



Coral Creek Updates

Coral Creek Homeowners Association
<https://www.coralcreekhoa.org>

Dec 2023
Edition 12

WELCOME

Association Management Services (AMS), LLC commenced the handling of the daily day to day management (with oversight by the Board of Directors) of the HOA's business on 1 Jan 2023. AMS information is available on their website:
<https://camams.com/>

The AMS Community Association Manager (CAM) for Coral Creek is Ms. Patricia Jennings. AMS contact information is also available on Coral Creek HOA website.

For assistance with accessing your AppFolio or other questions, please contact Patricia Jennings at patricia@camams.com or 850 231 6004 ext 201

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Coral Creek HOA Meetings

The HOA Annual Members meeting was Nov 9th. New officers were approved as follows:

- President - Mark Sweeting
- VP (Provisional) - Jim Summers
- Secretary/Treasurer - Becca Carter
- Director/At Large - Jamie Henderson
- Director/At Large - Eric Johnson
- Director/At Large - Vacant x2

Further information will be sent and posted regarding the 1st quarter meeting for 2024.

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Annual Assessments

2024 Annual Assessments - An increase of 25% (\$143.07/per property) for the 2024 assessments were voted on and passed by the BOD during Sept 2023 meeting. The increase is due to the increased costs of various line items as well as the cost to enforce persistent CC&R violations throughout the neighborhood.

2023 Annual Assessments are overdue and have been assessed late fees. Notices have been sent from AMS with late notices indicating associated fees. If you continue to be delinquent paying your assessments, it will be referred to the HOA Attorney for collection, which will include additional legal fees and a lien may be placed on your property.

Assessments should preferably be paid via your AppFolio account that was created by AMS, however dues can also be mailed to:
Coral Creek HOA
Association Management Services, LLC
4369 5th Ave
Pace, FL 32571

Please note property address on check memo
****Checks should be made out to CCHOA****

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**Coral Creek Homeowners Association (HOA)
Website**

Coral Creek HOA has a website that provides information and documents pertinent to you as a homeowner and resident. It also provides links to some items of interest for the local area. The website's address is:

<https://www.coralcreekhoa.org>

Holiday Season - Stay Aware

Be aware during the Holiday season and make sure to lock vehicles and move valuables into the house.

Criminal Concerns

The BOD has received many emails/comments from homeowners/residents within Coral Creek regarding concern of criminal activity within the neighborhood. The BOD does not have any authority regarding these matters and it is suggested/recommended homeowners contact the Escambia County Sheriff's Office (ECSO)

If you have an emergency, call 911.

To request a deputy for a non-emergency event, call (850) 436-9620.

Call the front desk at (850) 436-9630

Monday - Friday from 8:00 AM until 5:00 PM

Crimestoppers: To report a tip call (850) 433-STOP, or call toll free (877) 433-TIPS

If you would like to learn more about Neighborhood Watch, please review their website.

<http://www.escambiaso.com/prevention/neighborhood-watch/>

Flags, Markers, & Signs

In accordance with Coral Creek Covenants, Conditions, and Restrictions, Article IV (Use Restrictions) Section 15 states:

No sign of any kind shall be displayed to public view on any lot, right-of-way, easement, common area, or any other parcel of property within the subdivision, except one sign of reasonable size, as determined by the Architectural Review Representative, for advertising the home on the lot for sale or rent, or signs used by the Declarant to advertise the property within the subdivision or development during the construction and sales period.

Thus, any signs other than those for selling or renting property are prohibited and should be removed as they are in violation of the CC&Rs. Prohibited signs would include, but not limited to, Roofing, Tree Service, Political, etc.

This also includes flags, however due to Florida statute 720.304 (2)(a), certain flags are allowed: *the homeowner may still display in a respectful manner up to two of the following portable, removable flags, not larger than 4 1/2 ft by 6 ft:*

1. *The United States flag.*
2. *The official flag of the State of Florida.*
3. *A flag that represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard.*
4. *A POW-MIA flag.*
5. *A first responder flag.*

Stopping for School Buses

As a friendly reminder, when entering Coral Creek on Grand Bahama from Blue Angel and there is a school bus in the opposite lane, exiting Coral Creek, there is no need for traffic to stop. This is permitted due to the wide island in the median.

Members Email list

The BOD is interested in obtaining your email address to subscribe you to an email list for homeowners/residents. This email list is strictly used for the BOD to communicate directly with the homeowners/residents regarding information pertaining to Coral Creek. This email list is also used to provide a courtesy notification of meetings.

