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# THE POINTE

NEWSLETTER FOR OBSERVATION POINTE RESIDENTS

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## ACC Expands Mailbox Choices HOA Offers Up to \$25 to Repair or Replace

When people drive into Observation Pointe they are impressed by the great care our neighbors take in keeping their lawns and bushes neatly mowed and trimmed, and their homes freshly painted and pressure-washed. That effort keeps our property values high! If there is one area that could use improvement, it would be the appearance of our mailboxes. Some have become faded, rusty or tilted.

The Observation Pointe Board of Directors has unanimously approved a campaign to encourage homeowners to freshen up their mailboxes or install new ones if needed. To help defray the cost of doing so, the Board is offering to reimburse homeowners *up to \$25* in repair or replacement costs.

The Architectural Control Committee (ACC) is also expanding the style of mailboxes and posts that may be used in Observation Pointe. In addition to the “Old style” and “New style” mailboxes originally installed by the builder, the ACC will approve any *new* mailbox and post that meet the following criteria:

- Have a black metal mailbox (with flag),
- Have a black metal or plastic post similar to the samples below, and
- Have the house number mounted above the mailbox

Please see the **samples** on the next page, which you can view on the Observation Pointe website or you can order online at:

Budget Mailboxes (Imperial Mailbox System)  
Wayfair (Charleston Post Mounted Mailbox)  
Mailbox and Sign Solutions (MB2-Mailbox)  
Mailbox Depot USA (Contemporary Mailbox Post System)  
Imperial Mailbox System

Mailboxes and posts meeting the ACC criteria are also available at Lowe’s and Home Depot.  
(*Please note the HOA does not promote or endorse any particular merchant.*)

We encourage everyone to take a critical look at your mailbox and give it a facelift! You can do the repairs yourself or hire someone to do it for you. Simply submit your receipt on our website for a reimbursement of *up to \$25*.

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In accordance with Article 27 of the covenants, the Architectural Control Committee (ACC) developed uniform mailbox and post standards for use in Observation Pointe in 2016. During an ACC meeting on April 11, 2023, the committee expanded the selection of ACC-approved sample mailboxes and posts to give our neighbors greater choice when they repair or replace their mailbox. We have provided a larger sample of **black** mailboxes and posts, with numbers mounted above the mailbox (or below the mailbox for the older style). We ask that you choose a black mailbox and post that are similar in style and quality to those in the samples below and **submit a request to the ACC** before making your purchase. It is important to ensure that your mailbox is properly maintained and kept in good condition to preserve its functionality and prolong its lifespan. The homeowner is responsible for keeping the paint in good condition with defect-free numbers. Thank you for your cooperation in helping us maintain the beauty and appeal of our neighborhood.



## Everything you need to know about life in Observation Pointe can viewed on our website!

Contact the property manager, read the Covenants & Restrictions, meet the Board Members and Architectural Committee Members, download an ACC Request Form (Exterior Alteration Application), view Newsletters, Meeting Minutes, and Financial Statements, and read Frequently Asked Questions

[www.observationpointe.com](http://www.observationpointe.com)



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*Have comments, questions or concerns? Contact our property manager, Lisa Smith, Association Management Support & Services, Post Office Box 3621, Tallahassee, Florida 32315. Telephone: (850) 528-5043. You can email Lisa at [observationpointehoa@gmail.com](mailto:observationpointehoa@gmail.com), or simply use the “Contact” button on our website, [www.observationpointe.com](http://www.observationpointe.com)*

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