

Marcus Pointe HOA Board of Directors

P.S. We are working to update our Resident Directory to improve communications. **Please use the following link to update your information with Etheridge Property Management and to enroll in the new texting system if you have yet to do so.**

<https://form.123formbuilder.com/5806200/form>

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Marcus Pointe Homeowners

Resident Maintenance Responsibilities and Standards

Top issues which receive HOA violation notices are:

- Lawn care
- Trash cans
- Mailbox appearance
- House appearance
- Driveway appearance
- Vehicle storage (prohibited)

Marcus Point HOA
Resident Maintenance Responsibilities

Standard – Lawns and landscaping must be diligently and properly maintained at all times. A landscape sprinkler system shall be required for each home.

Mowing and Edging

How to meet the standard

- Lawn appearance can generally be improved with ongoing care. During growing season, mow and edge weekly. Keep lawn mowed to 6” or less and edge along curbs, driveway and sidewalks.
- Lawns may need to be treated for pests and fungus (Brown Spot and Gray Leaf) at specific times of the year.
- The acidity of our soil in Marcus Pointe may require lime treatment over time to improve lawn health.
- A list of maintenance companies can be provided if you want to hire someone to complete this service for you.

The Good



The Bad



The Ugly



Lawn care – a violation letter will be sent if the following is seen by the inspector:

When lawn care has not occurred and the yard needs attention (see “ugly”).

Lawn is ~6 inches tall or greater; Grass has overgrown the curb, driveway or sidewalk by ~ 3” long or greater

Note: A violation will not be given for the first time the issues are identified, but will be granted one week to resolve.

If upon the next inspection, the issues are observed again then a letter will be issued.

Violations will generally be focused during growing season (April – November) except when homeowner negligence continues.

Marcus Point HOA Resident Maintenance Responsibilities

Standard – Lawns and landscaping must be diligently and properly maintained at all times.
Weed control – yard and landscaping beds

How to meet the standard

- During growing season, weed weekly.
- Lawns should be treated with weed control at specific times of the year (e.g. pre-emergent treatments)
- The acidity of our soil in Marcus Pointe may require lime treatment over time to improve lawn health.
- A list of maintenance companies can be provided if you want to hire someone to complete this service for you.

The Good



The Bad



Lawn care – a violation letter will be sent if the following is seen by the inspector:

When lawn care has not occurred and the yard needs attention due to significant areas of weeds (see “ugly”).
Landscape beds / planting areas with significant patches of weeds over 6" tall or greater

Note: A violation will not be given for the first time the issues are identified, but will be granted one week to resolve.
If upon the next inspection, the issues are observed again then a letter will be issued.
Violations will generally be focused during growing season (April – November) except when homeowner negligence continues.

The Ugly



Marcus Point HOA

Resident Maintenance Responsibilities

Issued February 15, 2021

Standard – Lawns and landscaping must be diligently and properly maintained at all times.
Trimming bushes, shrubs and trees

How to meet the standard

- Bushes and shrubs should be pruned based on growth and no taller than 4' if planted on the property line adjoining the golf course
- A list of maintenance companies can be provided if you want to hire someone to complete this service for you.

The Good



The Ugly



Lawn care – a violation letter will be sent if the following is seen by the inspector:

When bush and shrub care has not occurred and needs attention (see “ugly”).

Note: A violation will not be given for the first time the issues are identified, but will be granted one week to resolve.

If upon the next inspection, the issues are observed again then a letter will be issued.

Violations will generally be focused during growing season (April – November) except when homeowner negligence continues.

For safety and security reasons, we would encourage you to keep bushes and shrubs near walkways and windows trimmed so that someone could not hide behind them.

