

MYSTIQUE MONTHLY

Bringing Neighbors Together

Management Company

NextGen Management

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Minda Stratton

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Please contact NextGen with all community questions and concerns.

Board Members

Regan Harbour, President

Jay Streimer, Vice President

Dianne Cooper, Secretary

Xavier Jorge, Director

Leonard Lehrer, Director

Jill Rafilovich, Director

Jean Wainright, Director

Calendar of Events

Feb 14 - Valentine's Day

Feb 17 - Bulk Pick Up

Feb 23 - Neighborhood
Potluck at the Park @ 4pm

Feb 24 - HOA Board Meeting
@ 7pm



We are Starting a Newsletter

The HOA Board will be sending out a newsletter via email as well as posting it to the Mystique website. The newsletter is intended to:

- Inform the neighborhood on matters that impact our community
- Notify neighbors of important issues, events and meetings
- Encourage neighbors to get to know one another and to get involved
- Answer frequently asked questions
- Report on neighborhood meetings
- Acknowledge the work of neighborhood volunteers
- Increase neighborhood pride



Many Thanks to the Previous HOA Board Members of Mystique

The current Mystique Estates Board of Directors would like to take this opportunity to express our appreciation for your leadership, commitment and contributions over the past years. You carried out your responsibilities with great enthusiasm and perseverance. Thank you for all of your hard work and dedication!

Thank You Xavier

The board is extremely thankful for all of Xavier Jorge's hard work and dedication as President of our HOA. Given the amount of time the role requires, we understand his need to step down. Fortunately, he will continue on as a Director.

HOA HighLights

- Gate camera reactivated and broken cooling unit replaced
- NextDoor App launched
- Entrance lights at both gates replaced with energy efficient LED lighting and all exposed wires and broken lights removed
- Contract with new landscape company Green Horizon signed
- Trimmed all trees at both entrances
- Removed multiple dead trees in the neighborhood
- Contracted for a reserve study to be completed
- Started talks with FPL to obtain additional neighborhood street lights
- Completed storm drain recertification
- Negotiated reduction in legal fees

What's Around the Corner?

Community Questionnaire

The board wants to know what you, the homeowner wants! You will be receiving a questionnaire asking what you would like to see improved in our neighborhood. Please keep a look out for this in your mailbox and/or email.

Website Enhancements

We want you to want to check out the website. We will be working with our Webmaster to make it visually interesting, easy to use and informative. Along with all of the current items on the site we will be adding copies of the contracts Mystique has with contractors, proposals for work to be done in the community and a copy of the community newsletter. We welcome content suggestions. Please email NextGen with any ideas you may have. Put "Website Ideas" in the subject line.

NextDoor App

For iPhone and Android



NextDoor is a private online network for neighbors to share community events, contractor recommendations, items for sale, crime reports and more! Think of it as Facebook for the neighborhood. We currently have 48 members from Mystique Estates and we keep growing. If you did not receive an invitation via email, please contact NextGen and request that you be added to the email list. We will send you out an invitation.

Neighborhood Meet & Greet

Park Potluck - February 23rd@4pm

Get to know your neighbors. A casual potluck party will be held at the Mystique Park. Bring an appetizer to share, drinks, and a festive, friendly spirit! You might want to bring a chair, paper plates and napkins. The whole family is invited. Kids may want to bring basketballs, volleyballs and/or footballs. See you there!



Useful Numbers

Davie Police Non-Emergency: 954-765-4321

Waste Management: 954-974-7500

Town of Davie Water: 954-797-1240

FPL: 954-797-5000

FPL Power Outage: 800-4OUTAGE (468-8243)

Street Light Out: http://www.fpl.com/customer/report/streetlight_single.shtml

**You will need the tag number of the light (11 digit number) and/or the address of the light post.



Street Lights

The board has been working with FPL to add additional street lights within the community. The upfront cost to Mystique is minimal, approx. \$6300 for installation of handholes and sod restoration. There will be a monthly increase in our monthly electric bill of approx. \$500. FPL will install the lights and poles at their cost as long as the poles are located next to a Transformer or an FPL Hand Hole. (Boring to install the electric lines would be at our cost, which is very expensive.) Many of the Hand Holes (they look very similar to the water meter covers in your front yard) have been covered by grass. FPL is working to locate all of the hand holes prior to drawing up a light location site plan. As we receive updates from FPL, they will be posted on the website.



January Board Meeting Approvals

1. The 30 foot ficus hedge on model row (SW 107th Way) will be cut down to 12 feet. Once cut, it will be treated for whitefly. The lower height will greatly reduce the cost for maintaining the hedge.
2. The ficus hedges on the North and South side of the park will be treated for whitefly.
3. The dead ficus tree and enormous vines North of the Hiatus gate, along the wall will be removed.
4. The 5 dead queen palms throughout the neighborhood will be removed and the stumps ground.
5. A new CPA company was selected to complete an official audit.
6. A company was chosen to perform a property insurance appraisal. This is required in order to obtain property damage insurance.





Q: How do I get additional gate cards or gate clickers?

A: Stop by NextGen Monday - Friday between 9am and 5pm. The cards are \$5/ea and the clickers are \$35/ea. You will need a photo ID and cash, check or money order for payment.

Q: What is the code for the pedestrian gates at each entrance?

A: Please log onto the community website <http://www.mystiquehoa.com/mystiquehoa/page.html> and click on the "Gate Information" tab located on the left side of the page.

Q: Where do I mail my quarterly dues?

A: Make check payable to Mystique Estates.

Mail payment to: Popular Community Bank
P.O. Box 164013
Miami, FL 33106

Q: Why am I receiving letters asking me to clean my roof, weed, mulch and fill in plant beds, etc...?

A: Short Answer.....The governing docs for the community require that all homes and yards be kept to a minimum standard. If you wish to go above that standard... go for it!

Long Answer.....Home buyers look not only at the house for sale but also at the rest of the homes in the community. They want to know that they are buying into a neighborhood that will maintain it's value. This is why they are looking in a community with an HOA. Even if you are not planning on selling anytime soon, the price of other sales in the neighborhood affect what your home will sell for in the future. Help boost home values by maintaining your home and property.