



June 24th, 2024

Greetings, Neighbor!

It's been a busy few months in the neighborhood, and the work is only just beginning. Over the course of the summer, we have a number enhancements projects that the Association will be addressing while still managing the day-to-day operations of Loma Del Sol. Though I wish much of this could simply be taken care of overnight, I've learned that the phrase "patience is a virtue" is very suitable for this.

On the topic of enhancement projects, we are wrapping up the final stages of the West Entrance Project. All plant installation has been completed, electricity has been restored, and new LED lighting will be installed by July 1 at both the East and West Entrances to ensure a uniform look. Dead viburnum bushes are still being removed along Ronald Reagan Parkway in stages, and this is slated to be complete by the end of the summer season. There is no immediate plan for replacing these bushes as the Association is currently exploring different options to provide a barrier between our neighborhood and the parkway. More details on this will be provided once available.

The next focus of projects will be taking place in the community park. Power washing of the cement walkways and gazebos will be taking place in early-to-mid July, and a finalized date will be provided for proper planning purposes. In addition, the Association is currently accepting bids from licensed commercial contractors to repair our aging gazebos. More details on this project will be discussed at the next quarterly meeting on July 27th, and the board is also hoping to award a bid for this project during the meeting.

I'm also excited to share that the street lighting in our neighborhood will be upgraded/replaced this coming Fall. Duke Energy, in partnership with Polk County, have agreed to replace all posts with new black aluminum posts, and new LED fixtures for the entire neighborhood. I'd like to thank former board President Frank Reynolds for kicking off the scope of this work during his time on the board. This project is slated to be complete by January 2025 at the latest.

It is also important to mention that the Association is being affected by new state statutes. Effective July 1, Governor Desantis has signed many new laws into order, and the Association is currently consulting with our legal and management teams to ensure we are in compliance. More details on these new laws are available for review on our website under the "Community Bulletins" section.

The next quarterly board meeting is scheduled for **Saturday, July 20th at 10:00am at the Polk County Sheriff's Office**. As always, the community is always encouraged to attend these meeting to ensure transparency throughout the neighborhood.

If you have any questions or concerns, our team is always here to help. Please reach out via email to LDSHOA@LDSHOA.ORG with your inquiry. You may also visit **LDSHOA.ORG** for community resources and updates.

Well, that's all for now. I'll see you around the neighborhood!

Louie J. Karellas
President – Board of Directors
Loma Del Sol Homeowners Association, Inc.