



SAN SIMEON NEWSLETTER

May 16, 2025

Dear Homeowners of San Simeon,

The Board of Directors wants to share some important updates with the community:

Roofing and Painting Updates

- * We are working with Gone Coastal Roofing to finish all roof work.
 - * As soon as we have clear news, we will update all homeowners.
 - * Direct Painting has finished painting the new wood on the homes.
 - * We are also arranging to remove the extra roof tiles left on the streets.
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Board Meeting Rescheduled

- * The board meeting set for Tuesday, May 27, 2025 at 6 PM is now moved to Tuesday, June 10, 2025 at 6 PM.

- * The meeting was moved because we didn't have enough board members available.
 - * An updated meeting agenda will be posted closer to the new date.
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Garbage Compactor – Important Info

- * The garbage compactor will be removed on Monday, May 26.
 - * Do not drop off any trash on May 26, 27.
 - * We are working to bring in:
 - A new garbage company
 - New equipment
 - A new compactor
 - * Any changes will be posted on the Garbage compactor door.
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About the Facebook Page

- * The “Residents of San Simeon Fort Myers” Facebook page is not run by the Board of Directors.
 - * For official information, please:
 - Attend board meetings
 - Read the meeting minutes
 - Read the HOA newsletter
 - Contact Alliant or a board member directly
 - * The board will not answer questions on Facebook.
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Rules and Regulations Update

- * The board and Alliant Property Management are reviewing all of our rules and documents.
- * Some rules were never enforced in the past, so they may be new to some residents.
- * We understand that this can be confusing.
- * We formed committees to help review the rules.
- * The board reviewed all the rule updates at the April meeting.

* We are now working on a clear, easy-to-read Rules and Regulations booklet for everyone.

Reminder from Alliant Property Management

The following is a reminder that was emailed to all homeowners by Alliant at the board's request:

"San Simeon is a covenant-protected community. All homeowners must take care of their property, including the front, back, sides, and lanai.

* No outdoor storage is allowed if it can be seen from the street or a neighbor's property.

* The landscaping company will trim bushes, fertilize and treat for pests unless a homeowner asks them not to.

* Pavers must be flat, lined up, and in the original layout.

* Any changes to landscaping or outside of home must be approved by filling out an ARC request in the Alliant Portal.

* Driveways are the homeowner's responsibility and must not go past your property lines.

* Pavers must not affect trees, easements, or irrigation.

* Pavers must match the color already used in San Simeon.

* Ground cover must be dark brown mulch or brown stone (same as the front entrance).

* Items like basketball hoops, compost bins, fire pits, or storage containers are not allowed."

Alliant Resident Portal – Please Sign Up

* We encourage all residents to log into the Alliant Portal.

* In the portal, you can:

- Set up automatic payments for your HOA dues
- Make one-time or credit card payments
- View HOA documents and board meeting minutes
- Access the neighborhood directory
- Submit requests for room reservations or maintenance

- * We are closing down the old website (sansimeonhoa.com).
- * All information will now be in the Alliant Portal to avoid confusion.
- * San Simeon Sales & Lease Applications can be acquired thru our online platform.

-Thank you - San Simeon HOA Board of Directors

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