



## Tamaya Community Update January 2018

Happy New Year Tamaya Residents!

We would like to update Residents on the activity that has been taking place within the Community. The Tamaya Residential Homeowners Association (HOA) and the Beach Community Development District (CDD) work to manage the community. The HOA deals with Covenant Enforcement which include Architectural Reviews, enforcement of the Covenants & Restrictions and Rules and Regulations. The CDD manages the maintenance of the Common Areas and the Amenity. Below are updates on both the CDD and the HOA.

### **Beach CDD:**

#### Landscape:

- The common area landscape is dormant during the winter months. The maintenance company mows every 2 weeks and is out cutting back seasonal plants and cleaning out landscape beds. Due to the recent hard freezes some of the plants have been damaged, they will be monitoring these plants to see if they come back.
- The grasses along the curb on Meritage Blvd just before the round-a-bout are going to be replaced to improve vision at the cross walk.

#### Maintenance:

- The tennis court maintenance is ongoing. We are adding clay to the courts as needed and will be inspecting and cleaning the nets and windscreen. All of the tennis court lighting has been checked and repaired.
- Our electrician is working with the manufacturer to get the faulty landscape lighting fixtures repaired. We're also looking at having additional lighting installed by the gate leading to the fitness center from the parking lot.
- The TV in the pool cabana has been repaired and reinstalled.
- We are in the process of adding a DVD player and workout DVDs to the group fitness room.

#### Friendly Reminders:

- Please wipe down fitness equipment when you are finished using it.

- Personal Trainers must be approved by the facility manager.
- Children under the age of 15 must be accompanied by an adult at all times when using the Amenity Center facilities.  
Please clean up after your pets when walking them throughout the community.

Security:

- We are in the final approval stages with JEA to install a fence across the JEA easement adjacent to the Gate house. As soon as we have approval we will order and install the fence.
- The new security company, Securitas, started on January 2<sup>nd</sup>. The Gate House Phone number stayed the same 904-361-3912 and the email address to contact the Gate House is [TamayaGates@lelandmanagement.com](mailto:TamayaGates@lelandmanagement.com)
- The walk gate at Beach Blvd. has the lock installed and the connections should be complete in the next few weeks. Access for this gate will be the same card as residents use for the Amenity. We will notify residents when the access control is operational.

**Tamaya Residential HOA:**

- Yard of Month Winner- December
  - Congratulations to the Buss Family of 3012 Danube Court
- Yard of the Month-
  - The Yard of the Month program will start in April. Please visit Tamaya's website for information regarding the program.
- Architectural Review-
  - Any changes to the property, such as landscape changes, installation of a satellite dish, play equipment, installation of a fence, etc. needs to have ARB approval before the project can start. If you have any questions please contact [arbne@lelandmanagement.com](mailto:arbne@lelandmanagement.com). An ARB application can be found on the community's website thru the portal links tab at [https://www.lelandmanagement.com/community\\_sessions/login/836](https://www.lelandmanagement.com/community_sessions/login/836)
- Contact information
  - Assessment or Billing Questions-
    - Assessments and Billing - 904-483-3095 or [assessments@lelandmanagement.com](mailto:assessments@lelandmanagement.com)
  - ARB Questions-
    - [arbne@lelandmanagement.com](mailto:arbne@lelandmanagement.com) or 904-223-7224

**Community Updates:**

- Bella Nika Phase 2 has been completed and Homebuilding will be starting new homes in the next week. We are continuing to work on Phase 3 development in Bella Nika.
- Grand Living which is an Assisted Living Facility has broken ground and is pouring footers on the building across from the Fire Station on Tamaya Blvd. Information is available at [www.Grandliving.com](http://www.Grandliving.com).

Below are the contact e-mails if you have questions or concerns.

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Mike Veazey: [mveazey@icihomes.com](mailto:mveazey@icihomes.com)

Jill Cupps-Burns: [jillc@fishkind.com](mailto:jillc@fishkind.com)

Thank you.