

Cutler Gardens Homeowners Association – Community Update

Dear Residents,

As you know, the Association has been making improvements to enhance our community and beautify our homes.

Security & Cameras

We have installed cameras throughout the property to help deter and address any vandalism or improper trash disposal.

Trash & Bulk Pick-Up

Each home is entitled to **two free bulk pick-ups per year** by calling 311. When you call 311 for a pick up please advise the association of your ticket number, house number and pick date. We encourage neighbors to work together to take advantage of this service and dispose of any unwanted items. Please remember:

- Do not store items next to your home, easement, or behind your property.
- Trash bins should be placed outside **only the night before collection** and must be brought back inside promptly after pickup.

Gate & Intercom Updates

We are replacing the gate motors due to age and performance issues. The **new intercom system** will be installed as early as next week.

- Your intercom code will be the **last three digits of your house number**.
 - Example: House #20000 → Code: 000
 - House #20145 → Code: 145
- If your phone number changes, there will be a **\$25 fee** to update the intercom. The code will remain the same, and each household is limited to one code.
- If you rent out your unit, the new tenant must pay the **\$25 fee** to be added to the intercom system.

Gate Access Cards

Each household will receive **two complimentary gate cards**.

- Additional cards cost **\$10 each** (checks payable to *Cutler Gardens Homeowners*).
- Cards can be picked up at our office, Monday–Thursday, 9 AM–3 PM.
- Lost cards will be deactivated, and replacements will cost \$25.

Pedestrian Gate Security

We are exploring ways to secure the pedestrian gate to prevent unauthorized access. Please help by keeping it closed at all times.

Community Responsibility

If you see suspicious activity or improper trash disposal, report it. All calls are anonymous, but must be valid.

Together, we can make Cutler Gardens a beautiful and secure place to live, while increasing property values.

Staffing Update

Please note that, as a Board decision, **Laura and Carlos are no longer employed by the Association.**

All pets (dogs) must be walked with a leash on and you must pick up after your dog.

All house has until September 1st, 2025 to pick up all trash, debris or stored items next to your house, on back of the house or easement. Everything must be cleaned and clear of all items. After the first of September we will perform an inspection and we will find each house not in compliance \$100.00 dollars per day to a maximum of \$1000.00

Thank you for your cooperation and commitment to our community.

Sincerely,
Cutler Gardens Homeowners Association

Asociación de Propietarios de Cutler Gardens – Actualización Comunitaria

Estimados residentes:

Como saben, la Asociación ha estado realizando mejoras para embellecer nuestras viviendas y mejorar nuestra comunidad.

Seguridad y Cámaras

Hemos instalado cámaras en toda la propiedad para ayudar a prevenir y atender cualquier acto de vandalismo o disposición inadecuada de basura.

Basura y Recolección de Objetos Voluminosos

Cada vivienda tiene derecho a dos recolecciones gratuitas de objetos voluminosos al año llamando al 311. Por favor cada recogida que se solicite al 311 tiene que ser informada a nuestra oficina con el número de recogida, número de casa y día de recogida. Animamos a los vecinos a colaborar para aprovechar este servicio y deshacerse de artículos no deseados. Por favor, recuerden:

- No almacenar artículos junto a su vivienda, en la servidumbre de paso o detrás de la propiedad.
- Los contenedores de basura deben colocarse afuera únicamente la noche anterior a la recolección y guardarse de nuevo lo antes posible después de que sean vaciados.

Actualizaciones de Portón e Intercomunicador

Estamos reemplazando los motores del portón debido a su antigüedad y problemas de funcionamiento. El nuevo sistema de intercomunicador se instalará tan pronto como la próxima semana.

- Su código de intercomunicador será los últimos tres dígitos del número de su vivienda.
 - Ejemplo: Casa #20000 → Código: 000
 - Casa #20145 → Código: 145
- Si su número de teléfono cambia, habrá una tarifa de \$25 para actualizar el intercomunicador. El código seguirá siendo el mismo y cada hogar está limitado a un código.
- Si alquila su unidad, el nuevo inquilino deberá pagar la tarifa de \$25 para ser agregado al sistema de intercomunicador.

Tarjetas de Acceso al Portón

Cada hogar recibirá dos tarjetas de acceso al portón sin costo.