If you would like to be added to this email list please provide the following information to email address: bod-cchoa@googlegroups.com

- Name
- Address of Coral Creek Property
- Indicate if you are the Owner or Renter (resident)

Community Inspections; Winter is here!

REMINDER: Leaves and yard maintenance are still expected through our Florida winters. Monthly inspections are conducted the 3rd Thursday of each month, weather permitting. If inclement weather occurs the inspection day will be changed for the month.

Are you ready for the next inspection?

AMS conducts monthly inspections. The results are sent to the Coral Creek HOA Board of Directors for review and appropriate actions are taken to notify the homeowners of the discrepancies found. A Fines Committee has been formed in order to facilitate compliance with the CC&Rs via levying of fines and assessing status of open violations. Letters will be sent to the homeowner (and property addresses, if applicable) prior to initiating fines. If a property is found to continually be in violation of the CC&Rs, it could result in fines and possible legal action, if not corrected. Please keep in mind, the purpose of these inspections are to ensure homes and properties are maintained in accordance with (see next column)

(Inspection cont) CC&Rs & for appearance, while keeping the Coral Creek community beautiful.

Some of the **most common** violations are:

- Trailers/RVs/Boats not parked in accordance with CC&Rs.
- Yards: Need mowing or edging; weeds and grass coming through curb and driveways all the way to the pavement is the responsibility of the homeowner.
- Trashcans: left on street or not hidden from view

The Covenants, Conditions, and Restriction (CC&Rs) documents are available on the Coral Creek HOA website -

<https://www.coralcreekhoa.org>

(See CC&Rs Article IV Sections 5, 7, 8 & 9)

All homeowners in Coral Creek are required to comply with the information contained within the CC&Rs. CC&Rs are legal documents that must be abided by. Those homeowners who rent their properties are responsible to ensure the renters are in compliance with CC&Rs.

If property owners do not comply they will be turned over to the Fines Committee and possibly forwarded to the HOA attorney to place a lien against the property. All fines and attorney fees are the responsibility of the property owner.

Coral Creek Retention Ponds - Information

Retention ponds (storm water drainage) in Coral Creek is maintained by Escambia County. These are scheduled to be cut on a quarterly basis. To contact Escambia County about the retention ponds, go to the following website:

<https://myescambia.com/government/departments/pw/roaddept>

Homeowners - prior to ANY modifications to the exterior of your home, you are required to review/comply with the CC&Rs.

An Architectural Review request should be submitted via your AMS AppFolio portal. AMS has created all homeowners an AppFolio account and you can log in via the following web address:

https://assocmgmtservices.appfolio.com/connect/users/sign_in

To assist with your submission of an Architectural Control Board (ACB) review request it is recommended the homeowner complete the Application for ACB Review form available on the CCHOA website, available on the following page:
<https://coralcreekhoa.org/documents.html>

By completing and submitting (uploading) the review form into AppFolio, it will ensure you've provided enough information for the ACB to review/process the request in a timely fashion.

Once signed in to your AppFolio account, you will see your 'dashboard' and on the right there is the "Architectural Review" area. Click on the "Submit Review" button.

You will be prompted to complete the Project Description (what you are requesting review/approval for such as Pools, landscaping, roof, storage shed, etc). Please describe **IN DETAIL** your request. This should include color(s), size, materials, location on lot, and any other pertinent information (refer to your CC&Rs and keep in mind the lot line requirements). The more information you provide, the quicker a review/decision can be made by the ACB.

As a reminder, if changes are made to the exterior of your home without approval, you could be fined and/or be required to reverse (or modify) work completed at your expense.

Street Parking within Coral Creek

The BOD has received many emails/comments from homeowners/residents within Coral Creek regarding vehicles parked on the streets. The BOD does not have any authority regarding those vehicles parking on the Escambia County managed/maintained public access streets within Coral Creek. It is suggested/recommended homeowners contact the Escambia County Sheriff's Office (ECSO) traffic unit at 850 436 9360 to report suspected street parking violations/issues. You may want to review the Florida Statute 316.1945 as a reference.

http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0300-0399/0316/Sections/0316.1945.html

The Coral Creek Updates newsletter is provided to homeowners and residents within the Coral Creek community with items of interest that may be pertinent to you. The newsletter will be published as needed and NOT on a periodic basis (e.g. Monthly, Quarterly) to help keep you informed of the 'ongoings' within the community.
