

Mirabella at LaVina

Newsletter – Summer 2007

<http://www.mirabellalavina.com>

Message from the Newsletter Committee

It has been some time since a newsletter has gone out, and there are several new items going on! We have had another successful garage sale, the Lawn of the Month is continuing every month and we are installing irrigation in the easement to the retention pond. Another item to note is that we have received approval from the CDD to have lighting installed in the planter boxes and to up-light the landscaping at the entrance! This will add a very dramatic feeling to the entrance and show off our community.

Please also note that HOA assessments are now due. Our dues are assessed twice a year to help ease the payment. Paying your HOA dues allows the HOA to maintain the gates, roads and common areas, as well as pay for electricity for the streetlights.

Be a good neighbor and be considerate of your neighbors when making home improvements and maintenance. Small things can make a big difference such as positioning floodlights away from your neighbor's windows, cutting your lawn and keeping weeds under control, and not blocking sidewalks so neighbors can enjoy the community.

Community Updates

There are several updates going on in the area! The new Lake Nona development area is underway and you can view information online at <http://www.learnlakenona.com> or by calling 407-888-6500.

The last CDD meeting had a lot of useful information, and we encourage anyone that can attend to be at the next CDD meeting on August 21st, 2007. The CDD can be contacted at 407-841-5524.

The storm drains are going to be cleaned out by the CDD. This includes the drains outside of the entrance gates and this will solve the problems of the entrance being flooded in heavy rains.

Please keep your pets on a leash and clean up after your four-legged friends! Pet waste transmits disease and you must clean up after your pet. Also, keep your pets indoors during the heat of the day. Orange County does not permit any animal to be kept outside, leashed or not, during the day without supervision. To report any unleashed pets in the neighborhood, animals without supervision or not cleaning up after pets, please call Animal Control at 407-352-4390.

Parking on the street is still an issue, and the management company will begin towing vehicles. Keep your vehicles off the street and do not block the sidewalks. This is very inconvenient for our residents as some people enjoy walking around the community. Commercial

vehicles are not permitted in any residential neighborhood in Central Florida, so please park any commercial vehicles inside your garage or place simple plain magnets over any company logos.

Architectural Review Committee

Please remember that any changes or additions to the outside of your property must be approved prior to any work being done! If you have a question if something needs to be approved or not, then please just submit for approval. It is always easier to request approval first than to have to remove a change that was not approved.

With the height of the growing season, please keep your lawn trimmed and weeds under control. Keeping your grass trimmed will help improve growth and a healthy lawn, and this includes your back lawn and both sides of your house.

If your palm trees are looking yellow, then add fertilizer! Your palm trees needs minerals and fertilizer only four times a year and simply adding a palm fertilizer will help your trees grow large and tall.

Keep weeds from growing in the crevices between your pavers in the driveway and the sidewalks. Use a controlled release weed preventive and reapply every other month.

Upcoming Events

Since July 4th is just around the corner, please be considerate of setting off fireworks. Extra precautions always need to be taken to ensure avoiding brush fires or igniting a nearby house. Launch fireworks in a safe direction, away from other people and house. Hot debris can fall from fireworks as well and this debris can burn the screens of pool enclosures.

Community Contacts

Boyle Management is our management company, and they can be contacted at **407-260-5344**. Their fax number is **407-260-5944**. Please contact Boyle Management with any questions you might have. Boyle Management is available Monday through Thursday from 8:30 AM until 4:30 PM and Friday from 8:30 AM until 12:00 PM.

The City of Orlando provides code enforcement for parking, land development and improvements and building codes. Please contact the Code Enforcement with questions or comments at 407-246-4444. For more details or a list of all of the services provided, please visit http://www.cityoforlando.net/economic/codeenforcement/CE_Mission.htm