

Library commons Hoa

Managers Message...

It's hard to believe that we are at the end of another year! Yet, here we are and hoping that the New Year will bring a bright and healthy future for everyone.

At the last Board of Directors Meeting, the Board approved the 2026 Budget. A copy of the budget is on the back side of this newsletter for your records. Coupons will be mailed out under separately for the quarterly Maintenance Fees. If you are on auto withdraw for the quarterly maintenance, you will not receive a coupon booklet.

Beginning in January 2026 the new HOA dues will be \$1,167 quarterly for Single-Family Homes and \$1,404 quarterly for Townhomes.

Please mail your check along with your coupon to S.A.M.I., P.O. Box 668426, Miami, FL 33166-9416. **BILL PAY CUSTOMERS:** Please reference your Library Commons account number on the check .

As always, I am here to help you. Please contact me at (561) 291-7416 or Scott@Superiormgmt.net if you need any assistance.

We at Superior Association Management and your Board of Directors wish each and every resident a healthy and love filled holiday season!

—Scott Scarborough, LCAM

PARKING REMINDER

ALL vehicles parking overnight in the community must display either a resident parking decal or guest pass.

Vehicles that do not display a resident parking decal or guest pass will be towed.

If you are in need of a decal or pass please contact management.

MAINTENANCE REMINDER

All owners are required to maintain their homes and lawns in accordance with our rules and regulations.

Homes should be kept free of mold and mildew including roof, walkways and drive-ways.

Homes should be painted (with an approved color) when the color starts to fade.



The front and back of your homes must be kept clean and free of personal items or debris.

ALL exterior modifications must get approval from the Association. This includes painting, roof replacement, relandscaping, etc..

ALL tenants must be approved by the association prior to moving in.

ALL PETS MUST BE LEASHED
when not on the owner's property

Please be a good neighbor and pick up after your pet!

MANAGEMENT OFFICE:

Our office is conveniently located at 20283 State Road 7, Suite 219 in the Nexus Office Building, just north of the Mission Bay Shopping Plaza. Please feel free to stop by for anything you may need between 8:30 am and 4:30 pm.



Library Commons Homeowner's Association	
07010 - Office/Admin/Printing Expense	\$2,442.00
07040 - Accounting/Audit Fees	\$2,500.00
07050 - Legal & Attorney Fees	\$2,000.00
07060 - Licenses, Permits & Fees	\$4,500.00
07070 - Bank Fees	\$500.00
07150 - Insurance	\$9,924.00
08010 - Electricity	\$17,680.00
08015 - FPL Contract	\$6,768.00
08020 - Gas	\$5,700.00
08030 - Water & Sewer	\$11,300.00
09010 - Management Contract Fee	\$23,793.00
09020 - Irrigation Contract	\$16,200.00
09030 - Landscape Contract	\$89,100.00
09040 - Fertilization - Trees, Shrubs & Palms	\$10,200.00
09050 - Weed/Insect Control	\$3,500.00
09060 - Pool Contract	\$5,700.00
09080 - Janitorial & Supplies	\$4,800.00
09110 - General Repairs/Maintenance	\$14,010.00
09115 - Fire Safety/Electrical	\$700.00
09120 - Paver Repairs	\$10,000.00
09125 - Holiday Lights/Events	\$775.00
09130 - Irrigation Repairs	\$12,000.00
09135 - Landscape Extras	\$18,000.00
09140 - Mulch	\$35,000.00
09145 - Tree & Palm Trimming	\$35,000.00
09155 - Pool Supplies/Repairs	\$2,400.00
09160 - Pressure Cleaning	\$19,700.00
09165 - Sewer Drainage Maintenance	\$8,788.00
09310 - Paving Reserves	\$11,079.95
09330 - Wall & Fence Reserves	\$4,451.95
09340 - Irrigation Pump Reserves	\$982.11
09350 - Pool Reserves	\$7,285.99
09360 - TH Roof Reserves	\$17,277.42
09370 - TH Painting Reserves	\$5,474.58
TOTAL EXPENSES	\$419,532.00