

Mirabella at LaVina

Newsletter – July 2005

Message from the President

Any homeowners that are still not current in their assessment payments will be sent a final notice. After this notice, if you are not current in paying your assessments, the attorney representing the homeowner's association will begin lien proceedings against any property that is delinquent. This is unfortunate, but unavoidable as there are several people still outstanding in paying their assessments, and by doing so, put a strain on the community as a whole. Also note that covenant violation letters are being sent out and after the final notice, the attorney will send a letter of mediation, and this also carries a large fee.

Community Updates

Remotes for the gates can be purchased on Tuesday, July 12th, Friday, July 15th, and Saturday, July 23rd 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.

If you decide to not purchase an additional remote, a single backup clicker code will be created for the property in the community and will be disclosed to the homeowner only. Each code must be assigned a current home phone number as well, and this cannot be a cellular phone. If you give a cell phone number, the tones might not be transmitted correctly to the gate system, and Community Management will not

be held responsible. Do not ask for an additional code and do share your code with ***anyone*** else. Each code is logged and tracked via the gate system for security purposes. Keep in mind that anytime you share your code, you are creating another possibility of unauthorized entry and this negates the purpose of a gated community.

Many of you have noticed the new brick sign going up on Dowden Road at Narcoossee Road. The final brick work is also being completed on the community wall facing Dowden Road. We have put together a list of all issues with the sidewalks, driveway skirts, and curbing involving cracks, gouges, and excess cement that all need to be repaired, and we have passed this list on to the M/I Homes so they can complete the repairs. We listed any problems with the sidewalks that we could see, and keeping your lawn edged made it easy to see those problems.

At the next association meeting, Jennifer Chapin from the City of Orlando Community Outreach Department will be visiting from 6:30 PM until 6:45 PM to answer questions regarding the City of Orlando, and also to hand out a "City of Orlando Owner's Manual" filled with useful information and contact phone numbers for the City.

Fence Update

At the last meeting a questionnaire regarding fence type, color, and height was tallied. This was to help guide the Architectural Review Committee as to what it would approve based on covenant change. The only fence that met the 2/3 percentage approval was white, six (6) foot PVC fencing, with a 97% majority opinion.

Along with this newsletter, a proxy form has been sent to all homeowners. At the next meeting on July 28th, the votes from these proxy forms will be tallied to make the change to the covenants a permanent amendment.

Upcoming Events

The City of Orlando's Downtown Farmer's Market is ongoing every Saturday from 8:00 AM until 2:30 PM at 65 Central Blvd. in downtown Orlando.

The next homeowner's association Special meeting is scheduled for Thursday, July 28, 2005 at 6:30 PM at the Lake Nona YMCA

The Avalon Park Farmer's Market is also ongoing every Saturday from 4:00 PM until evening, and usually has live entertainment, at the Avalon Park Square.

Winter Park has a Farmer's Market every Saturday morning in the marketplace square between New York Avenue and South Park Avenue, and food is also available.

Architectural Review Committee

We have implemented a "Yard of the Month" as some of you have seen the sign in the yard at 10002 Shadow Creek Drive. Congratulations to the winner for the month of June!

Please be advised that you are responsible for mowing your lawn as well as edging. Grass should not be growing onto the sidewalks or onto the street. Please keep your lawn edged!

Lawn Care / Watering Tips

The rainy season is upon us and this is a good time to check your sprinkler system's rain sensor. Every house has a cork sensor on the outside wall that expands when it rains, and thereby tells your sprinkler system not to activate. Sometimes this sensor can get stuck and needs a light tap to loosen the cork. With all of the rain we have had recently experienced, take time to verify that your rain sensor is working properly and you are not over watering your lawn which leads to fungus and weed growth.

Important Reminders

Please note that there is a leash law in the City of Orlando, and you must keep your pets on a leash and clean up after your pets. Several homeowners have reported seeing dogs running loose in the neighborhood and have contacted City of Orlando Animal Control to report the problem. Please do your furry friends a favor and keep your pets on a leash for their protection.

Many thanks go out to those of you that have removed your car from the street. In keeping the problem under control, parking violation notices will be posted on cars that are in violation of this covenant.

Signs listing a property as "For Rent" are expressly prohibited within the community. Please note that Community Management has been given full

authority to remove any "For Rent" sign visible on the property. A notice of violation will be sent to repeat offenders.

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

If you need to contact the Association Board or the Committees, please note the following email addresses have been set up and are in use:

- Board of Directors:
board@mirabellalavina.com
- Architectural Review Committee:
arc@mirabellalavina.com
- Newsletter Committee:
newsletter@mirabellalavina.com
- Events Committee:
events@mirabellalavina.com

Additional information including contacts, forms, and newsletters can all be found on the website at <http://www.mirabellalavina.com>.