



CARROLLTON LAKES
HOMEOWNERS ASSOCIATION

Carrollton Lakes Newsletter

February 2025

"Loving myself and thinking joyful, happy thoughts is the quickest way to create a wonderful life."

Our new HOA Board would like to share with you the projects we have accomplished since October 2024. We look forward to a busy year and to working with all of you to bring happiness and satisfaction to our community.
"We got this!"



The "Short Version"...Lake Gemma fountain... Lights in the Park... Street lights repaired... Sprinklers repaired...Landscaping...Bulletin Board...Free Library... Dog poop station...New trash can...Yard of the Month award...Christmas contest...New logo branding... Nextdoor and Facebook!

nextdoor



**SLOW
DOWN!**

Speed limits in our community are 25mph but they should be 15mph. We are working on changing that. Either way, please slow down!

BOARD OF DIRECTORS

President: Ryan Kearns
VP/ARC Chairman: Tom Read
Treasurer: Charlie Pritchard
Secretary: Rose Bowman
Outreach Coordinator: Russell Smith

OCEAN BLUE PROPERTY MANAGEMENT

LCM: David Latrella

HOMEOWNERS

1. Please send your homeowner info to Ocean Blue.
2. Check the Bulletin Board for updates.
3. Please register with the Homeowner Portal at www.oceanbluecommunities.com
4. We need your email to communicate information to you.
5. We are looking for volunteers for projects in our community.

Our Community yard sale coming soon. Some-time in April. Stay Tuned!

Our "January" Yard



2609 Heatherwood Dr.—The O'Neal Family

THE LAKE



Hydrilla

In December, the HOA Board submitted an algae



Salvinia

report to the FL EPA regarding the algae and invasive plant growth in Lake Heather. This conversation has been ongoing for several months among all the lake communities. A lot of research is still being conducted. This issue is one of the most extensive when it comes to our community. Our newest Board member (Outreach Coordinator-Russell Smith) is currently 100% focused solely on this issue.

We had been contracted with a company for lake maintenance up until December 2024. However, we were not seeing the results (or the communication) that we wanted. We put the lake maintenance back out for bid and have officially brought on a new vendor with a stellar reputation in the area at over \$2000 less per year than what we were paying prior. This took a lot of due diligence, research, and conversations with state and local officials to make sure we were attacking this issue correctly. Our new vendor will be taking care of our portion of Lake Heather, Lake Gemma and our third smaller waterbody at the corner of our community just before Seven Lakes. We also received a very competitive quote from them for the service of the rest of the lake that we can more confidently present to the other community for a lake-wide effort. And finally, these maintenance costs do fall under the lake grant program with the county so we could potentially get half of the cost back to the HOA. We will be applying for this immediately. The grate and carp conversation will continue but that is not a cheap solution (although it is the right one). We will continue to do whatever we can with the resources we have. Our new vendor will also be maintaining the fountain going forward as part of the services rendered.

Our community borders only 25% of the lake. Water treatment for the lake has been quoted at \$18,000. There have been discussions regarding a grate system or populating the lake with carp. (They eat hydrilla).

We are also looking at copper sulfate which takes oxygen out of the lake to destroy the hydrilla but this can only be done one portion at a time, per the county tier system. We do have a license to put carp in the lake as well as a license to spray the lake. Time and expense are an issue. Our Outreach Coordinator is diligently working on the lake problems with government officials. It is a "work in progress." We will update you as we examine solutions.