

Lake Burden Community

May 1st, 2023 Vol.4

Welcome back to another edition of our monthly newsletter! As we enter the month of May, it's a great time to embrace the warmer weather and start planning your summer activities. We hope this newsletter will provide you with valuable information and updates on all things related to Lake Burden.



HELLO MAY PRESSURE WASHING

We are pleased to announce that the power washing project has been completed throughout the sidewalks & curbs in front of the townhomes, and the island common areas. We hope that the freshly cleaned surfaces will enhance the appearance and safety of our community



LAKE BURDEN NEWSLETTER

LOOK-OUT PEIR UPDATE

Great news for all nature enthusiasts & other! The Lookout pier and walkway project is almost complete, and soon everyone will be able to enjoy the stunning views of Lake Burden. This project promises to be a fantastic addition to the area, providing the perfect spot for a relaxing stroll. So, be sure to keep an eye put for the official re-opening and get ready to take a scenic walk to lookout over the peaceful waters of Lake Burden.



AVOIDING COLLECTION FEES !

Collections fees are undoubtedly not a pleasant topic to discuss. However, it is essential to have a clear understanding of how these fees work and why they may be charged to homeowners.

Another crucial factor in avoiding collections fees is making sure that homeowners are paying the correct account. It is not uncommon for homeowners to accidentally make payments to the wrong account, leading to confusion and delays in processing payments.

Townhome owners are responsible for two separate association fees, that being the Neighborhood and Townhomes.

The Single-family home are responsible for the Neighborhood.

Fees:

Monthly: \$223.00 (Townhomes)

Quarterly: \$229.00 (Townhomes & Single-Family)



Pre-paying HOA assessments is always a welcomed practice to ensure timely payments and avoid late fees.

Please ensure that you are registered on FRONTSTEPS to gain access to their account information and set up automatic payments. This will allow for easier management of assessment payments and help ensure timely payments.



It is important to note that assessments are typically due on the 1st of the month, and if not received by the 30th, late fees and interest will be charged.



For those who would like to inquire about the status of their account or require a coupon book or statement, please contact our customer service team at Artemis Lifestyles by emailing customerservice@artemislifestyles.com or calling 407-705-2190.

AMENITY CARDS

As the Florida summer heat approaches, we hope you are all looking forward to enjoying the amenities available in our community. However, if you haven't already done so, we urge you to stop by the clubhouse to get your amenity keys activated.

Having your keys activated will ensure that you can access all of the amenities, including the pool, and enjoy them to the fullest. So please take a moment to stop by the clubhouse and activate your keys today.

We want to make sure that all homeowners are able to relax and enjoy the summer months ahead.



THANK YOU!

Thank you to all members of the Lake Burden community for your continued support and involvement. We appreciate your commitment to making our community a great place to live, work, and play. We are excited to share with you all the exciting updates and events coming soon to Lake Burden. Stay tuned for more information and we look forward to hearing from you!

IMPORTANT INFORMATION

OFFICE HOURS: MONDAY-WEDNESDAY-FRIDAY 9AM-5PM

OFFICE NUMBER: 407-743-0722

ADMINISTRATIVE ASSISTANT: VICTORIA MORENO - lakeburden@artemislifestyles.com

COMMUNITY MANAGER: TREVA ERQUITT - terquitt@artemislifestyles.com

MULCH IS COMING

As part of our ongoing efforts to maintain the beauty and aesthetics of our community, we want to inform you that we will be mulching all common areas and townhome plant beds.



WHAT TO KNOW ABOUT YOUR INSURANCE

As a homeowner, it's important to understand that the insurance provided by your HOA may not cover all types of damage to your property.

It's important to note that the HOA does not cover damage caused by weather events such as wind, storms, hurricanes, fire, hail, or any other type of natural disaster. Instead, the coverage is limited to normal wear and tear, as well as the replacement of the full building roof when necessary.

Please ensure that you have the appropriate insurance coverage for your home.

