



March 2012

Diana Shores Homeowners Association

Spring Shore Lines

Mailing Address: P.O. Box 540042, Merritt Island, FL 32954-0042 www.dianashores.com

Meeting Place:
Merritt Island Public
Library **6:30 PM**

President
Terry Ryan
453-1944
tmryan737@aol.com

Vice President
Kymberly Lietzow
45??

Secretary/Website
Sandi Mogilicki/Vacant

Treasurer
Tammi Belt
452-2866
tammibelt@gmail.com

Directors:
Liz Erickson
Beautification/Block Capt.
459-9988
lizpoogarden@aol.com

Jack Farley
452-9469

Rudy Seiffer
452-8376

Crime Watch
Arnold Graham
863-1032
sportshoes2004@yahoo.com

Newsletter Editor
Tammi Belt

President's Corner

By Terry Ryan



In January, three members of your board met with Real Estate Attorney John Soileau to clarify some legal issues concerning the Diana Shores Homeowners Association. As a result of this appointment, we determined that the HOA is a legitimate, state registered non-profit HOA but that membership in the association is voluntary. He also informed us that we are no longer a deed restricted community as the original deed restrictions as set forth by the developer, were not renewed prior to the 30 year expiration, which was around the late 1990's.

What does all this mean

to you, the homeowner? It means that property owners are held to County Code as far as building, landscaping, parking, noise, trash, etc. We have actually been operating in this fashion for at least the last 5 years, maybe longer. It means that we as an HOA can begin to be more of a community involvement organization, promoting a peaceful, safe and fun neighborhood to be proud of!

So why do we need your membership and dues? First and most importantly, we have an agreement with the county to landscape and maintain the 5 entryway islands on

Diana and Artemis. In order to do this, they require we hire a landscaper that is licensed and insured (with a very high liability limit). We must also carry our own insurance policy with a \$1,000,000 liability. We host and advertise an annual yard sale, produce at a minimum 4 newsletters for the residents, pay annual state license fees, maintain a website www.dianashores.com which contains links to many county services, businesses, and provides timely notification of matters of neighborhood and community interest. A detailed list of expenses is available at the

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Treasurer Update

By Tammi Belt



I want to thank those that have paid their \$20 annual maintenance fee, which is due each January. As you read in the President's Corner, we are a voluntary associa-

tion, but we rely on the dues to pay the expenses that the association is required to pay each year. We have a very low fee at **\$.054 cents a day!** I would say that is a bar-

gain for having a nice neighborhood to live in. If you haven't already, please submit your \$20 to DSHA, P.O. Box 540042, Merritt Island, FL 32954-0042. Thanks!

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Merritt Island "Beef 'O' Brady's" is proud to partner with
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Present this ad at Merritt Island "Beef 'O' Brady's" on **Sunday through Wednesday nights and 10% of your purchase will be donated back to Diana Shores Homeowners Association** to benefit the maintenance of the islands on both entrances of Diana Shores.

Valid on dine-in or carry out.



Calendar

Homeowner's Mtg:
June 4, 2012
 Parade of Homes - April
King Center:
 April - Fab Four, Gianni
Cocoa Village Playhouse:
 April - Titanic the Musical
 May - Cabaret
Wickham Park:
 May - Runaway Country

Neighborhood News
By Tammi Belt





Lil Banks, a long-time resident of Diana Shores passed away last month. She served on the board for the homeowner's association for several years


in various positions including President. Our condolences go out to the Banks family.

Since December, eight homes have sold in our neighborhood, which is encouraging. We would like to welcome our new


neighbors on Artemis, Diana, Orion, Saturn, Cepheus, Centaurus, and Sykes Creek!

Please meet the board at the next Homeowner's Meeting scheduled for June 4th at the Merritt Island Public Library at 6:30 pm.

Ace Hardware of Merritt Island
 1005 N. Courtenay Pkwy.
 Merritt Island, FL 32953
 Phone: (321) 452-3484
 Fax: (321) 452-3427



Jim Dewey



Win a \$25 Ace Hardware Gift Card by winning The Yard of the Month!



Water Restrictions:

Addresses/Schedule:
 Odd - Wed/Sat
 Even - Thurs/Sun
 No more than 1 hr./zone

President's Corner

By Terry Ryan



Cont'd from page 1

from our Treasurer at the membership meetings.

