



SUGAR MILL GARDENS HOA WELCOME LETTER

We are excited to welcome you to our neighborhood. Please take a few minutes to read the following information and if you have questions, send an email to smgardenshoa@gmail.com.

Our homeowner's association(s) are established as two separate HOA's.

The Sugar Mill Master Association, (SMA) has overall responsibility for all Sugar Mill sub associations, to include Sugar Mill Gardens. Their website is www.sugarmillassociation.com which details their community Bylaws, Declaration Of Covenants, Conditions & Restrictions (DCCR's) and Design Review Board(DRB) requirements. The master association maintains all common areas as well as all security requirements. SMA is managed by the K.L.G.B. management company. Their contact info is: kscpoa@aol.com 386-402-8739.

The Sugar Mill Gardens Association (SMG) is a sub-association of the Sugar Mill Master Association (SMA). Our website is: sugarmillgardens.com, password: SMGdocuments, which details our DCCR's, Amendments, Bylaws and Design Review Board requirements. Our email address is smgardenshoa@gmail.com.

Sugar Mill Gardens share Design Review Board (DRB) responsibility with Sugar Mill Association to include its rules and specifications. If you are planning any new **exterior** projects, i.e. additions, fence, lanai, pool, landscaping, lighting, driveway, roof or painting, these need to be pre-approved by the SMA, SMG and the DRB.

Additionally, any permits required from the city of New Smyrna Beach must be issued before start of work. If not pre-approved, the HOA has the authority to fine or have the modifications redone at the homeowner's expense. The DRB application is available on the SMG website.

HOA Assessments. There are two (2) assessments due annually on January 31. One for SMA and one for SMG. Separate letters/invoices are sent out as well as emails indicating the amount due for each HOA. This year (2026) the SMA assessment is \$609.00, and the SMG assessment is \$121.00.

NSB Utilities Commission is our service for electric, sewer, trash and reclaimed water (sprinklers) 386-427-1361.

Florida Public Utilities for natural gas service 800-427-7712

Weekly service:

Tuesday - trash only pick up

Wednesday - yard waste (in cans or bags, contractors must haul away their waste. Contact Waste Pro: 386-788-8890 to pick up large amounts of yard waste (refrigerator or furniture) if not picked up on Wednesday.

Friday - trash and recycling (break down large boxes)