



PARK CHARLESTON

HOMEOWNERS ASSOCIATION, INC.

Website: <http://parkcharlestonhoa.com/>

NEWS FLASH – MARCH 2026

VERY IMPORTANT HOMEOWNERS MEETING

Saturday March 28, 2026

2:00 p.m. in the Park Charleston Parking Lot

The meeting will be held outdoors in the neighborhood parking area on the southeast corner of Harbor Club Drive and Shadowmoss Drive. Remember to bring a chair to sit in! Please be present or give your proxy to a board member or to a neighbor who is attending the meeting. There are currently no vacancies on the board of directors which is composed of five members, all of whom have agreed to serve in 2026. If you wish to offer yourself as a candidate, please contact Marc Taps at lsnf@aol.com. Check the HOA website (<http://www.parkcharlestonhoa.com>) for any changes to the meeting due to inclement weather.

If you have a vehicle parked in the community parking lot, please move your vehicle out of the parking lot on the morning of the meeting (that is, the morning of Saturday, March 28) so that we will have space in the parking lot for the meeting.

Two other notes from the HOA Board:

Amendment of Covenants

You will soon be receiving your notice of annual meeting, proxy and proposed amendments to the covenants. There are two amendments: Restriction of short-term rentals and provision of information to the HOA regarding renters; second is an increase of the interest rate on arrearages and imposition of a late fee on tardy payment of dues. The HOA board believes these amendments will help preserve the character of the neighborhood and the financial ability of the HOA to provide services to owners. Given the number of rentals in the neighborhood, it appears all resident owners will need to approve an amendment in order for it to be

adopted. You may vote for both or either one. The board urges everyone to sign a proxy, even if you plan to attend the meeting in person. Please feel free to contact Marc Taps, Mike Boggess, or any board member if you have questions regarding the amendments or would like us to pickup the proxy from you.

Dues Increase

The HOA board has voted to increase the quarterly dues payment to \$250, effective April 1, 2026. This increase will fund the landscaping renovation of the entrance to the neighborhood, as well as anticipated increases in lawn services and management fees. Despite the increase, our dues are the lowest in Leon County for the services provided to residents.

DATES TO REMEMBER

- Heinz Nurseries will mow, trim, and edge on Thursday, March 5 and Thursday, March 19.
- Trash and recycles will be collected each Friday throughout the month.
- Bulk trash and yard waste will be collected Wednesdays – March 4 and March 18.

Pine Straw From Heinz Nurseries

As we prepare for the upcoming Easter holiday, our crew will be on property Monday, March 30th through Friday, April 3rd installing pine straw throughout the HOA.

If you would like additional bales of pine straw delivered directly to your residence, we'd be happy to include your order during this time!

To arrange your personal drop-off:

1. Place your order online for the number of additional pine straw bales you'd like. You can order your pine straw directly online through Heinz Nurseries at www.heinznurseries.com.
2. Email me your receipt number, along with your address and clear drop-off instructions (for example: "left beside the garage" or "near the back gate").
3. I'll make sure your name and order are added to our delivery list so your pine straw is set aside and delivered as requested.

We truly appreciate your continued support and look forward to helping keep your homes looking beautiful for the season.

Speed Limit in Park Charleston is 25 MPH

With spring weather and day light savings time starting, our children will be playing outside and often in the street during early evening and at dusk. Please keep your speed at or below 25 and be especially alert for children.

RESPONSIBILITIES FOR LAWN AND LANDSCAPE

Please note the following information in order to understand responsibilities for lawn and landscape maintenance.

- **Heinz Nurseries contract includes the following:**
 - Mowing, trimming, edging, and blowing for 30 weeks per year. Service is:
 - monthly in November, December, January, and February;
 - bi-weekly in March, April, May, and October; and
 - weekly in June, July, August and September.
 - Apply weed control in the spring
 - Apply lawn fertilizer once per year in the Spring.
 - Pine straw mulch landscape areas in Spring and Fall, (beds currently with pine straw mulch only).
- **For association property only, Heinz also provides these additional services:**
 - Pull or spray weeds in common areas.
 - Treating ant beds in common areas at each visit.
 - Trim common area shrubs quarterly.
 - Check irrigation systems in common areas quarterly and make minor repairs and adjustments.
- **Homeowner responsibilities in home lawns:**
 - Weed control in lawns (beyond Heinz one time in the spring and other sprayings done independently) and landscaping.
 - Trimming shrubs and pruning trees.
 - Fertilizing landscape beds and additional fertilizer as needed in lawns.
 - Mulching, if the homeowner has chosen mulch other than pine straw.
 - Maintain homeowner's irrigation system.
 - Yard waste should not be piled in the street or on the sidewalk. City policy is that waste and bulk items should not be placed for pickup until a day before scheduled collection.

Happy Springtime!

Park Charleston HOA Communications Committee