

Mirabella at LaVina

Newsletter – June 2005

Message from the President

Letters are being sent regarding covenant violations, so please remedy the situation as soon as possible to avoid additional fees. Linda Johnson with Community Management Professionals is in charge of code enforcement for the community and is responsible for sending notifications. The first letter is a reminder. The second letter is an official violation notice. The third letter is a final notice from Community Management. The fourth letter that is sent is a notice of mediation, and this letter comes from an attorney, and carries with it a significant fee. Please remedy any situations by the first letter you receive to avoid this inconvenience.

Community Updates

At the last association meeting, some concern was expressed regarding parking in the street. In Section 9.2 of the homeowner's covenants, parking on the street is prohibited for more than one hour. Guests may park on the street for no more than 4 hours, but only if your driveway will not accommodate an additional vehicle. As you drive around the community, it is difficult to see around cars that are parked in the street, and especially when backing out of your driveway or if small children are playing around the car, so please do not park on the street. Also, in Section 9.3 motor scooters are prohibited in the community. Please keep the scooters off the street.

The community will be much more enjoyable if everyone also does their part to adhere to the covenants. Please talk with your neighbors if you have a concern about something. This helps promote sense of togetherness and prompts neighbors to become familiar with one another. Your neighbors are the people that you will see almost every day, so try to get to know your neighbors. Your best friend could be right around the corner!

The developer for the community has agreed to re-grade the buffer areas surrounding the community. This will affect the properties towards the north side of the community. This re-grading will involve a simple leveling of the buffer area, and then planting Bahia grass in this area.

The common area / tot lot is progressing! The gym equipment has been ordered, and it will take at least 3 weeks for delivery. Once the equipment is delivered, progress can commence on the landscaping. The brick wall facing Dowden Road and the landscaping is targeted to be completed by the end of June.

Our community gates will be operational by the beginning of August 2005, and a remote (clicker) will be required for homeowner access. The month of July will be the month for transition to ensure that you obtain your remote for gate access. The community has been provided with 1 remote per property. The cost for the second remote is \$25 and the

subsequent remotes are \$50 each. You will be contacted when remotes are available to purchase and be activated. A schedule will be sent to indicate when and where remotes can be purchased in the community. Only remotes purchased from the homeowner's association will work with our gate system.

Upcoming Events

The City of Orlando is hosting "Fireworks at the Fountain" for the Fourth of July. These free festivities will take place on July 4, 2005 at Lake Eola beginning at 4:00 p.m. There will be plenty of good food and beverages available for purchase, free entertainment and of course fireworks.

Architectural Review Committee

Any alteration to the exterior appearance that can be seen from the street must be approved by the ARC. Attached with this newsletter is a copy of the ARC approval request form, and this form can also be downloaded from the website. Fill out the form as completely as possible and send it to Rex Bowman at Community Management Professionals. Note that the form must be filled out and the alteration must be approved before improvements can be made!

The Architectural Review Committee is working on finding the best lawn care service for fertilization and weed & insect control. We can get a group rate and the more people that sign up, the larger the discount. More information will follow regarding the group discount. Participation will be on a voluntary basis and is in no way mandatory.

Lawn Care / Watering Tips

Over time, mulch around your landscape plants may be raked away with shrub trimmings or become intermingled with the soil. Replenishing this layer of protection in the summer can be vital. Mulch helps your soil retain moisture, protects roots, moderates soil temperature, and discourages weeds. It also helps your landscape by stimulating earthworms and essential microorganisms. Mulch only needs to cover the roots of your shrubs, however, or it can choke out new growth and injure some plants. For shrubs, trees and ground covers use a 2-3 inch layer of mulch.

Management Contact

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, July 28, 2005 at 6:30 PM at the Lake Nona YMCA