

# Mirabella at LaVina

Newsletter – September 2005

<http://www.mirabellalavina.com>

## Message from the President

The construction is almost complete on the streets and the tot lot / common area. The re-grading of the easement area will be started in the next few weeks, as soon as the surveying of the area is completed. The community is coming to completion and looking good, but together we can make it great! Please respect your neighbors and respect your community by adhering to the covenants of the association. Only we as a community can improve the value of our homes and the appearance of our neighborhood!

## Community Updates

The gates will be activated on October 3<sup>rd</sup>. **Remotes are no longer available in the community, so if you need to pick up your remote or purchase any additional remotes, please contact Rex Bowman.** The remotes were available at various times in the community for 2 months, and notice was given via newsletter, website, and by signs placed at the entrance and exit of the community. Until all of the work is completed by M/I Homes, the gates will be open during daylight hours to allow for construction traffic, and the gates will be closed overnight.

To use your gate remote, drive up to the gate, then press and hold the button on your remote until the gate starts to move. The remote operates differently than your garage remote and you must hold the button until the gate begins to open. Please tell your children not to play on the gates, as these are very expensive to repair! When driving through the gates, please be aware that the gates will close after 1 car passes through. If you attempt to follow another car without using your remote or PIN code, the gates can close and damage your car. The association will not be responsible for any damage to vehicles caused by the gate.

The name given at the time of picking up the gate remote is listed on the call box, and all names are listed in alphabetical order. A visitor will press the “#” and “\*” key to cycle through the names and dial the appropriate number listed for your name. When answering a call from the gate, press “9” to open the gate or press “\*” (the star button) to not open the gate. If you hang up without pressing a key, the gate will not open for 60 seconds for anyone, even those with a remote. To access the gate without your remote, enter your 4 digit PIN at the control box and the gates will open. If you have forgotten your 4 digit PIN code, please contact Rex Bowman, as all forms were turned into the gate company for programming into the system.

## Architectural Review Committee

Fertilizing your trees and bushes will help improve growth and strengthen the root system for longer lasting, hardy growth. There are special fertilizers available formulated specifically for palm trees, azalea bushes, and viburnum hedges, all which are available from the local home improvement store.

Several people have been replacing or adding trees, changing the exterior of their homes, installing gutters, or building fences without submitting an ARC approval form. Please submit a form prior to performing any modifications!

## Important Reminders

Please remember to keep your pets on a leash and clean up after your pets! Pet waste transmits disease and it's very simple to carry a few bags with you when walking your pet. Several people have been calling Community Management regarding dogs loose in the community, and those people have been instructed to call Orange County Animal Control at 407-836-3111 to report the animal.

There have been several complaints again regarding parking in the street. Community Management is taking note of repeat offenders and parking violation notices will be affixed to cars. Also, please be aware that motor scooters (“mini bikes”) are not allowed in the community under any circumstances. Please restrict the use of these scooters to the area outside of the community.

Some people received a notice from Community Management regarding the air conditioner or pool equipment being visible from the street. As pointed out by Community Management, this is mandated in the homeowner covenants under Section 3.13 that the equipment be screened from view from the street fronting the residence. Planting a privacy hedge around the equipment is sufficient to comply with the covenant.

Covenant Section 3.19 prohibits keeping your garage door open unless you are specifically coming into or exiting your garage. Community Management has received several calls regarding garage doors being left open during the day and into the night. Please keep your garage door closed!

## Upcoming Events

The Orlando Fall Home and Garden Show will be at the Orange County Convention Center September 23 – 25. Admission for adults is \$9.00 or after 5:00 PM admission is \$5.00. Children ages 6-12 are \$5.00, and children under 6 are free. For more information, including a \$1.00 off coupon, visit <http://www.orlandohomeshow.com>.

## 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](mailto: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