

January 1, 2024

Welcome Package Update from Eden HOA Board

Effective immediately, all NEW homeowners will receive the following letter to introduce them to the Eden at the Strand. We thought it might be appropriate to send to all owners so that you can have contact information for the Board and the Property Manager. We also wanted to direct you to our community website: www.EdenattheStrand.com where you can find a wealth of information including our governing documents, forms, contact information and important notices. In the owner's section, you can find the financials and minutes. The owner's username and password will be sent in a separate email. Your input and feedback are valuable.

Welcome to the Neighborhood!

We hope you will enjoy being part of our community and living in Paradise! The Eden neighborhood has 55 villa style residences, situated around central lake and between the greens for the 9th holes of Sabal and Savannah golf courses.

Meet the Board

If you have any questions or concerns, please feel free to email the Board of Directors at EdenHOABoard@gmail.com.

Susan Rogge, President	srogge@comcast.net	239-825-4135
Garry Wessel, Vice President	gjwessel61@gmail.com	914-498-5590
Maureen Colman, Secretary/Treasurer	mcolman367@comcast.net	239-250-6529

Per our By-Laws, the Board of Directors is comprised of 3 owners who serve two-year staggered terms. The Board has the fiduciary responsibility to preserve, protect and enhance the value of the association's assets as it makes decisions, establishes policies, and enforces the governing documents.

The Board meets periodically throughout the year. Per Florida statute, the time and location will be posted 48 hours in advance of the meeting time on the front gate Community Bulletin Board (located on the median on Stem Drive). Notices will be emailed to homeowners and may also be posted on the website: www.EdenattheStrand.com, as a courtesy to our residents.

Our Board of Directors and committees are all **volunteers** who strive to maintain the high standards and services that appeal to all homeowners.

Meet the Property Manager

To manage our community, the Board of Directors has hired a management company, Dorrill Management Group (DMG). Our community manager is Christopher Dorrill. He can be reached at (239) 592-9115 or at christopher@dmgfl.com

Please contact DMG to obtain access to their online homeowner portal which will give you access to making HOA payments on line.

Meet the Strand

The Eden is just one of the 14 associations which make up the Strand Community. For more information, please visit the master website at <https://thestrandmaster.com>

Front Gate Access Information <https://thestrandmaster.com/secure/gate.html>

Comcast Bulk Service Information <https://thestrandmaster.com/secure/comcast.html>

Check out all the amenities, dining venues and social calendar for The Club at the Strand at <https://thestrandclub.com>

New Owner Checklist

When you closed on your property, you should have received Eden's governing documents. These documents – and much more – are readily available on our official community website at www.EdenattheStrand.com.

Below are IMPORTANT items which require your review:

Quarterly Homeowner Assessments - HOA Dues are billed quarterly and are due on the 1st of January, April, July, and October. You will receive an invoice and return envelope prior to each of these due dates.

Alternatively, Dorrill Management Group also offers the convenience of direct debit for the payment of your assessments through an on-line portal. Please contact Dorrill Management Group for access.

Rules and Regulations and the Community Standards Handbook - Please take a moment to read the Rules & Regs which serve to improve the quality of life and the standard of living for everyone in The Eden.

Trash Removal & Recycling (239) 252-2380

Owners will need to contact Collier County to order a trash container and recycling bin.

Trash is picked up curbside every Tuesday and Friday. Recyclables, yard waste and bulk items are also collected on Tuesdays.

Be sure to set your containers out no earlier than dusk the night before a pickup and please arrange to pull your containers in as soon as possible after pickup. Trash containers and recycle bins may not be stored outdoors (except on pickup days). <https://www.colliercountyfl.gov/government/public-utilities/solid-hazardous-waste/collection-services>

Landscape/Irrigation – [Mainscape](#) is our full-service landscape management company. Any issues or special requests can be made directly by calling them at 1-800-481-0096, by email at customerservice@mainscape.com or by completing a customer service request on line at www.mainscape.com.

Intent to Lease - Units may be leased or rented by owners for a term of **not less than one months**. A lease application must be submitted to the management company at least 30 days prior to the lease for approval.

Architectural Review Board - No improvement, exterior change, or structure of any kind, including without limitation, any building, fence, swimming pool, screened enclosure, hurricane shutters, solar panels, additional landscaping, or roof replacement is permitted without prior written approval by the Architectural Review Board.

These documents can be found on our website under Documents:

Amended and Restated Declaration of Restrictive Covenants
Amended and Restate Articles of Incorporation
Amended and Restated By-Laws
Rules & Regulations
Community Handbook

These documents can be found on our website under Forms:

ARC Application
Purchase Application
Lease Application