

# June 2026 Newsletter

The Shores at Berkshire Lakes MHOA

**Dear Shores MHOA Owners,**

As we begin the summer season and prepare for the months ahead, your Board of Directors, committees, management team, and community partners continue to focus on maintaining, protecting, and enhancing the assets that make The Shores a desirable place to live. Throughout this newsletter, you will find updates on several important projects and initiatives, including landscaping and irrigation improvements, lake pumping system compliance efforts, perimeter wall maintenance, the mailbox refurbishment project, clubhouse policies, and upcoming educational opportunities and meetings.

Many of these initiatives represent significant investments in our community's infrastructure, appearance, safety, and long-term sustainability. We are committed to keeping residents informed about ongoing projects, upcoming decisions, and opportunities for participation. We encourage you to take a few moments to review these updates and learn more about the work being done on behalf of our community.

## 1. Landscape Services Update for Shores Villa and Single-Family Homeowners

The Board of Directors and MAY Management have received a number of comments, concerns, and service requests regarding landscaping and irrigation throughout our community. We understand the frustration that can arise when landscaping services do not meet expectations, and we want residents to know that your concerns are being heard and addressed.

- Irrigation scheduling and related concerns will now be overseen by Jennifer Sellers.
- General landscaping issues will continue to be managed by Vlady Echemendia.
- Federico "Rico" Lamas, General Manager, will provide additional support and oversight when needed.
- Jeff and Kat Daley will also remain available as resources.

To ensure concerns are properly documented and tracked, residents should continue submitting landscaping and irrigation requests through the MAY Management office. Management will coordinate directly with the appropriate Landscape Workshop representative to ensure timely follow-up.

### **Mowing and Shrub Trimming Schedules**

Attached to this newsletter are:

With hurricane season now underway, the Association will be conducting common-area tree trimming throughout the community to help reduce storm-related risks and maintain the health of our trees.

In addition, homeowners may receive courtesy notices regarding trees located on their private property that require trimming or maintenance. Proper tree maintenance is an important part of storm preparation and helps protect homes, neighbors, vehicles, and community infrastructure from potential damage during severe weather events.

We appreciate residents' cooperation as we work together to prepare the community for hurricane season.

### **Moving Forward**

The Board recognizes that landscaping and irrigation services are among the most visible and important aspects of maintaining our community. While there have been challenges, we want residents to know that we are actively working with MAY Management and Landscape Workshop to improve communication, responsiveness, service quality, and accountability.

We appreciate the patience and cooperation of our residents as these improvements are implemented. Your feedback remains important, and we encourage you to continue reporting concerns through the proper channels so they can be addressed effectively.

Thank you for your continued support and commitment to keeping The Shores a beautiful community.

## **2. Lake Pumping and Irrigation System Update**

- Maintain compliance with South Florida Water Management District requirements;
- Improve lake water quality and circulation;
- Enhance the efficiency and reliability of the irrigation system; and
- Protect and preserve the health and appearance of our community's landscaping.

We appreciate your patience and support as these important infrastructure improvements continue. Additional updates will be provided as work progresses.

## **3. Mailbox Refurbishment Project Update**

The Board would like to thank Vice President Lee Kurasowicz for working with CAM William Behrens to develop a comprehensive Request for Proposal (RFP) checklist for the community mailbox improvement project. The checklist has been designed to provide prospective vendors with a consistent scope of work and evaluation criteria, ensuring that all proposals thoroughly address the community's mailbox needs and allow for meaningful comparison of repair, refurbishment, and replacement options.

The Association has budgeted \$30,000 for improvements to the mailboxes serving the Single-Family Homes and Villas. Preserve Condominium mailboxes are not included, as they are maintained by the Preserve Condominium Association.

