



Natalies Cove HOA

September 2023



The HOA Board is Expanding by THREE At-Large Members Nominations will be accepted at the Oct. 8, 2023, meeting.

The Board would like to bring to your attention some important updates regarding our community's insurance costs. Regrettably, our insurance premiums have increased considerably—nearly doubling in fact. The total amount for liability and wind insurance now stands at \$9,085.40.

Given these rising costs, we were able to cover the expense for the 2023 year without increasing the HOA dues. However, we want to be transparent about the possibility that if the insurance costs continue to escalate, we may need to consider increasing the HOA dues to maintain our community's financial stability.

The insurance payments will be due in the new year, and we are closely monitoring the situation to determine if any changes to our dues will be required to meet future payments.

Thank you for your understanding and cooperation. We will keep you posted on any developments.

Welcome New Residents

www.nataliescove.org

A \$30 per month late fee will be applied to HOA accounts for dues 60+ days past due.



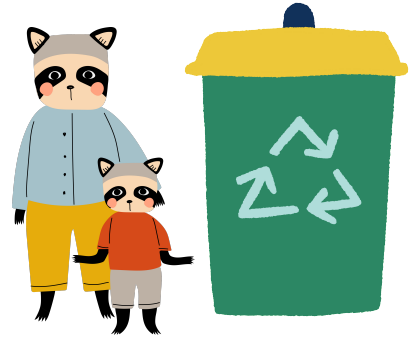
HOA General Meeting

Sunday, October 8, 2023

at 5 PM

cul-de-sac

Agenda at nataliescove.org



THE BANDITS ARE BACK!



Cover Your Cans



COOPER CITY REQUIREMENT

If you would like to request a new recycling cart, or a different size cart, please call the Cooper City Public Works Department at 954-434-2300.

As we continue to maintain and improve the aesthetics and value of our community, we want to remind all homeowners that certain home improvement projects require prior application and approval from the HOA.

Specifically, if you are planning to paint your house or replace your roof, please remember to submit an application for approval to the HOA before commencing any work. This is essential for ensuring that all modifications meet our community's design and safety standards.

Failure to obtain approval could result in corrective action, so we highly encourage all residents to follow the established procedures. Application forms and guidelines can be found on our HOA website, or you can contact the HOA board for more information.

Don't forget that HOA fees are due on January 1st, April 1st, July 1st, and October 1st each year, at the current rate of \$120 per quarter. Payments may be conveniently made via Zelle to hoa@nataliescove.org.