

## 🌸 South Harbour Estates Spring Newsletter | Spring 2025 🌸

**Dear Neighbors,**

Spring has arrived in beautiful Indian Harbour Beach, bringing fresh blooms, warmer days, and exciting news for our community here at South Harbour Estates!

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### **A Message from the Board**

We're happy to report that our neighborhood remains in excellent condition thanks to the ongoing efforts of our board and volunteers. Just look at the new fence and the new entrance way! Through careful planning, prudent spending, and a strong commitment to responsible financial management, we've been able to maintain all community services and common areas without any compromise in quality.

So, what next! We are in maintenance mode now. We will be getting a new sprinkler pump and system soon. This will hopefully keep the entrance way beautiful. On the horizon we will be looking to focus our attention on the retention pond out front. In the coming years we will need to excavate this area after years of buildup. We have spoken to the City about it and, unfortunately, they want nothing to do with it since we own it. Keep this project in mind and let the Board know if you have any questions or suggestions.

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### **Annual Dues – Now Lower!**

In fact, we're especially proud to share this important update:  
**Your annual dues for 2025 will DECREASE to just \$85!**

Yes, you read that right — a reduction. Thanks to the board's frugal approach and careful budgeting over the past year, we're able to pass those savings directly on to you, our valued residents. We have over \$2000 in our account, and we are starting the Annual Dues cycle. This fact is what allows us to give you all back a portion of the dues you have been paying.

This change reflects our commitment to transparency, efficiency, and putting the community first.

As we start the new cycle of Annual Dues, please remember you have multiple ways to pay. You can mail a check to 23 Anchor Drive, you can drop a check off at 23 Anchor Drive in the black lock box (If you do this, please put the check into an envelope), or you can pay us by Zelle. We will put the Zelle code out with this newsletter. Also, starting this year, we will be assessing late fees for all dues not paid on time; the late fee is \$5 per month plus any fees for postage for mailing late notices.

Also, if you ever want to know what the finances are for the community just shoot us an email and we can send you the financials.

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## Spring Reminders

- **Yard Maintenance:** With growing season in full swing, please remember to keep lawns trimmed and landscaping neat.
  - **Storm Prep:** As hurricane season approaches, now is a good time to review your storm readiness plans.
  - **Community Pride:** A little effort from each of us keeps South Harbour Estates looking beautiful and welcoming year-round.
  - **Complaints:** If you see a neighbor not abiding by the rules or doing something unsafe, we encourage you to speak neighborly to that person. If that does not work, then please email the board at [SouthHarbourHOA@gmail.com](mailto:SouthHarbourHOA@gmail.com). We will no longer take anonymous complaints or complaints coming in from word of mouth. We are all too busy to play the old school telephone game. By sending the complaints by writing to the Board we can track how they are handled.
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## Save the Date

Our **Annual HOA Meeting** will be held on **Wednesday, June 11th at 6:00 PM** at the Anchor Village Community Pool. We encourage all residents to attend — this is an opportunity to stay informed, ask questions, and be involved in our community's direction. There will be two big items discussed: Board Appointments and updates to our Community Rules.

Did you know that in late 2024 the Florida Legislature made many changes to the way HOA's operate. For example, parking rules have been loosened. It is my goal to enforce our community guidelines in a fair and reasonable manner; I do not like to see nit picky things and finally the Florida legislature agreed. Take a minute to review Florida State Statute Chapter 720, you may be surprised by what is now allowed. This is why we must update our community guidelines. This fact plus the fact that we are just simply not following them. I do not want any community guidelines to be applied to any residents that are arbitrary and capricious. Rules for our little community should be easy to follow and make sense.

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We hope this spring brings you peace, joy, and plenty of sunshine. As always, thank you for helping make South Harbour Estates such a special place to live.

Warm regards,



**Danny Lynch, HOA President &**

**The South Harbour Estates HOA Board**