In addition to the things that cost money, we act as a collective voice for over 500 homeowners to the county and sheriff's department. Did you know that if you notice a neighbor who is in violation of a county code, it can take as many as 3 different residents calling in the same complaint before the county will send a code enforcement officer out to even look at the issue? But your HOA can make one call and they come out. Now hold your horses, cowboys and cowgirls! We are NOT neighborhood "rats" or "enforcement police". It is not our intention to make life intolerable for anyone. But say a resident has an unsafe condition developing at their house or in their

yard...or consistently blocking the sidewalk (for more than the county specified time) this is the sort of thing that we can make a call on.

We need your membership to continue to insure that we maintain a pleasant, safe and exciting neighborhood, one that future buyers will want to be a part of. Look for new opportunities for social events for Diana Shores residents. And don't forget, Beef 'O' Brady's will donate 10% of your check to the association's landscaping fund if you tell them that you are Diana Shores residents.

Thank you for your continued membership in the Diana Shores Homeowners Association!



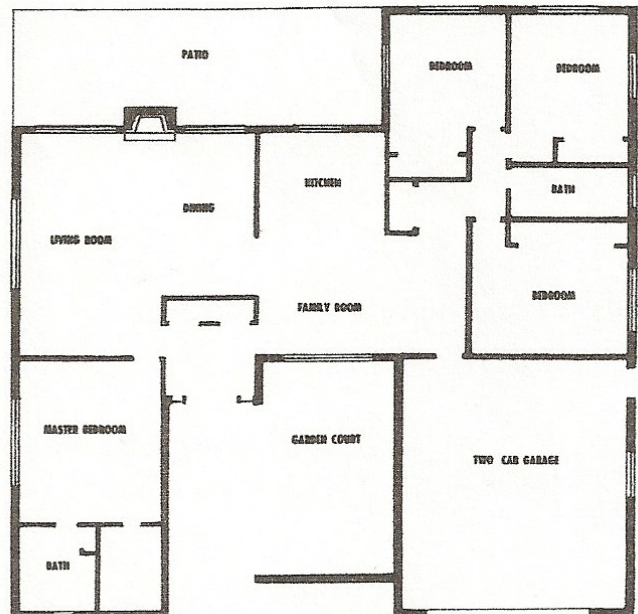
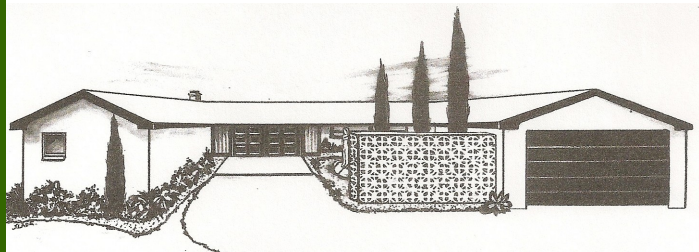
Go Green! Get your newsletter via E-mail by simply contacting the treasurer or by visiting dianashores.com



MERRITT ISLAND | 321.427.7665 | www.TAMMIBELTINTERIORS.com
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Diana Shores Original Advertising for Home Plans

Golden: Exotic garden court entry, 4 bedroom/2 bath



If you would like to help deliver the newsletter contact Liz Erickson at 459-9988 or e-mail lizpoogarden@aol.com



Do you have a business that you want to advertise? The rates are very reasonable and residents may be more inclined to hire a fellow neighbor.



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H - How much is the property worth?

I will perform a professional and thorough Competitive Market Analysis so that my customer is educated before setting a sales price or making an offer to purchase a property.

A - Advertise effectively!

I use a wide variety of technology, advertising, networking and marketing tools in order to showcase and sell property at the best possible price or to locate just the right property for a Buyer.

N - Negotiate with Skill—Tact—Diplomacy

My real estate experience extends beyond holding an active license, I have a professional attitude and extensive experience in general business practices and techniques. I can help my customers and clients navigate through even the most difficult transactions so that there is a successful “meeting of the minds”.

D - Disclose, Disclose, Disclose

I am educated and knowledgeable regarding all disclosures affecting Buyers, Sellers, Lenders and Real Estate professionals as required by Local, State and Federal Laws.

S - Sign the Contract

At this point, I have given my customers and clients the helping “HAND” they need in order to make signing the contract easy and stress-less. I can also offer additional referrals if Legal, Tax and/or Accounting advice is required.

O - It’s not OVER ‘til it’s OVER

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N - NOW it’s time to Refer Your Realtor....

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KymLietzow@YourPropertyPro.com

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