



# Sonoma Bay Community Newsletter



### Office Hours

Monday thru Fri day  
9 AM to 5 PM  
Wednesday  
11 AM to 7 PM

### Property Manager

Niambi Emanuel, L.C.A.M  
Emanuel Management  
Services, LLC.

[sonomabay@yahoo.com](mailto:sonomabay@yahoo.com)

P (561) 623-5786  
F (561) 623-5787

[www.sonomabaycommunity.com](http://www.sonomabaycommunity.com)

All Complaint Calls to the Security  
Officers and Sonoma Bay Office  
are Anonymous!



Dear Homeowner:

Sonoma Bay Board of Directors is pleased to report that the following projects are being done **without an assessment** to the owners. The Board of Directors continues to work at keeping our HOA fees low.

1. **Painting of the Buildings**— All buildings are now complete and have a fresh look.
2. **Power washing all walkways and driveways**— This project is still in the process. We have completed all of the sidewalks on the non-garage side of the streets as well as the pool area and tennis courts. The driveways are being done one street at a time. **After the driveways are power washed and sealed any oil found on the driveway will be considered negligence and the responsibility of the owner. Notice will be given to resident and owner and if not cleaned in a timely manner will be repaired by the Association and charged to the owner.**
3. **Gutters**— All the garage units now have gutters in place. The company has begun to do the non-garage units and all should be done by the end of October.
4. **Mulching**— Over 1,000 cubic feet of mulch has been put down adding some beauty to the community.
5. **Dumpsters**— New doors are being put on and will tidy up the look of the garbage. All doors will remain closed unless a resident is putting garbage in the dumpster.
6. **Patios**—50 new patios have been installed this year
7. **Fountains**— This project is under consideration to be done at the end of this year. Two fountains in the lake will help to beautify and will as keep water from being still.



**Before Picture:** Bulk furniture placed in front of dumpster



**After Picture:** Bulk furniture placed properly on side of dumpster

### Reading & Math Program

STARTS SEPTEMBER 10<sup>TH</sup>

**Reading Program**  
**TUESDAY'S AND THURSDAY'S**  
**FROM 4:30 PM to 6 PM**

Reading Specialist: Shauna M. Turner

We thank all the students for participating in our reading program. Because the reading program was a great success, the Board of Directors decided to add a Math program for the new school year.

STARTS SEPTEMBER 9<sup>TH</sup>

**Math Program**  
**MONDAY'S AND WEDNESDAY'S**  
**FROM 4:30 PM TO 6 PM**

Math Specialist: Trindale Adams

Parents, it's not too late to sign up your child. We are accepting grades 1 thru 6.

Investing in their education is priceless.

Volunteers are welcome as well.

*"Education is the passport to the future, for tomorrow belongs to those who prepare for it today." – Martin Luther King, Jr.*





# House Keeping Issues



## LEASE RENEWALS

**When your lease expires, so does your bar code.** Be prepared. 30 days prior to your lease expiration ask your landlord for a new lease and fill out the lease renewal application that is required by the HOA. An orientation of the Rules & Regulations must be done by the entire family to complete the renewal application.



**PICK UP AFTER YOUR PETS!!**

DOGGIE BAGS ARE PROVIDED AT THE FOLLOWING WASTE STATIONS.

1. Alamanda and Sonoma
2. Alamanda and Oleander
3. Hibiscus and Oleander
4. Sonoma and Hibiscus

Pet registration form required prior to owning a pet. Obtain form at:

[www.sonomabaycommunity.com](http://www.sonomabaycommunity.com)

or our HOA Office in the Clubhouse.



A company from Miami called Poo Prints will be doing a presentation on September 11 at 11 AM in our clubhouse for the Board of Directors and Residents who would like to attend. Dogs have become a major issue in Sonoma Bay. The landscaper, security officers and property manager complain that there is far too much dog excrement in the green areas because residents do not pick up after their pet. Not only is this unsightly and a nuisance, it is also environmentally hazardous. The bacterium gets into our water system causing a multitude of problems. More information will be sent after the meeting.

## Garbage

This is an ongoing issue with the dumpsters especially at Gardenia and Oleander. A few people continue to put garbage on the ground or throw it over the back of the dumpster not worrying if it lands in the dumpster or not. There have been diapers in the street along with other trash. **Please do not send children to take out the trash, if they cannot properly dispose the trash bag in the dumpster.**

People live near the dumpsters and do not want trash in their area. Please have some pride and tie all garbage trash bags so garbage does not get out. When Waste Management picks up the garbage and if something falls out to the ground, they do not pick it up. If we find your loose trash on the ground, you will receive a fine.

## Help Keep Sonoma Bay Beautiful



Our maintenance man picks up 7 bags of litter each week in the community. Please take the time to pick up any litter, small or large around your unit.

If you see any candy wrappers, plastic bags, or any rubbish, please take the time out to pick it up and properly dispose of it in the dumpster.

## Garage Units

It's time to clean out your garages. **No lease will be renewed until your garage is capable of housing a car.** Sonoma Bay is beginning to have fewer vacant units. This means that the non-garage units need the spaces in front of their homes to park. Guests need to park in "Guest" parking.



Before Picture: Unorganized Garage



After Picture: Organized Garage w/Car