- Las tarjetas adicionales cuestan \$10 cada una (cheques a nombre de Cutler Gardens Homeowners).
- Las tarjetas se pueden recoger en nuestra oficina, de lunes a jueves, de 9 a. m. a 3 p. m.
- Las tarjetas perdidas serán desactivadas y el reemplazo costará \$25.

Seguridad del Portón Peatonal

Estamos evaluando formas de asegurar el portón peatonal para evitar accesos no autorizados. Por favor, ayude manteniéndolo cerrado en todo momento.

Responsabilidad Comunitaria

- Si observa actividad sospechosa o disposición inadecuada de basura, repórtelo. Todas las llamadas son anónimas, pero deben ser legítimas.

Juntos, podemos hacer de Cutler Gardens un lugar hermoso y seguro para vivir, mientras aumentamos el valor de nuestras propiedades.

Actualización de Personal

Tomen nota que, por decisión de la Junta, Laura y Carlos ya no forman parte del personal de la Asociación.

Todos las mascotas (perros) deben de ser caminados con su correa y el dueño es responsable por recoger detras de su mascota.

Todas las casas tienen hasta el día 1 de Septiembre del 2025 para recoger todo tipo de basura u objetos que tengas alrededor de sus unidades incluyendo la parte de atras donde esta la grama y los lados de las propiedad despues del dia 1 seran multados \$100.00 dolares por dia.

Gracias por su cooperación y compromiso con nuestra comunidad.

Atentamente,

Asociación de Propietarios de Cutler Gardens



CUTLER GARDENS HOMEOWNER ASSOCIATION, INC.
c/o South Florida Property Management and Consultation, LLC.
5600 S.W. 135th Avenue, Suite 108
Miami, Florida 33183
Office: 786-409-4771 - Fax: 786-580-5128
Email: mainoffice@soflmanagement.com

Date: May 21, 2025

Subject: Important Notice – New Gate Access System Implementation

Dear Residents,

We are writing to inform you that a **new gate access system** will be installed and activated in our community beginning **July 1, 2025**. The previous system had become obsolete and no longer allowed us to add new residents to the directory, making an upgrade necessary.

To ensure uninterrupted access to the community, all **owners and tenants** are required to **complete the car registration form** provided. Please note the following important changes:

- **Unregistered vehicles and phone numbers will not be recognized** by the new system, and access will be denied.
- **The new gate system will no longer operate with remote controls it will work with cards.**
- **Old directory codes will no longer work.** Your new directory code will be the last 3 digits of your **house number** (e.g., if your address is 20212, your directory code will be 212).
- If your **phone number is not registered** using the form, you will not be able to use your directory code as it will not have a phone number linked to it so that you can open the gate to your visitors. One number per household.
- **The association is giving each house 2 cards at no cost, as a courtesy.** Each vehicle needs its own card. The gate will not open without the card. If you have more than 2 cars and need to purchase extra cards, the cards will be for sale at our office for \$10 each card.

We urge all residents to submit the completed registration form by June 15, 2025 to avoid any inconvenience.

This will prevent intruders in our property, unregistered tenants, extra codes and buying unauthorized remotes.

Should you have any questions or need assistance completing the form, please do not hesitate to contact the community management office.

Thank you for your attention and cooperation as we work to improve the safety and functionality of our community.

Sincerely,
Cutler Gardens Homeowners Association, Inc.

Estimados residentes:

Les escribimos para informarles que a partir del 1 de julio de 2025, se instalará y activará un nuevo sistema de acceso de entrada en nuestra comunidad. El sistema anterior ya está obsoleto y ya no nos permitía agregar nuevos residentes al directorio; lo que hacía que una actualización fuera necesaria.

Para garantizar un acceso ininterrumpido a la comunidad, se requiere que todos los propietarios e inquilinos completen el formulario de registro de vehículos proporcionado. Tengan en cuenta los siguientes cambios importantes:

- Los vehículos y números de teléfono no registrados no serán reconocidos por el nuevo sistema, y se les negará el acceso.

- El nuevo sistema de entrada ya no operará con controles remotos; funcionará con tarjetas.

- Los códigos de directorio antiguos ya no funcionarán. Su nuevo código de directorio será los últimos 3 dígitos de su número de casa (por ejemplo, si su dirección es 20212, su código de directorio será 212).

