



SONOMA NEWS

HOA Community News Letter

Hello Neighbors,

Last year at this time we dropped off a News Letter, residents asked if we could do it again, so here it is ! We hope you enjoy catching up on some Sonoma News.

Not long ago everyone was mailed a letter from the Sonoma Attorney, this letter was to serve as a notice. The notice was to let everyone know, just because the rules have not been enforced in the past, they are going to be enforced as of now. By enforcement we mean, the actual process allowed by Florida Statute 720 . Residents will no longer receive a letter that simply gets tossed in the trash. All violations, are recorded with photos in your accounts file, which you (only you) can view online. You also have the opportunity to have your (appeal) heard by ,The Sonoma Fine Committee , which has been formed on your behalf according to Florida Statute guidelines. Understand this process is something Sonoma needs in order to grow with Viera, and keep home values up.

◆ sonomahoa.net is a valuable resource, we have made important information available without having to log in. Under the Documents Tab you will find several PDF's containing various Sonoma documents.

In addition, a driveway parking diagram, wildlife info, phone numbers, waste management, several things can be located within the website. A full history of billing payments, online pay with the ability to view any pending flags on your account can be viewed by logging in for security purposes threw a secured access point.

Currently, the end of October is known as Budget season , we are working to create a fully funded budget. As most know Sonoma was turned over from past Management with \$60 thousand

in unpaid, uncollected funds. That debit growing over the years needed to come to a halt & Sonoma needed to get serious about not allowing this to happen again. It has been difficult to budget items & plan improvements when, rising costs of services for everything from electricity, water, vendors services increasingly climb and Association Dues , have stayed the same .

Sonoma has uncollectible debt, people moving on & out with no legal action aggressively pursued. Things are in place now to hold individuals accountable, not only for assessments but damage

to amenities, and non-compliance of Deed restrictions. Board Members hate the task of telling Residents- Dues are going to increase. It's been avoided for YEARS . It can no longer be avoided & must be done in order to function and operate.

People will simply state-"Why can't funds be moved ?"- "Lets pull money from the Wall Reserves." Well it's not that simple, it's established for the wall, we can choose to stop funding it , but that does not help pay the bills. We have several reserves to fill, from Sidewalks, to new line items. People forget you want Enforcement- it costs \$. You want the Sheriff's to Patrol for parking, golf cars, speeding it costs \$. Bottom line - There will be an increase. Central Master Association has approved an increase in their 2017 budget for the same reasons.

Your Board members, are residents just like you, we feel the hit & write the same check as you do. When the Budget is ready, & a budget meeting will held to approve it, it will be posted at the Front Message Boards, & the Sonoma Website , (sonomahoa.net). As of now, it's at the stage of Full accounts review with a CPA. As stated in our documents, if you wish to be provided with a copy, you may request one when it becomes available. If our financials are not back in time from the CPA and review personal, Late fees will not be applied to any January Payments.

As a Board we , truly appreciate your patience & understanding this past year. Changes are not easy to put in place and we've taken time to establish several new relationships with vendors, provided information to residents, & established policies and procedures to promote Sonoma as a desirable place to live. We have had several detours, along the way from AT&T, Road Construction, and Hurricane Matthew .

We will be working on several issues, in addition to joining alliances with other Viera HOA Board members to establish unity, strength as a community. Your Sonoma Landscape Committee chaired by Pam Stevens will be working on holiday flowers and Cindy Lashomb has volunteered & acquired the task of holiday decorating . (Thank You ladies) . Contact Audrey Chow of the Social Committee, to help plan your next event, maybe a Spring theme ?

On behalf of the Sonoma Board, Warm Wishes for a happy, healthy and safe holiday season.

Sincerely,

Sonoma District Board of Directors.