Marcus Point HOA

Resident Maintenance Responsibilities

**Standard – Lawns and landscaping must be diligently and properly maintained at all times.
A landscape sprinkler system shall be required for each home.**

Re-establishing a yard

How to meet the standard

- If lawn health deteriorates to a point where the lawn has large areas that are bare or dead, that are visible from the street or golf course (for golf course lots), then planting new sod is needed.
- When bushes, shrubs or plants are dead in landscaping beds noticeable from the street or golf course (for golf course lots), replace with new plants. A list of maintenance companies can be provided if you want to hire someone to complete this service for you.

The Good



The Bad



Issued February 15, 2021
The Ugly



Lawn care – a violation letter will be sent if the following is seen by the inspector:

When the lawn has large areas that are bare or dead and new sod is needed (see “ugly”).

When dead plants are visible and need replacing.

Note: A violation will not be given for the first time the issues are identified, but will be granted one week to resolve.

If upon the next inspection, the issues are observed again then a letter will be issued.

Violations will generally be focused during growing season (April – November) except when homeowner negligence continues.

Marcus Point HOA

Resident Maintenance Responsibilities

Examples of Issues and Ways to Resolve Them

Standard - Trash Cans must be concealed from view in an effective manner, at the residential structure.

How to meet the standard

- Trash cans are to be stored behind screening (in an enclosure, in the garage or behind a fence / bushes) and concealed from view.
- A list of maintenance companies can be provided if you want to hire someone to complete this service for you.

The Good



The Bad



The Ugly



Trash cans – a violation letter will be sent if the following is seen by the inspector:

The can is visible from the street (not behind screening) or is still sitting at the curb after trash day (see “ugly”).

Notes: A violation will not be given if:

- At the time of inspection, the trash can is being actively used by an owner for clean-up
- If the inspection occurs Wednesday afternoon through Friday at noon, to account for ECUA collection / late collection

Marcus Point HOA

Resident Maintenance Responsibilities

Issued February 15, 2021

Standard – Mailboxes shall be neat and attractive in appearance and shall be constructed of the materials and design as are in architectural conformity with the residential structure.

How to meet the standard

- Mailbox appearance can generally be improved by cleaning the exterior as needed by power washing or using a bleach / water concentration and scrubbing with a brush.
- Some mailboxes (stucco) may need painting after cleaning.
- A list of maintenance companies can be provided if you want to hire someone to complete this service for you.

The Good



The Bad



The Ugly



Mail box– a violation letter will be sent if the following is seen by the inspector:

Poor appearance due to mold / mildew, needs painting, or repairs due to damage (see “ugly”).

Note: A violation for appearance will not be issued during the months of November – February

Marcus Point HOA

Resident Maintenance Responsibilities

Standard – House appearance must be diligently and properly maintained at all times.

How to meet the standard

- House appearance can generally be improved by cleaning the exterior as needed by power washing or using a bleach / water concentration and scrubbing with a brush.
- Painting after cleaning may be needed in some cases. If re-painting the existing exterior color, ARC approval is not required. A change of color requires ARC approval.
- A list of maintenance companies can be provided if you want to hire someone to complete this service for you.

The Good



The Bad



The Ugly



House appearance – a violation letter will be sent if the following is seen by the inspector:

Poor appearance due to mold / mildew, needs painting or repairs (see “ugly”).

Note: A violation will not be issued during the months of November – February

Marcus Point HOA

Resident Maintenance Responsibilities

Issued February 15, 2021

Standard – Driveway appearance must be diligently and properly maintained at all times.

How to meet the standard

- Driveway appearance can generally be improved by power washing or using a bleach / water concentration and scrubbing with a brush.
- A list of maintenance companies can be provided if you want to hire someone to complete this service for you.

The Good



The Bad



The Ugly



Driveway– a violation letter will be sent if the following is seen by the inspector:

Poor appearance due to mold / mildew (see “ugly”).

Notes: A violation will not be issued during the months of November – February

Marcus Point HOA

Resident Maintenance Responsibilities

Issued February 15, 2021

Standard – Vehicle storage is prohibited except for short-term parking not to exceed 48 hours.

