

OAK BLUFF OF DAYTONA HOMEOWNERS' ASSOCIATION, INC.
PO BOX 10416
DAYTONA BEACH, FLORIDA 32120
E-MAIL: oakbluffhomeowners@gmail.com

Dear Oak Bluff Residents,

The HOA Board has been receiving numerous complaints lately from various residents regarding Community Standards. Some of these complaints have been minor ones and have been handled on a case-by-case basis. Some complaints are not that simple, and we are asking for your assistance in correcting certain matters. Most of these complaints state that this community is going downhill fast and the community is not what it used to be! This BOARD has been trying to accomplish different things to beautify and better the community, but we cannot do this alone! Since this Board was elected, new community signs have been erected, new fencing has been installed, the cul-de-sac circles have been cleaned, the pond pumps have new controls and timers, and we have been partly successful in having undeveloped properties cleaned up. Two of these properties will be cleaned up by mid-May and we are awaiting an answer from one non-resident regarding their property.

Our question is a simple one!

“HOW CAN THIS COMMUNITY CONTINUE WHEN PEOPLE IGNORE THE RULES AND REGULATIONS THAT THE MAJORITY OF THE COMMUNITY HAS VOTED ON?”

Some lot owners have no regard for their neighbors or for other people's property. Some examples of the complaints we have been dealing with are:

- Landscaping, mowing and maintaining your property (including washing the mold from the side of your home, cleaning debris and clutter from your carport area, piling garbage and debris at the curb 1 week before the solid waste collection date, and maintaining personal recreational items on your property)
- Damaging neighbor's property by your actions
- Parking your car the wrong way on the street, (against the flow of traffic instead of with that flow of traffic)
- Parking your vehicle between the sidewalk and the curb on the grass area
- Driving across someone else's property to park your car on the grass area
- Parking vehicles and blocking the pedestrian sidewalk area

The landscape issues are repetitive by the same individuals. Up to now we have been sending out **WARNING VIOLATION NOTICES** as a courtesy to our residents. Stamps cost money, your money, that we must continue paying out because someone needs to be constantly reminded to maintain their property! As of May 1, courtesy *Warning Violation Notices* will no longer be sent out. All Violation Notices that have been sent by US Mail will now be sent by email. If you have not registered an e-mail with the HOA, you will continue

to receive US mail but will be charged the postage fees that will be added to your yearly assessment. Non-residents will still be receiving US Mail, but postage fees will be added to their yearly HOA assessments. This also includes the postage fees for all Certified mail that is sent out to residents whose assessments are at least 1 year or more in arrears. That postal fee is currently \$ 10.50 per letter. Residents will still have 30 days to correct property violation or fines of \$ 50 per day will be imposed as per our Covenants and Regulations.

The other major problem is vehicles and parking of vehicles. Up to now, we have been calling Code Enforcement to handle these violations. Code Enforcement has cited some individuals with warnings, but these individuals seem to just ignore those warnings and do what they want, always with an excuse. The Board has done some research into Florida State Statute 715.07 - Private Property Towing Rules which we found we cannot enforce as our streets are owned by the City of Daytona Beach. However, the City of Daytona Beach has parking ordinances that can be enforced! Please refer to Daytona Beach Ordinance regarding vehicles, Article II, Section 94-40 states:

- No person shall park a vehicle on a sidewalk or in the area between the curb portion of the roadway and the sidewalk. (This is a utility right of way and is considered Daytona Beach property)
- No person shall park on a sidewalk and block pedestrian traffic (this includes any portion of your vehicle extending out of your driveway and onto the public sidewalk)
- No vehicles shall be parked in front of a public or private driveway
- No vehicles shall park within 20 feet of any driveway entrance
- No vehicle shall be parked on any street or right of way displaying signs that a vehicle is for sale

Daytona Beach allows parking on the street but references a particular manner of parking. Under Article II, Section 94-39 “**MANNER OF PARKING**”, the city of Daytona Beach requires any vehicle parked on a 2-way roadway be parked parallel to the curb in the direction of authorized traffic movement with the passenger side wheels to be within 12-inches of the curb or the edge of the roadway.

Daytona Beach Police are the only individuals that are allowed to ticket a vehicle for parking illegally or tow a vehicle for infractions on a public street in our community. If you have a tenant, frequent visitors or family members to your home, please ensure that they are made aware of these parking rules and regulations for our community. Please do not leave a vehicle parked the wrong way on any community street for an extended period of time, it will be towed away. The HOA Board will request it be towed through the Police Department, with towing fees, vehicle storage fees and any citations being paid by the owner of the vehicle. The HOA Board is requesting if you have room on your driveway, please park your vehicles on the driveway instead of in the grass area between the sidewalk and the curb and please, do not park your vehicle half on the grass area and the street where you may partially block traffic on a narrow street.

Thank you for reading this message

Sincerely,

OAK BLUFF OF DAYTONA HOA BOARD