

TAMARAC LAKES NORTH ASSOCIATION
NEWSLETTER *April 2025*

**Message From President
Ray August**

Dear Homeowners,

I hope this letter finds you well and enjoying everything our wonderful community has to offer. Tamarac Lakes North is a beautiful welcoming neighborhood, and it is all thanks to the dedication of our homeowners and the efforts of the board to maintain and enhance our standards.

One thing that makes our community truly special is that our HOA dues remain at just \$90.00 monthly, one of the lowest in the city while still providing a wide range of amenities, including lawn maintenance, a community pool, and well-maintained common areas. The board's objective is to keep dues as low as possible, ensuring that every homeowner continues to enjoy these benefits without unnecessary financial burden. However, for this to remain possible, we need the cooperation of all homeowners in keeping their account up to date. At this time, we have \$35,000 in arrears, which has placed a strain on our ability to complete needed projects. If everyone does their part in staying current with their dues, we can continue to improve and maintain our beautiful community for the benefit of all.

Community Update & Financial Policies

We want to be as transparent as possible about these challenges we face and how we are working to overcome them.

Any homeowner that is more than 10 days late on their monthly maintenance will be charged a late fee of \$25.00.

Any homeowner that is more than 60 days past due will no longer get lawn service and lose access to the pool area.

If you have any question on where you stand with your maintenance account, please contact the office at Tamaraclakes954@gmail.com and request a current statement of your account.

Even with the financial challenges, we are still making great progress on improvements! We are happy to share that recently installed a new tile roof on the clubhouse, which has substantially reduced the insurance and will save the HOA money in the long run.

Unfortunately, due to the financial constraints, we have had to postpone the following projects.

Repaving the clubhouse and pool parking lots.

The installation of new pool gates and the fence on the east end of the lake next to prospect road.

Working together for a stronger community!!!

We want every homeowner to have a voice in how our community is managed. Every owner is mailed notice when nomination meetings occur, as well as when the annual homeowner's association meeting takes place. We strongly encourage you to attend and share your input, and help shape the future of Tamarac Lakes North.

Together we can ensure our neighborhood remains a safe, beautiful, and enjoyable place to live while keeping our dues among the lowest in the city. Thank you for being a valued part of this wonderful community and for your commitment to making it the best it can be.

If you have any question or concerns, feel free to reach out to us.
Tamaraclakes954@gmail.com

Ray August, President
TLN Board of Directors – 2025/2026