How to meet the standard

- Store vehicles in the garage if not operable
- Rent off-site storage for trailers, boats, motorhomes, campers and commercial trucks and vans

The Ugly



Vehicle storage – a violation letter will be sent if the following is seen by the inspector:

Storage of prohibited vehicles for greater than 48 hours (see "ugly").

Note: A violation will not be given for the first time the issues are identified, but will be granted one week to resolve. If upon the next inspection, the issues are observed again then a letter will be issued.

• SPRING REMINDERS •

Exteriors / Driveways / Curbs: Living in Florida you can expect black mold to grow on wood fences, mailboxes, driveways, street curbs, and sidewalks as well as on the walls of your home. This can sometimes be removed by some bleach in a hand sprayer; others may choose to have these areas power washed.

Mailbox Cleaning

Please make sure your front /side /rear exterior surfaces and mailboxes are cleaned, that the mailbox door is on and street address numbers are present. Make sure that the mailbox structure is not leaning and keep bedding and décor around the boxes clean and neat.

NOTE: Due to ECUA's sewer averaging program that begins with the first meter reading on or after November 15 each year, the inspection of cleaning of exterior structures will be postponed until the beginning of April each year.

Turf Maintenance: This is the biggest struggle for everyone – making sure that the landscape is maintained. Now is the time to apply pre-emergent weed control products (we recommend that you consult the experts for the correct seasonal products and application) and also to dethatch / aerate your lawn, apply fire ant prevention and begin to replace bare areas with new sod. Many residents find great success with a light top fill of white sand in thin areas of the lawn. Most lawn service companies can provide quick service for a modest fee.

Trees and Shrub Trimming: It is not too late to trim your trees and shrubs back – but you have to hurry. Please trim your trees of any dead branches and trim your shrubs in a shapely manner. Remember, any tree of more than (six) 6 inches in diameter **CANNOT BE REMOVED** without approval from the Architectural Review Committee, (ARC). All homes must have landscaping in the ground in and around the front of the home. (*Review form available at www.epmfl.net/arc*)

Bedding Areas: Every year we know homeowners struggle with bedding areas – weeding beds in 90+ degree weather is dangerous. Be careful with the type of mulch you install. Often weeds will grow in the mulch becoming difficult to control. We ask that you install 4-6" of mulch now and then refresh those bedding areas every 3 months during the growing season depending on the type of mulch you use.

Irrigation: To assist your lawn and plants you must have a properly working irrigation system. The subdivision covenants require a properly working irrigation system throughout the entire yard area.

Hiding Your Trash Cans: An inexpensive suggestion is purchasing lattice at a local hardware store. We find it best to install this in an "L" configuration so it hides the can from the front and side. Planting a shrub or vine plant is a great way to make this lattice system more attractive. Please remember to keep your trash cans away from any view from the street and to get Architectural approval before this installation. All additions must be submitted to the ARC for review prior to the installation. (*Review form available at www.epmfl.net/arc*)

Painting and Repair: You have probably been meaning to get to it, so here is a polite nudge. Please start fixing and painting now – mailboxes that are rusty; address numbers missing on the home or mailbox; front doors, garage doors or shutters that need paint; paint or re-paint the house numbers on the curb. Remove non-working satellite dishes; remove debris from street view, etc. Remember, for those bigger jobs we would like to do, a simple ARC request may be required. (*Review form available at www.epmfl.net/arc*)

Yard Trash Removal: ECUA picks up yard trash weekly and it should be placed on the curb of your front lawn, not days before, but on the eve of trash day collection, Bundle, tie and/or bag yard waste properly for hand carrying removal for ECUA crews. For larger items needing to be removed please call ECUA for assistance. **Please do not place yard trash on common areas (this includes the medians between the service roads and the main streets of Marcus Pointe Blvd. and Oak Pointe Dr.), which obstructs hired maintenance crews from mowing. Also, please remember not to obstruct the flow of vehicular traffic with yard waste.**