- Si su número de teléfono no está registrado utilizando el formulario, no podrá usar su código de directorio, ya que no tendrá un número de teléfono vinculado a él que pueden abrir la puerta a sus visitantes. Un número por hogar.

- La asociación está dando a cada casa 2 tarjetas sin costo alguno, como cortesía. Cada vehículo necesita su propia tarjeta. La puerta no se abrirá sin la tarjeta. Si tiene más de 2 autos y necesita comprar tarjetas adicionales, las tarjetas estarán a la venta en nuestra oficina por \$10 cada una.

Instamos a todos los residentes a enviar el formulario de registro completado antes de 15 de junio del 2025.

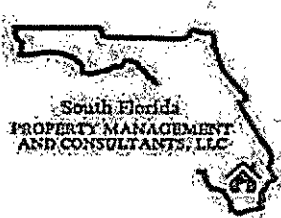
Esto evitará intrusos en nuestra propiedad, inquilinos no registrados, códigos adicionales, y la compra de controles remotos no autorizados.

Si tiene alguna pregunta o necesita ayuda para completar el formulario, no dude en comunicarse con la oficina de administración comunitaria.

Gracias por su atención y cooperación mientras trabajamos para mejorar la seguridad y funcionalidad de nuestra comunidad.

Atentamente,

Cutler Gardens Homeowners Association, Inc.



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October 17th, 2023

Attn: To All Cutler Gardens Home Owners

Re: Proposal for different jobs that need to be done

As per our last meeting, we are waiting for home owners to submit proposals for the Asphalt, tree trim and removal of trees and rocks with permits, concrete sidewalks and curbs, handicapped compliance parking spaces in all cul-de-sacs, extra parking spaces towards the back of property pass the mail boxes and gate work that needs to be done in the community. We all agreed on 11/01/2023 was the deadline to submit these proposals. **However, we want to give everyone a fair chance to submit proposals, therefore we will extend the deadline for proposal for 11/13/23.**

Once we have the proposals in hand on 11/13/23 then we will schedule a new meeting to discuss the proposals and to vote on the special assessment and the best way to move forward on these projects.

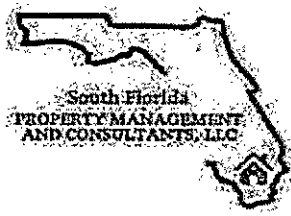
Please have all vendors email proposals to mainoffice@soflmanagement.com or they can be dropped off in our office Monday-Thursday 9:00am -3:00pm. If any vendor should have any questions, they can contact our office during office hours.

Please note that management company doesn't impose any vendors we only advise, and try to get the best financing options for the community with vendors that can afford to do the job and get paid little by little.

Also take into consideration that you must inform your vendors that the work needs to be financed since the association doesn't have the funds to pay up front. It may take up to anywhere from 12-18 months for us to collect the funds from home owners to pay them in full.

Thank you,

The Management on behalf of the Board of Directors for
Cutler Gardens Homeowners Association, Inc.



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April 15th, 2022

TO ALL UNIT OWNERS

IMMEDIATE ATTENTION REQUIRED

ALL ASSOCIATION FEES ARE DUE BY THE 10TH OF EACH MONTH AFTER THE 10TH A \$25.00 LATE FEE WILL BE ENFORCED.

ANY UNIT OWNER OWING MORE THAN 3 MONTHS WILL BE SENT TO THE ATTORNEY FOR COLLECTIONS AT OWNER'S EXPENSE.

VEHICLES PARKED IN THE PROPERTY MUST HAVE A VALID TAG (EVEN IF THE CAR IS PARKED IN YOUR PARKING SPACE IT MUST HAVE A VALID TAG), MUST BE IN OPERABLE CONDITION (NO FLAT TIRES AND CRASHED VEHICLES (NO LONGER THAN 30 DAYS). THIS IS LISTED ON THE RULES AND REGULATIONS OF THE COMMUNITY. IF YOUR CAR GETS TOWED IT WILL BE AT OWNER'S EXPENSE.

YOU MUST PARK IN YOUR ASSIGNED PARKING SPACE OR IN A GUEST PARKING SPOT. ANY CAR PARKED IN A SPACE NOT ASSIGNED TO THEM WILL BE TOWED AT OWNER'S EXPENSE. NO DOUBLE PARKING ALLOWED. DOUBLE PARKED CAR WILL BE TOWED AT OWNER'S EXPENSE.

