

Mirabella at LaVina

Newsletter – April 2006 <http://www.mirabellalavina.com>

Message from the Newsletter Committee

Congratulations on the closure of the first year as an HOA! We are always looking for your ideas and suggestions on making our community a better place to live and play. Please send any suggestions for the newsletter, upcoming events in the area, or things you would like to see happen to newsletter@mirabellalavina.com and we want to hear from you!

Community Updates

We have contracted a new management company with the responsibility of our community. Moving forward, please do not contact Community Management Professionals regarding our HOA. Our new management company is Association Property Management. They can be contacted at 407-971-3755. Please allow 30 days for transition to the new management company, and you will be receiving additional information in the mail.

All of the forms currently in use will be replaced. These forms are for updating your contact information, requesting ARC approval and reporting covenant violations. Please check the Mirabella LaVina website for these updated forms.

Any highlights from the meetings, as well as approved meeting notes are kept on the HOA website. Check the website if you have any questions or for additional contact information.

Architectural Review Committee

Now is the time of year when your lawn should be turning green, and this simple tip should keep your grass healthy and thick. Top dress your lawn with a 10/90 mixture of cow manure and peat moss. The manure will provide nutrients and fertilization while the peat moss will absorb moisture and slowly release it into your lawn, making your regular watering more effective.

With springtime here, more people are getting back to maintaining their lawn. Please keep in mind that all leaves and grass clippings should be bagged or mulched and not blown into the street or storm drains. These clippings clog storm drains which can cause flooding into the street. Using a mulching mower while cutting your lawn will reintroduce nitrogen into the turf, causing the grass to turn green faster and stay green longer.

Upcoming Events

The American Cancer Society in cooperation with Lake Nona is hosting the Relay for Life on April 21st, 2006. For more information or to volunteer, visit <http://www.mirabellalavina.com/events.htm> or call Tracy Thomas, event chair at 407-916-6687.

Bright House Networks is sponsoring Fiesta Medina, Orlando's biggest Latin American heritage celebration! Approximately 12,000 and 15,000 people attend the festival featuring national and international entertainers, music, arts, crafts, authentic Latin food, and a children's carnival. Fiesta Medina will be April 9th, 2006. For more information, contact (321) 281-2085.

City of Orlando Information

The Municipal Planning Board has approved the development of 'Randal Park' consisting of about 700 acres. The development goes up for final approval at the next City Council meeting. Randal Park plans for 1,100 to 1,870 residential units, 150,000 to 350,000 square feet of retail space, and about 100,000 square feet of office space, a movie theater, grocery store, and ample park space.

The proposed Randal Park area is located east of the LaVina neighborhood between the current end of Dowden Rd and SR-417. Visit the HOA website for upcoming maps of the proposed area.

The City has provided maps of the Future Land Use planning, located at <http://cityoforlando.net/gis/flu.htm>. Check the City's website frequently for updates to the area. The LaVina neighborhood is located in zone 21 and zone 22.

The UCF Medical School has been approved! The new medical school will be located in the Lake Nona area, just around the corner. For more information on the medical school, visit the University web site at <http://www.ucf.edu>.

In foreseeing expansion and growth, the City of Orlando has approved the widening of Narcoossee Road from just south of SR-528 to just north of Lee Vista Blvd. The City anticipates completion of this project in 2007. For more information, visit the City's website at:

http://www.cityoforlando.net/public_works/projects/viewdetails.asp?ID=105.

Community Contacts

Association Property Management is our new management company, and they can be contacted at 407-971-3755. Their fax number is 407-971-3756. We will work on targeting a single point of contact, as well as a secure website for financial information as we complete the transition to the new company.

You can also send an email directly to the board of directors at board@mirabellalavina.com.

As always, please send suggestions, comments, and questions regarding the newsletter or anything you would like to see added to: newsletter@mirabellalavina.com.