



Community Newsletter

Spring Edition

A Message from Your Board

Dear Residents,

As we move further into the year, we are pleased to see continued progress throughout our community. From restoration efforts following the 2024 hurricane season to ongoing improvements around the park, your patience and cooperation have made a meaningful difference.

Our focus remains on maintaining a safe, attractive, and financially stable community for all residents. Thank you to everyone who has contributed time, feedback, and support along the way.

Community Updates & Improvements

• Storm Recovery Progress

Restoration efforts continue to move forward steadily. Many homes and common areas have now been repaired or improved, and we are encouraged by the visible progress throughout the park.

Congratulations to the new home installations:

150 Serpentine – Moe Peterson

148 Bayou – David DuFault

147 Bayou – Robert Morgan

131 Bayou – Denise McNally

102 Bayou – Joanne Gleason

143 Bayou – Louis & Jennifer Boggs

101 Bayou – Julie Trimpe

• Infrastructure & Compliance

Electrical upgrading is close to completion, and residents continue to rebuild after the 2024 storms. We still have a few residents that need to disclose their intentions for rebuilding. Every resident's response matters to preserve the appearance and function of the park.

• New Sign & Logo

A volunteer has come forward and offered to fix the front entrance sign, create a logo and new sign for the clubhouse. These meaningful updates will positively enhance the entrance to the property.

• Ownership Transfers

We would like to welcome new residents to Venice Bay Park.

161 Morning Star - Raimundo Martinez & Fanny Montes

170 Morning Star – Nicholas & Brenda Cahoo

We're glad to have you as part of our community and encourage you to get involved and meet your neighbors.

Financial Update

The Board continues to carefully manage both operating expenses and reserve funds.

- Replenishing the reserve accounts remains a key priority to ensure we are financially prepared for both current and future recovery needs. We extended the due date of the one-time special assessment fee of \$550.00 from 3/31/26 to 9/1/26.
- Residents are reminded to stay current on quarterly fees and assessments to help maintain the community's financial health and avoid additional costs.

If you have questions regarding your account, please contact management.

Friendly Reminders To help keep our community enjoyable for everyone:

- Please ensure **trash and recycling** are placed in proper receptacles by the clubhouse. **Remember they will refuse your recycling if it is placed in plastic.**
- Observe all **parking guidelines** to avoid congestion and ensure emergency access.
- Maintain your lot in accordance with community standards.

We appreciate everyone doing their part to keep Venice Bay looking its best.

Community Highlights

- **Social Club** – We are looking for volunteers to organize social gatherings at the clubhouse.
- **Thank you** to residents who have volunteered their time and expertise to assist with recovery and planning efforts—your contributions are greatly appreciated.

Information & Forms

Please see the **website** to download forms.

- venicebaypark.com
- If you plan to buy, rent or sell in the park please notify the manager with the proper forms for Board approval.

For questions or assistance contact the **property manager**

- Kim Witkop, LCAM email: vbapmanager@gmail.com

Closing Note

Venice Bay Park continues to move forward with resilience and optimism. Together, we are rebuilding, improving, and strengthening our community for the future.

Thank you for being a valued part of Venice Bay Park 🌴