

Mirabella at LaVina

Newsletter – August 2005 <http://www.mirabellalavina.com>

Message from the President

The community is coming along steadily and the tot lot / common area should be finished soon. The builder is also starting on the repair of the sidewalks and the re-grading of the buffer area. The developer is repairing the roads as well. These will be completed as soon as possible. Also, please note that our last meeting was not official since there was not a quorum of board members present. If you volunteered, or would like to volunteer for a committee, please send an email to Rex Bowman with the committee for which you are volunteering.

Community Updates

The gates will not be operational until September 1st to allow for the construction of the tot lot / common area, sidewalks, and roads to proceed. Remotes for the gates will be available for purchase in the community again, on Thursday, August 11th, 18th, and 25th between 7:00 PM and 8:00 PM at 10015 Shadow Creek Drive. Outside of these hours, the remotes will not be available, as they will be returned to Community Management until the next scheduled time. You must bring a photo ID and a utility bill to show proof of residence. If your name does not match the owner information of the property, please bring a copy of your rental or lease agreement. **If you do not have the required paperwork or proof of residence, you will not receive a remote.**

The first remote is made available to the homeowner at no charge. The second remote can be purchased for \$25.00, and each subsequent remote costs \$50.00. If your name does not match the owner information of the property, any remote you purchase will cost \$50.00 provided that you have a rental or lease agreement and photo ID. **Remotes can be paid for by check or money order only.** Community Management cannot accept cash; therefore we cannot accept cash when you purchase your remote. Any returned checks will be subject to a returned check fee of \$30.00 and the remote will be deactivated until payment is made.

When the tot lot / common area is finished and all landscaping is complete, we will have a special event at the common area! More details will follow as we get closer to finishing the tot lot!

Architectural Review Committee

It is very important that you submit your form for approval **PRIOR** to any work being performed. In the event that the work is not approved, you may be required to remove any improvements! This includes installation of gutters, permanent changes to landscaping, and fences.

The ARC is also seeking nominations for additional members. If you are interested, please send an email or submit in writing your interest to Rex Bowman with Community Management.

Hurricane Preparedness

With the upcoming height of hurricane season, take some extra time to make sure you are prepared in the case of a hurricane. Our website has several important phone numbers as well. Below are some tips to follow:

- Stock up on non-perishable food items, emergency supplies, and have a first aid kit handy.
- Check your insurance policy for coverage limits and hurricane deductibles, and if you have specific flood insurance.
- Fill your vehicle with gas prior to hurricane warnings and pull it into your garage to protect it from damage.
- Post emergency telephone numbers by your phones and make sure children know when to call 911.
- Check with your employer before staying home from work, as this could be legal grounds for termination.
- Don't follow the small forecast line, but pay attention to the large cone of where the hurricane could affect.

Important Reminders

Orange County commissioners have passed a law banning dog owners from chaining their dogs outdoors during the day. Please do not keep your dog outside during the day unless being walked on a leash.

The City of Orlando prohibits people parking any commercial vehicle outside. Commercial vehicles must be parked inside a garage or have the commercial markings covered if parked in a driveway. The City also prohibits any vehicles from being parked in public view without an appropriate tag and registration. These vehicles must be parked inside a garage. These violations are enforced by the City of Orlando and face an immediate fine from the City, not the homeowner's association.

Upcoming Events

Leu Gardens is hosting a neighborhood stroll for City of Orlando residents on August 30, 2005 from 5:30 p.m. to 8:30 p.m. There will be gardening demonstrations, live entertainment, food, and a kid's craft center. The evening will also highlight a stroll through Leu Garden's unique African-American Garden exhibit, which showcases plants that are native to the continent of Africa. The cost of this event is \$5.00 for adults, \$1 for children ages 5-18, and free for children ages 4 and younger. For more information please visit <http://www.leugardens.org/events.html>.

Community Contacts

Please direct any questions or concerns to Rex Bowman with Community Management Professionals. Rex is the person responsible for the management of our community and is available via phone, fax or email.
Phone: 407-903-9969 extension 114
Fax: 407-903-9234
Email: rex@community-mgmt.com

The next homeowner's association meeting is scheduled for Thursday, October 27, 2005 at 6:30 PM at the Lake Nona YMCA