



## **HAMMOCKS UPDATE**

**NOVEMBER 2018**

<http://www.hammockscapehaze.net/>

### **Office Hours and Contact Information**

#### **Hammocks Office Weekdays**

**Monday/Wednesday/Friday 8:00 a.m. – 12:00 noon**

**Non-emergency Issues: Complete a Work Order or**

**Contact Sunstate: Phone 941-870-4920**

**Emergencies: Phone 941-870-4920**

### **Sunstate Association Management Group, Inc. to Manage Hammocks**

Please welcome **Sunstate Association Management Group, Inc.** as our new management team at the Hammocks community. They will assist the Master, the Preserve and the Villas Associations with oversight of the Hammocks and provide homeowners prompt, courteous service. The new team members are:

- Community Association Manager **Sarah Comrie, LCAM.** Sarah can be reached at [sarah@sunstatemanagement.com](mailto:sarah@sunstatemanagement.com).
- Community Association Office Team Member **Lynn Lakel, LCAM.** Lynn can also be reached at: [lynn@sunstatemanagement.com](mailto:lynn@sunstatemanagement.com). *She will be on site Monday, Wednesday and Friday for the first 90 days from 8:00 am until 12:00 noon.*
- Sunstate's website address is: [www.sunstatemanagement.com](http://www.sunstatemanagement.com).
- Sunstate's Contact Information: Phone number: 941-870-4920; Fax: 941-870-9652; P.O. Box 18809, Sarasota, FL 34276.

**Important!!** You should have received a **Resident Information Form** enclosed with a letter from Sunstate within the last week. The completed Resident Information Form will allow Sunstate to ensure the Association's records are current. *If you have not already completed the form, please do so and return it to Sunstate ASAP at the contact information above or feel free to drop it off at the Hammocks office.* Remember, it is the owner's responsibility to ensure that the association has an accurate list of residents for the property, correct mailing addresses, and certain tenant information, if applicable.

There is **no change** in the **monthly HOA fee payment process**. 2019 coupon books will be available in December. Those using **ACH will not** receive a coupon book. **(Note: Coupon Books may be late. Please watch for an announcement on One Call Now.)**

**Work Orders:** *If residents have a non-emergency issue that needs to be addressed (e.g., lights are out in the hallway, tree limbs are pressing into lanai screen) please complete a work order. The staff can provide work order forms or residents can find forms in the wall rack next to office door in the clubhouse.*

If you have any concerns to express, you may send your letter, fax, or email to Sunstate Association Management Group, Inc., [lynn@sunstatemanagement.com](mailto:lynn@sunstatemanagement.com), phone at 941-870-4920; fax: 941-870-9652; or mail to P.O. Box 18809, Sarasota, FL 34276.



*Sandhill Cranes enjoy the Hammocks' ambiance!*

## ***WELCOME BACK TO YOUR WINTER HOME***



*The tennis/pickle ball courts have been resurfaced, have new netting and lines!*

Seasonal residents are beginning to return to their winter homes in droves. The highways and shops are busier than ever, and yes, you do have to make reservations at the restaurants now. The tennis/pickle ball courts are being well used as well as the swimming pool/deck. Walkers and bikers are exercising daily; and the dogs are busy exploring their favorite spots and are excited to become reacquainted with their old pals.

Some of you may be seeing the newly updated tiki huts for the first time, along with the new and refurbished pool furniture. The fitness center is sporting two new elliptical bikes and freshly cleaned carpets and tile floors. Hats off to our excellent maintenance staff, Jeff Casey and John Schwab, Facilities Manager.

## SOME HAMMOCKS RULE REMINDERS

As we welcome new residents to the Hammocks and returning snow birds, the following is a gentle reminder of some operating procedures and common rules that are often overlooked or forgotten! You can find a list of all the rules posted on our website <http://www.hammockscap haze.net/>



PLEASE stop at our stop signs, walkers, bikers and others are out and about and we urge you to keep a close watch out for your fellow residents. Remember that the speed limit is **15 MPH**. Slow down folks.

### Recreational Facilities Hours

- 9 AM -- 9 PM Clubhouse, Barbecue Area, and Surrounding Patios
- 6 AM -- 9 PM Fitness Center
- 8 AM -- 9 PM Tennis Courts
- 9 AM -- Dusk Pool /Hot Tub

**The pool and spa are closed at dusk by order of Charlotte County and the State of Florida. There isn't adequate lighting to allow pool and spa usage after dusk.** The Board has investigated lighting but to date, costs have been most prohibitive. **This rule is strictly enforced!** The Hammocks is liable should there be an accident after dusk!

For your safety rules are posted in the spa and pool area. Please note *the use of glass around the pool deck or barbecue area is prohibited.\**

### Private Parties/Events

Residents may make arrangements with management to use the clubhouse for a private party or event. See the website for the specific rules that govern such events.

**Pets:** All pets, (even those belonging to your guests) and including cats, must be kept on a leash when outside the unit and may not exceed 45 lbs. at full maturity. Don't forget to pick up all solid waste of pets and dispose it in the trash can of the pet walk stations .

**If you have tenants, it is your responsibility to ensure that your tenants have the necessary information concerning the Rules and Regulations** while living within the community. Also, if applicable, please remember to **forward a copy of your tenant's lease agreement to the Association, if there is not a current one on file.** Owners will be held accountable to the association for tenants, family members and guest behavior and actions while in the community.

## HAMMOCKS HAPPENINGS

<b>Master Board</b>	2 <sup>nd</sup> Thursday, 9 a.m.
<b>Preserve Board</b>	Last Tuesday, 9 a.m.
<b>Villas Board</b>	As needed
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<b>Mahjong</b>	Clubhouse, Fridays, 1 p.m.
<b>Friday Evening Socials</b>	Every other Friday, 5:00-7:00
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<b>Boards Budget Meetings</b>	Clubhouse, Monday Dec. 3, 2018
<b>Master Association</b>	10 a.m.
<b>Preserve &amp; Villas Associations</b>	Following Master Association
<b>Annual Owners' Meetings</b>	Clubhouse Sat. January 26, 2019
<b>Master Association</b>	10 a.m.
<b>Preserve &amp; Villas Associations</b>	Following Master Association

Questions? Contact a Board Member (Contact Info at <http://www.hammockscap haze.net/>)

Hammocks Cape Haze Office: 8660 Amberjack Cir, Englewood, FL 34224 – 941-698-2989



*Welcome back! See you at our Friday evening socials, every other week!*