



Cutler Gardens Homeowners Association, Inc.  
c/o South Florida Property Management and Consultants, LLC  
5600 SW 135<sup>th</sup> Avenue, Suite # 108  
Miami, Florida 33183  
Office: 786-409-4771 - Fax: 786-580-5128  
Email: [mainoffice@soflmanagement.com](mailto:mainoffice@soflmanagement.com)

August 19, 2026

**OFFICIAL NOTICE TO ALL HOMEOWNERS**

**Subject: Community Updates and Important Notices**

Dear Homeowners,

**It is important that you relay the information below to your tenants as there will be no exceptions made. It is your responsibility to keep your tenants informed.**

We are aware that some homeowners have taken it upon themselves to create a Gmail email account using the Association's name. Please be advised that the **Cutler Gardens Homeowners' Association, the Board of Directors, and South Florida Property Management did not create, authorize, or approve the creation of this account.**

The use of an unauthorized email account may cause confusion and may result in the distribution of misleading or inaccurate information. Any complaints, questions, or concerns regarding the Association must be directed to our management office at:

**Email:** [mainoffice@soflmanagement.com](mailto:mainoffice@soflmanagement.com)

**Phone:** 786-409-4771

Please be advised that the Gmail account is **not monitored by the Association, the Board of Directors, or South Florida Property Management.** Any information, notices, or statements sent from this account are not authorized communications from the Cutler Gardens Homeowners' Association or South Florida Property Management.

**Pothole and Asphalt Repairs**

We would also like to address the concerns regarding the potholes that have been reported through this unauthorized email account.

The potholes will be repaired once we have completed the necessary repairs to the entrance gate. The area surrounding the entrance gate requires **re-asphalting in order for the new gate sensors to be properly installed and for the gate to operate correctly and safely for the community.**

Please understand that the potholes currently being reported are new potholes resulting from the poor condition of the existing asphalt.

Ultimately, the Association will need to **replace the asphalt throughout the community.** This project will be undertaken once sufficient funds have been secured. An upcoming meeting will be scheduled to discuss the asphalt project, including the scope of work, funding, and next steps.

### **Parking and Vehicle Tags**

Please be reminded that **all vehicles parked on the property, including vehicles parked in assigned parking spaces and visitor parking spaces, must display a current and valid vehicle tag.**

Any vehicle displaying an expired tag or no tag at all will be **subject to towing at the vehicle owner's expense.**

The Association is providing a grace period through **August 31, 2026**, to allow homeowners and residents to comply with this requirement.

**Effective September 1, 2026, any vehicle found on the property without a valid tag or displaying an expired tag will be towed at the owner's expense without further notice.**

We appreciate everyone's cooperation in helping us maintain accurate communication, improve the safety and functionality of the community, and ensure compliance with the Association's parking requirements.

Thank you for your attention and cooperation.

Sincerely,

**South Florida Property Management  
On behalf of the Cutler Gardens Homeowners' Association  
Board of Directors**