



WELCOME TO DEER LAKES COMMUNITY

This packet has been prepared to provide some brief information that you may not have already received. The Deer Lakes website also contains more specific information. We invite all new residents to review the website at DeerLakes.org and register.

Your first point of contact on any issue is Artemis Lifestyles Management Company Located at 3230 Murrell Rd, Melbourne, Florida, Telephone 407-705-2190. Gate remotes & pool keys are available for purchase at Artemis Lifestyles. Access to the HOA, homeowner portal (Vantaca) may also be obtained via contact with Artemis Lifestyles.

Deer Lakes Home Ownership Association (DLHOA) contracts with a landscaping company for routine basic mowing, edging and trimming. Gated areas must be open to receive lawn service. The Landscaping Company contracted changes periodically. For the current contact information please see the website home page at DeerLakes.org. The link provided contains a form that may be submitted for purchase of any additional individualized landscape needs beyond the scope of the contract.

Garbage Pickup is Tues and Fridays. Recycle is also picked up on Tuesdays. Further details may be found on Brevard County Waste Management website or at 321-723-4455. There is also a link under “Brevard County Trash and Recycling” located on the Deer Lakes Website. Garbage pails must be concealed in garage or behind an approved fence.

The pool is open from dawn to dusk. The pool rules are posted at the pool and also listed at Deerlakes.org.

All residents should have received a copy of the Deer Lakes Covenants either at closing or at lease agreement signature. However, a copy may be obtained from the Artemis Lifestyles or Deerlakes.org website.

Community events are posted on the Bulletin board at the pool and/or posted on the home page of the website. The social committee may be contacted via dlsocialcommittee@gmail.com

A Board of Directors is elected yearly with fiduciary responsibility on behalf of DLHOA. If you are a homeowner interested in serving the community as a board member, you may submit an application at Artemis Lifestyles.

Artemis Lifestyles staff can assist Deer Lakes residents with access to the community portal, Vantaca, for specific HOA needs to include covenants, ARC submissions.

Irrigation Information: Suggestions for a healthy lawn:

- Water two (2) times a week, thirty (30) minutes each zone, in the a.m. hours.
- Inspect irrigation systems periodically for proper coverage and to verify good working order.
- Provide efficient care for sprinklers buried in the grass. Dig out the dirt around sprinklers buried in the grass. Unscrew the head, screw in the riser and replace the head. Fill in with small rocks (this keeps the dirt from falling into the irrigation pipes). Then place a donut around the sprinkler to help protect the sprinkler head from grass growing over it and from getting broken by lawn mowers.
- Adjust sprinklers hitting the house, sidewalk, driveways and walkways. Sprinklers hitting the house or sidewalks cause unsightly “rust stains and don’t provide enough water for the yard. Pull up the sprinkler head and rotate to the correct position. There are different heads for different areas of the lawn. Make sure the correct type of head is in the areas being watered. To adjust the distance of the water, turn the tiny screw slot on the head of the sprinkler.
- If you leave town and decide to turn off your electric, remember to leave your breaker on for the well pump.

Rust Stains: “Snow Cap” available at ACE hardware is helpful for treatment of rust stains. Mix the solutions in a large bucket and use a long handled stiff brush or paint roller. This works well on sidewalks, walkways and driveways. A paintbrush works well for rust on the house and landscape curbing. Wash the solution off thoroughly. Leftover solution may be discarded in the swales by the street.

Lets work together to keep the community looking great.