The project includes:

- 173 Single-Family Home mailboxes and posts
- 156 Villa double mailboxes and 78 mailbox posts

The Board is evaluating several options, including repair, refurbishment, and complete replacement of existing mailboxes and related components. Preliminary analysis indicates that replacing mailboxes may be a more cost-effective and efficient solution than refurbishing existing units; however, all options remain under consideration.

The goal is to improve the appearance, functionality, durability, and consistency of the community's mailbox system while making the best use of the approved budget.

No final decision has been made at this time. The Board will continue reviewing costs, vendor proposals, and project alternatives before determining the best path forward.

#### 4. Perimeter Wall Pressure Washing and Painting Project

The Board of Directors is pleased to announce that, following approval at the May 20, 2026 Board Meeting, the Association is moving forward with a perimeter wall pressure washing, repair, and painting project. The work is scheduled to begin on or about **June 12, 2026** and will be performed by **Aceros Painting, LLC**.

This project is part of the Board's ongoing commitment to maintaining and enhancing our community's appearance and infrastructure. We look forward to improving both the longevity and attractiveness of our entryways and perimeter walls.

##### **Project Scope**

The project will focus on the **outside privacy wall along Santa Barbara Boulevard and Radio Road, 4 monuments at entrances** and includes the following:

##### **Pressure Cleaning**

- Application of a commercial-grade chlorine and water solution to eliminate mildew and organic growth.
- Pressure washing using commercial equipment to remove dirt, mildew, and loose material.
- Protection of surrounding landscaping through pre- and post-cleaning rinsing procedures.

## Surface Preparation

- Caulking and patching of wall surfaces as needed.
- Repairs using elastomeric patching compounds.
- Mechanical removal and treatment of rust deposits and other surface imperfections.

## Painting

- Application of one coat of Loxon masonry sealer/primer to provide a uniform surface.
- Application of one coat of Sherwin-Williams SuperPaint Satin finish to provide a durable and attractive appearance.
- Final wall color is currently being determined and will be announced once selected.

## Project Cost and Warranty

The Board approved a contract amount of **\$24,500**, which includes all labor, materials, paint, and supplies necessary to complete the work.

The project includes:

- **One-year workmanship warranty** provided by Aceros Painting, LLC.
- **Seven-year paint product warranty** provided by Sherwin-Williams.

Residents may notice work crews, equipment, and temporary activity along portions of the perimeter wall during the project. Every effort will be made to minimize disruption while ensuring the work is completed safely and efficiently.

Thank you for your patience and cooperation as we continue investing in the maintenance and beautification of our community.

## 5. Ballroom and Clubhouse Use

The Board recognizes that some residents have expressed interest in reopening the discussion regarding private use of the clubhouse ballroom. As a result, the Board plans to place this topic on the agenda of a future Board meeting and welcomes resident input before any decision is made.

While any change to the current policy would be made by a vote of the Board and does not require a membership vote, the Board wants to ensure that the matter is thoroughly considered and that residents have an opportunity to share their thoughts and concerns. One issue already identified is parking capacity, which could limit the number of attendees permitted at any private event. Other operational, security, and facility-use considerations would also need to be evaluated.

## **Upcoming Meetings**

### **MHOA Board Meeting**

**Wednesday, June 10, 2026**

**6:00 p.m.**

**Location:** Clubhouse Ballroom

AGENDA WILL BE AVAILABLE ON OWNERS SECTIONS OF SHORES WEBSITE

Please note that MHOA Board meetings are now being held on Wednesdays.

### **ACC Committee Meeting**

**Thursday, June 4, 2026**

**7:30 p.m.**

**Location:** Clubhouse Card Room

The Architectural Control Committee (ACC) will review Modification Request (MR) applications and make recommendations to the Board for consideration and approval.

We appreciate your participation and look forward to seeing you at these upcoming meetings and events.

The Board of Directors and MAY Management remain committed to responsible stewardship of Association resources, transparent communication, and continuous improvement throughout our community. Whether through infrastructure upgrades, enhanced landscaping and irrigation services, facility improvements, educational programs, or policy discussions, our goal is to preserve and enhance the quality of life enjoyed by all Shores residents.

