
DAWN HOMES

February 2021 Newsletter

Happy New Year's

Dear Homeowners and Residents:

We the Board of Directors want to wish all of you healthy and happy in this year of 2021.

We want to share with you what we have accomplished in 2020 to beautify our community and also introduce ourselves through this newsletter.

Your Board

Daniel Colon-President

Stephen Muniz- Vice-President.

Nya Alexander- Treasurer

Bernadette Haddican-Secretary

Wilfredo Lopez-Director

Soon to Come

Board is currently working on the idea of a website and/or social media to keep our community informed.

2020: Year of Change for Dawn Homes

We, the Board of Directors, want our community to know that we are listening and we are open to suggestions always. Our priority is to maintain and enhance our community and our homes value.

Talking to our neighbors and with the help of VIP Property Management Specialists, Inc. by forwarding to us your concerns and suggestions we have been able to take on some projects to make Dawn Homes a very special place. Here are some of the projects that took place during 2020.

Lake Maintenance: Our Lake was not feeling well, sort of speaking, it was very green we had mosquitoes issues as well as our fish, turtles and plants were dying. We interviewed several companies and choose Solitude Lake Management, the lake look amazing.



Landscaping around the lake: Years ago podocarpus were planted along the fence of Countryside West homes that faces our lake. The grass was dying, as well as the podocarpus, we extended the irrigation system and planted additional podocarpus. The irrigation pump was outdated and not working properly, that issue was address as well.

REMINDERS

- TRASH BINS CAN'T BE LEFT OUT IN YOUR DRIVEWAYS
- NO COMMERCIAL VEHICLES LEFT OVERNIGHT
- PARKING IS NOT ALLOWED IN THE STREET
- DAWN HOME HAS A COLOR PALLET, A PRIOR APPROVAL IS NEEDED FROM THE BOARD.
- HERE IS THE APPROVED COLOR PALLET:

BODY COLORS

Stone Lion SW7507

Maison Blanche SW7526

Knitting Needles SW7672

Rare Grey SW6199

Colonial Revival Green Stone SW2826

Green Earth SW7748

Comfort grey SW6205

Cottage Cream SW 7678

Peace Yellow SW2857

Dockside Blue SW7601

Jubilee SW6248

TRIM

Casa Blanca SW7571

Pure White SW7005

St. Bart's SW7614

Homestead Brown SW7515

ACCENT

Rookwood Red SW2802

Pewter Green SW6208

Bunglehouse Blue SW0048

Palms and Signage: Our community was lacking identity, the limited dying landscaping made it very unattractive, we do not have a sign. This process took longer than expected since we needed approval the City of Cooper City and the homeowner from Countryside West. But the wait was worth it. Now there are beautiful palm trees and each side of the street. We continue to work with the City of Cooper City to get the authorization for the sign. We will keep you posted on the progress.



Project: Sidewalk pressure cleaning:

There were concerns were brought up in regards of some of the sidewalk were too slippery. Especially now with the pandemic, more of our neighbors are walking and our kids biking or rollerblading in our sidewalks. This is how the sidewalk pressure cleaning project came to be, for the safety of all of us. We will continue once a year around the month of November to have the sidewalk pressure cleaned. ***Keep in mind that every homeowner is responsible to keep their own section of sidewalk clean.***

Final Thought

We hope this will not be our first and last newsletter. Please remember that we are always open to listen to suggestions and concerns. Feel free to contact VIP Property Management Specialists (954-748-6182/vip_mgmt@bellsouth.net) with any issues or suggestions, they will make sure to pass it along to us. Let's all take care of Dawn Homes, it is our little hidden treasure. We have amazing neighbors that are willing to help always and let's take care of our properties.