

OAK BLUFF HOMEOWNERS ASSOCIATION
P.O. BOX 12130
DAYTONA BEACH, FL 32120
EMAIL: oakbluffhomeowners@gmail

July 6, 2025

Dear Oak Bluff Homeowner's

At our most recent meeting on June 30, 2025 a few items were discussed with some of you may not have heard about.

1: We discussed some changes to the by-laws. These changes are being made to update some of the by-laws that no longer pertain.

2: The HOA will no longer be paying for lawn maintenance. The responsibility of maintaining your property falls to you. We have been cutting the first 10 feet of vacant lots with the HOA paying the fee. I have been working with Freeman Property Maintenance to obtain a list of the lawns where he has been cutting the first 10 feet of the property and will back charging the property owner a fee of \$10 per cut, as soon as the list is compiled.

3: We are also working on changing the PUD (Planned Unit Development) document which needs to be updated and delivered to the city of Daytona Beach. In that document we are looking to change some of the language to allow residents to install screened in front porches, which many of you have been requesting and the city has been denying your application.

4: It was mentioned earlier this year by our Past President that we were considering combining lots for the purposes of collecting HOA dues. When the community was developed the original plot plans showed 98 individual lots. Only the County of Volusia can combine lots for tax purposes only. Whoever has a double lot still owes dues for each lot they own, according to the plot plan.

After consulting with our Attorney, we were informed that this is a very difficult thing to do and the cost to do so would be borne by the HOA. The reasoning behind the Attorney's answer is simply based on the following:

A: Every deed, mortgage company, lien holder or anyone who had any type of interest regarding property in the community would have to have their documents changed. She also stated that it would need 100% approval or it could not be done.

We are not looking to combine any lots as one for dues purposes based on the above

5: HOA Dues - When you bought your home, you signed a document at the closing stating you would be paying the HOA dues. Our community dues are \$ 15 per month or \$ 180 per year. We have setup a schedule to allow individuals to pay their dues at their convenience. That schedule is as follows:

Pay your dues in full by January 31, 2025

Pay your dues on a half-year basis. The first half is due by 1/31/25 and
Second half due by 7/31/25.

All dues must be paid by October 31, 2025, or a \$ 50 late fee will be assessed per month until the dues are paid.

This is a friendly reminder to our residents to pay your HOA dues. As of July 6, 25 the outstanding amount that is owed the HOA in dues is approximately \$ 7,030.

If you are scheduled to pay your dues by October 31st please continue to do so.

If you have chosen to pay your HOA dues on a semi-annual basis, please keep in mind that your HOA dues need to be paid no later than July 31st

If you owe money in arrears from past years, please try to catch up on those payments before October 31st.

If you have any questions about your HOA dues please feel free to contact me.

Very truly yours,

Ron Conte, Treasurer
Oak Bluff Homeowners Assoc.