



BUILDING A STRONGER COMMUNITY TOGETHER

Welcome to Our Community

The Lake Clair Place HOA Board would like to provide helpful information to our new residents and share updates with our current community members. Our recently updated website, **lakeclairplaceHOA.org**, contains a variety of useful resources about our community. There you will find the Bylaws, Covenants, and all official documents of Lake Clair Place. The Bylaws outline how the HOA operates, and the Covenants detail the rules, restrictions, and procedures that guide the appearance and upkeep of homes and properties within our neighborhood.

The website also includes Board contact information, our mailing address, Board meeting minutes, and our most recent newsletter (when available).

If you plan to make any exterior changes to your home or property, you can download the Request for Approval to Modify Property form or request one from the Board.

Below are answers to some of the most common questions we receive from new residents:

Frequently Asked Questions

What is an HOA?

A Homeowners Association (HOA) is a deed-restricted community with rules and regulations (Bylaws and Covenants) that govern property use and maintain the aesthetic and structural integrity of the neighborhood. These guidelines—typically established by the developer—help preserve community appearance, safety, property values, and a sense of fellowship among residents.

What is the Board?

The Board consists of seven volunteer members from the community. The Board develops the annual budget, pays vendors, and addresses community issues and concerns. Each board member serves a three-year term and receives no compensation, as it is a volunteer position by law.

When are Board Meetings?

Board meetings are held **monthly**, on the **third Thursday** of each month at 7:00pm. Homeowners and renters are encouraged to attend and may share concerns at the end of each meeting. The address of the meeting is posted on our website.

When is the Annual Meeting?

The annual meeting is held at the end of each year, though it may occasionally occur the following January. A notice is mailed to homeowners beforehand and will include an option to assign a proxy if you are unable to attend. During the meeting, residents may ask questions about the budget, hear updates on completed and upcoming projects, and participate in Board elections for any open positions.

What is the HOA assessment?

The HOA assessment is a mandatory annual fee. Invoices are mailed on or before **March 1**, and payment is due by **March 31** each year. These funds cover community expenses such as streetlight electricity, landscaping and lawn maintenance of common areas, bookkeeping,

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insurance, stamps and mailings, and maintenance or replacement of shared infrastructure including irrigation systems and wells. The fee may increase by up to **5% per year**. For the current year's assessment amount, you may email the Board or attend any board meeting. The current fee is posted on our website.

What if I want to change the exterior of my home or yard?

Please first review the Lake Clair Place Covenants, located at lakeclairplaceHOA.org under

Articles V and VI (pages 5–11), to ensure your project complies with community guidelines. Then complete the **Request for Approval to Modify Property** form (available on the website) and submit it to the Board via email or mail. The Board will approve, deny, or request additional information.

School Bus Stop

A bench is located near the community entrance for students waiting for the school bus. With the newly installed irrigation system, parents must not park on the grass when dropping off or picking up students.

With two lanes at both the entrance and exit, parents should park in the left-hand lane of either area. Students should enter or exit the vehicle from the passenger side. Drivers entering or leaving the community should use the right-hand lane. Please be cautious and mindful of children. We welcome any additional safety suggestions.

What are garbage days?

Garbage and recycling are collected **every Wednesday**. Yard waste is collected **every Thursday** and must be placed in a container or bundled with rope.

What are the utility companies?

- **SECO Electric:** 352-357-5600
- **Water Utilities Inc.:** 352-242-4415
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What is Nextdoor?

Nextdoor is a neighborhood-based social networking platform where residents can buy/sell items, post community alerts, share recommendations, and advertise garage sales.

Facebook Group

We have a Facebook Group named: Lake Clair Place HOA, Clermont FL. This group can provide quick updates and neighborhood events happening in Lake Clair Place.

The Board of Lake Clair Place encourages you to attend a meeting and consider joining a committee or running for a Board position when openings arise. Your ideas and participation help keep Lake Clair Place a wonderful place to live.

Thank you for choosing to be part of our community.

The Board of the Lake Clair Place Homeowner's Association

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