



Good afternoon,

We hope this email finds you well. Your new HOA team has been working hard to improve the **Ruby Lake** community.

Please see community updates below.

Landscaping Update:

The landscaping committee has been working diligently with Exclusive Landscaping. They have been meeting with the Exclusive management team weekly and driving around the property for inspection to ensure all work is being completed with the highest quality possible. Many residents have noticed the improvement, but there is still work to do. The palm trees at the front entrance and around the clubhouse have been trimmed to keep them healthy and beautiful. There are other trees around the community which will also be trimmed in the next few weeks, to ensure the community looks well-tended and maintained.

SOD: Dead sod will be replaced in the Spring. Sod replaced now will die, because it is not the correct season to plant sod. Also, sod prices are currently very high. The HOA is aware that this has been an ongoing problem. It will be remedied in the Spring for the best chance of success.

Front Fountain and Pond

The HOA is still looking for a new pond and lake contractor. There have been interviews with several contractors, but the HOA is working on getting the best price and value for the community. In the meantime, the front pond and fountain are currently in the process of being cleaned and repaired. This project should be complete within the next 2 weeks. This will give the HOA time to enter into a contract with a vendor that can take the responsibility long term.

Pressure Washing

The clubhouse and its adjacent sidewalks have been professionally pressure washed. They look clean and new again. The plan is to have all the sidewalks in the community pressure washed on a regular basis. This will be an ongoing project.

Finance Committee/ Budget

The finance committee has been working diligently with the HOA to help understand the financial picture inherited from the previous HOA and management company. A CPA firm has been hired to help understand the information received. More information will be given once the CPA firm submits its report. Currently, a small increase has been approved by the HOA board for the monthly assessments. The HOA board wants to assure the residents of the Ruby Lake community that these funds will be used in the most cost-effective manner possible to ensure the highest quality and value for the residents. The HOA board also wants to assure the community that there will be full financial transparency from now on. The budget and other financial materials will be made public, and financial information will be made available to any homeowner that requests it.

Social Committee

The social committee has done a great job organizing a few community events so far, including the excellent Holiday Party this past weekend. Community attendance at these events is a great way for everyone to meet, and it helps strengthen our community ties and bring people together in celebration and joy.

Speeding 15 mph

There are still some residents speeding in the community. Most people have become more conscious of their speed and have made an effort to drive at the 15 mph speed limit. But there are still some residents that insist on speeding. There have been several ideas for how to stop the speeding in the neighborhood, including bringing in police officers to ticket people caught speeding.

The HOA wants to avoid this type of intervention if possible, but speeding can not be tolerated. There are too many elderly people, families, children and pedestrians in the community that need to be kept safe. **The speed limit is 15 mph.** Please drive according to the 15 mph speed limit at all times while on Ruby Lake property.

Street Parking

Street parking is not allowed on Ruby Lake property. This is for the safety of the community. Emergency vehicles like ambulances and fire trucks need to be able to pass unhindered in case of an emergency. Please make sure to park vehicles on driveways. There is a towing policy within the community, and it will be enforced for vehicles that continue to violate Ruby Lake covenants.

Garbage Cans

Garbage cans are not to be seen in the front of the house. They are not allowed to be left in front of garage doors. If they are placed on the side of the house, there must be foliage screening them from view from the front of the house.

Beacon Community Management

The HOA board has partnered with a new management company, Beacon Community Management. Scott and his team have done a great job so far, but there is more work to be done. If you have questions or concerns about the community, please email them at services@mybeaconmanagement.com

They usually respond within 24-48 hours. They are also available by telephone at (407) 494-1099.

The new HOA board is working hard to return Ruby Lake to its original status as a luxury residential community. Everyone in the community is welcome to give their input for continued improvement. Together, the community will move forward as an example of what a well-organized, happy, and prosperous community should be.

Thank you and have a safe and happy week.