CARWASHING IS NOT ALLOWED IN ASSIGNED PARKING SPACES. IF YOU WANT TO WASH YOUR CAR YOU MUST TAKE IT TO GUEST PARKING SPACES IN THE BACK OF THE PROPERTY.

NO TRAILERS (OPEN OR CLOSED) OR COMMERCIAL VEHICLES (EX. 18 WHEELERS, BOX TRUCKS) ARE ALLOWED TO BE PARKED OVERNIGHT IN THE COMMUNITY. THIS IS LISTED ON THE RULES AND REGULATIONS OF THE ASSOCIATION.

BULKY TRASH MUST BE PUT IN FRONT OF YOUR HOUSE OR GRASSY AREA (APPROVED BY THE SECURITY) AND MUST BE REPORTED TO 311 FOR PICKUP IMMEDIATELY. EVERY UNIT OWNER HAS 2 FREE PICKUPS A YEAR. IF WE FIND THE PERSON RESPONSIBLE FOR

ILLEGAL DUMPING, THEY WILL BE FINED \$100.00 PER DAY WITH A MAXIMUM OF \$1,000.00 DOLLARS PER OCCURRENCE.

ALL ALLEYS ON THE SIDES AND COMMON AREAS BEHIND HOUSES MUST BE FREE AND CLEAR OF ITEMS AND DEBRIS (TRASH).

TRASH PICK UP IS ON MONDAY AND THURSDAY. YOU MAY TAKE OUT YOUR TRASH CONTAINER TO THE CURB THE NIGHT BEFORE AND THE CONTAINER MUST BE PUT BACK IN YOUR PROPERTY OFF THE CURB BY MONDAY AND THURSDAY AT 7 P.M.

IF YOU DESIRE TO DO REMODELING ON THE EXTERIOR OF THE HOUSE AN ARCHITECTURAL MODIFICATION FORM MUST BE SUBMITTED TO OUR OFFICE AND APPROVED BY THE BOARD OF DIRECTORS. IF PRIOR APPROVAL BY THE BOARD FOR REMODELING IS NOT OBTAINED A FINE WILL BE IMPOSED OF \$100.00 DOLLARS PER DAY WITH A MAXIMUM OF \$1000.00 DOLLARS PER OCCURRENCE AND/OR YOU MAY HAVE TO REMOVE REMODEL.

UNLEASHED PETS (EVEN ACCOMPANIED BY THE OWNER) ARE NOT ALLOWED TO BE ROAMING THE COMMUNITY. IF YOUR DOGS IS UNLEASHED THERE WILL BE A \$100.00 FINE WITH A MAXIMUM OF \$1000.00 IMPOSED.

PLEASE PICKUP AFTER YOUR PETS. TAKE A GARBAGE BAG OR POOP BAG SO YOU CAN PICKUP AFTER YOUR DOG DURING WALKS. IF YOU DON'T PICK UP AFTER YOUR DOG A FINE OF \$100.00 WILL BE IMPOSED PER OCCURRENCE.

UNIT OWNERS THAT RENT THEIR PROPERTIES MUST REGISTER THE TENANTS WITH THE ASSOCIATION. THERE WILL BE A FINE OF \$100.00 PER DAY WITH A MAXIMUM OF \$1000.00 IMPOSED PER OCCURRENCE. **IF YOU ARE CURRENTLY RENTING YOUR PROPERTY, PLEASE MAKE SURE TO GIVE A COPY OF THIS LETTER TO YOUR TENANTS.**

COMMON AREAS ARE NOT FOR PERSONAL USE THEY ARE FOR THE USE OF THE ENTIRE COMMUNITY.

NO MECHANICAL WORK ON CARS IS TO BE DONE ON COMMUNITY PREMISES.

PLEASE ADHERE BY THE RULES AND REGULATIONS OF THE COMMUNITY. WE THANK YOU FOR YOUR COOPERATION IN FOLLOWING THE ABOVE-MENTIONED RULES AND REGULATIONS.

SINCERELY,

THE BOARD OF DIRECTORS FOR CUTLER GARDENS HOMEOWNERS ASSOCIATION, INC.
AND THE MANAGEMENT COMPANY