As always, resident involvement and feedback are important to the success of our community. We encourage you to attend meetings, participate in educational sessions, stay informed through our communication channels, and share your thoughts and suggestions with the Board and management team.

Thank you for your continued support, cooperation, and commitment to making The Shores a welcoming, attractive, and well-maintained community. We wish everyone a safe, healthy, and enjoyable summer season.

**The Shores MHOA Board of Directors**

**LANDSCAPE WORKSHOP MOWING SCHEDULE:**

<b>MONDAY</b>	<b>TUESDAY</b>	<b>WEDNESDAY</b>	<b>THURSDAY</b>
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NUMBER	STREET	NUMBER	STREET	NUMBER	STREET	NUMBER	STREET
ALL	LEICESTER DRIVE	ALL	LOURDES COURT	7615	BERKSHIRE PINES DR	ALL	HAYERHILL COURT
ALL	WEXFORD DRIVE	ALL	MELDIN COURT	7621	BERKSHIRE PINES DR	ALL	MERIDAN COURT
ALL	STRATFORD DRIVE	7404	BERKSHIRE PINES DR	7627	BERKSHIRE PINES DR	7833	BERKSHIRE PINES DR
7855	BERKSHIRE PINES DR	7408	BERKSHIRE PINES DR	7633	BERKSHIRE PINES DR	7834	BERKSHIRE PINES DR
7859	BERKSHIRE PINES DR	7412	BERKSHIRE PINES DR	7639	BERKSHIRE PINES DR	7835	BERKSHIRE PINES DR
7863	BERKSHIRE PINES DR	7416	BERKSHIRE PINES DR	7645	BERKSHIRE PINES DR	7837	BERKSHIRE PINES DR
7867	BERKSHIRE PINES DR	7420	BERKSHIRE PINES DR	7651	BERKSHIRE PINES DR	7838	BERKSHIRE PINES DR
7871	BERKSHIRE PINES DR	7424	BERKSHIRE PINES DR	7657	BERKSHIRE PINES DR	7839	BERKSHIRE PINES DR
7875	BERKSHIRE PINES DR	7428	BERKSHIRE PINES DR	7663	BERKSHIRE PINES DR		
7879	BERKSHIRE PINES DR	7432	BERKSHIRE PINES DR	7669	BERKSHIRE PINES DR		
7883	BERKSHIRE PINES DR	7436	BERKSHIRE PINES DR	7675	BERKSHIRE PINES DR		
7887	BERKSHIRE PINES DR	7440	BERKSHIRE PINES DR	7679	BERKSHIRE PINES DR		
7891	BERKSHIRE PINES DR	7444	BERKSHIRE PINES DR	7683	BERKSHIRE PINES DR		
7895	BERKSHIRE PINES DR	7448	BERKSHIRE PINES DR	7687	BERKSHIRE PINES DR		
		7452	BERKSHIRE PINES DR	7691	BERKSHIRE PINES DR		
		7456	BERKSHIRE PINES DR	7695	BERKSHIRE PINES DR		
		7460	BERKSHIRE PINES DR	7699	BERKSHIRE PINES DR		
		7464	BERKSHIRE PINES DR	7703	BERKSHIRE PINES DR		
		7468	BERKSHIRE PINES DR	7707	BERKSHIRE PINES DR		
		7472	BERKSHIRE PINES DR	7711	BERKSHIRE PINES DR		
		7476	BERKSHIRE PINES DR	7715	BERKSHIRE PINES DR		
		7480	BERKSHIRE PINES DR	7719	BERKSHIRE PINES DR		
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# The Shores at Berkshire Lakes Trim Schedule By Week



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Do Not Trim

# 2026

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	Monday	Tuesday	Wednesday	Thursday	Friday
	1 7:30am Tennis 10:30am Chair Exercise <a href="#">Notes</a> 11:30am Water Aerobics <a href="#">Notes</a> 1:00pm Mahjong	2 10:30am Chair Exercise <a href="#">Notes</a> 11:30am Water Aerobics <a href="#">Notes</a> 1:00pm Dominoes 6:00pm Pickleball	3 7:30am Tennis 10:30am Chair Exercise <a href="#">Notes</a> 11:30am Water Aerobics <a href="#">Notes</a>	4 10:30am Chair Exercise <a href="#">Notes</a> 11:30am Water Aerobics <a href="#">Notes</a> 1:00pm Hand & Foot 6:00pm Pickleball <b>7:30pm ACC MEETING</b> <b>LOCATION: CLUBHOUSE CARD ROOM</b>	5 7:30am Tennis 8:00am Bocce 1:00pm Mahjong
7	8 7:30am Tennis 10:30am Chair Exercise <a href="#">Notes</a> 11:30am Water Aerobics <a href="#">Notes</a> 1:00pm Mahjong	9 10:30am Chair Exercise <a href="#">Notes</a> 11:30am Water Aerobics <a href="#">Notes</a> 1:00pm Dominoes 6:00pm Pickleball	10 7:30am Tennis 10:30am Chair Exercise <a href="#">Notes</a> 11:30am Water Aerobics <a href="#">Notes</a> <b>6:00pm MHOA Board Meeting</b> <a href="#">Notes</a>	11 10:30am Chair Exercise <a href="#">Notes</a> 11:30am Water Aerobics <a href="#">Notes</a> 1:00pm Hand & Foot 6:00pm Pickleball	12 7:30am Tennis 8:00am Bocce 1:00pm Mahjong
14	15 7:30am Tennis 10:30am Chair Exercise <a href="#">Notes</a> 11:30am Water Aerobics <a href="#">Notes</a> 1:00pm Mahjong	16 10:30am Chair Exercise <a href="#">Notes</a> 11:30am Water Aerobics <a href="#">Notes</a> 1:00pm Dominoes 6:00pm Pickleball	17 7:30am Tennis 10:30am Chair Exercise <a href="#">Notes</a> 11:30am Water Aerobics <a href="#">Notes</a> 11:30am - 1:00pm SEMINAR: FLORIDA HOMES AND STORMS - CLUBHOUSE BALLROOM	18 10:30am Chair Exercise <a href="#">Notes</a> 11:30am Water Aerobics <a href="#">Notes</a> 1:00pm Hand & Foot 6:00pm Pickleball	19 7:30am Tennis 8:00am Bocce 1:00pm Mahjong
21	22 7:30am Tennis 10:30am Chair Exercise <a href="#">Notes</a> 11:30am Water Aerobics <a href="#">Notes</a> 1:00pm Mahjong	23 10:30am Chair Exercise <a href="#">Notes</a> 11:30am Water Aerobics <a href="#">Notes</a> 1:00pm Dominoes 6:00pm Pickleball	24 7:30am Tennis 10:30am Chair Exercise <a href="#">Notes</a> 11:30am Water Aerobics <a href="#">Notes</a>	25 10:30am Chair Exercise <a href="#">Notes</a> 11:30am Water Aerobics <a href="#">Notes</a> 1:00pm Hand & Foot 6:00pm Pickleball <b>6:00pm PHOA Board Meeting</b> <a href="#">Notes</a>	26 7:30am Tennis 8:00am Bocce 1:00pm Mahjong
28	29 7:30am Tennis 10:30am Chair Exercise <a href="#">Notes</a> 11:30am Water Aerobics <a href="#">Notes</a> 1:00pm Mahjong	30 10:30am Chair Exercise <a href="#">Notes</a> 11:30am Water Aerobics <a href="#">Notes</a> 1:00pm Dominoes 6:00pm Pickleball			