



Hills of Lake Mary Community News

Publication: No. 2

Date: January 2011

HOA Board Members

Mario Pietrucci -President
Lisa Spillman - VP
Harold Bailey - Treasurer
Linda Moss - Secretary
Jim Kingsland - Director
Terry Finley - Director
Lynne Fitzgerald Director

Contact for questions concerning HOA:

Anita Roberts
407-333-7787
Premier Property
Management

email :
manag-
ment@premiergmtcfl.com

Into the New Year

Wow, here we are into another new year. The time seems to fly by faster and faster every year.

We are setting up an e-mail address so that you will have a way to contact us. This way if someone wants to submit an a article, volunteer to help, distribute the newsletter , ask a question or help with the cost of printing we can respond back.

We are all part of the neighborhood and we want your input to the newsletter.

I cannot stress enough if you have any issues to please contact your HOA board members and the Management company. Don't ignore or let an issue fester. By addressing it early it may clear up any misunderstanding and allows you to explain any extenuating circumstance.

Bruce Zwegat
Mellissa Killian

Contact Numbers

- Lake Mary Code
Enforcement:
407- 585-1365

-St. Johns River Water
Management District:
Local - Altamonte Sprgs
407-659-4800
HQ - Palatka
386 329-4500
800 451-7106

In This Issue

Page 2 -3..... Common Areas and the Issues
Page 4 Safety Tips
Page 4 Reclaimed Water Status
Page 5 HOA Dues

HOLM Website

hillsoflakemary.org

Common Areas

What are they and who owns the common areas?

Normally these areas are turned over or quick deeded to the HOA by the developer once they complete the development and in essence are then owned in part by all the homeowners.

In case you have not noticed our common areas are in bad shape.

How did we go from thisto this ?



HOLM Common Areas :

- **Lake Como Drive** (pictured above) - In March 2008 a vehicle damaged this entrance and while trying to repair the damage we learned that HOLM did not own the property. We are not allowed to do any landscaping, repair or even set foot legally on this property per a “No Trespassing” order issued against our HOA Board members. This is why nothing has been done and the HOA board is not at liberty to discuss, per legal advice. Frustrating....you bet.
- **Bright Meadow Drive** - This property was deeded over to the HOA by the City of Lake Mary in September 2010. It has been cleaned up, flowers planted and irrigation repaired.
- **Retention Ponds** (pictured below)- This piece of property borders along the entire South side of our subdivision and consist of two pieces of property ,Tract “A” & “B”. This property is not owned by us either. Like the front entrance we are not allowed to maintain or mow it. It has not been mowed since May 2010.



(Continued on page 3)

(Continued from page 2)

- **Access Areas** - These are small pieces of property between some of our neighbors homes that allow access to the retention ponds. We do not own these either.

How does this affect our neighborhood?

- **Appearance** -
 - **Front Entrances** -
 - The first thing a person see's when they drive by or turn in. If you are trying to sell or rent your home this is the first impression they have. Does it affect you?...ask any realtor.
 - The current owner filled in the Lake Como fountains so he would not have to maintain them.
 - I had family visiting a few months back and the first thing they said was: "What happened to your front entrance and out behind the house, it use to look so nice". To say the least I was embarrassed.
 - **Retention Ponds** -
 - Unkempt appearance as well. Many neighbors used to enjoy walking around the ponds. The weeds/grass are to high now.
- **Safety** -
 - **Front Entrances** -
 - Light fixtures are broken and just laying there. We cannot go on the property to remove them or check if they have power to them.
 - **Retention Ponds** -
 - The weeds/ grass are tall and dead since the freeze. Perfect setting for a grassfire behind our neighbors homes. Fences and pool screen enclosures can be damaged by any rapidly spreading fire.
 - Snakes, rats and mice have a nice environment now and closer to our homes.
 - Improper water drainage from the streets. The drain outlets into and connecting the two large ponds must be maintained to allow the water to drain properly otherwise our neighbors who live on the lower streets could have flooding.

What can you do about it? Call these governing agencies and complain. They are responsible for compliance and they have been enforcing when they receive calls for us.

- **Front Entrance and Access areas** -
 - **Lake Mary Code Enforcement** - 407- 585-1365
- **Retention Ponds** -
 - **St. Johns River Water Management District:** Local - Altamonte Sprgs 407-659-4800
HQ - Palatka 386 329-4500
800 451-7106

Safety Tips

Fireplaces:

- Have checked by a certified Chimney Sweep prior to use.
 - Most of the homes in the HOLM have a metal flue rather than a brick one. They require more frequent checks.
- Burn only dry cured hardwoods (ex: Oak and Hickory) in them. They burn cleaner and hotter, which helps keep residue build-up down in the flue.
 - Soft wood (ex: Pine) and the Manufactured logs that you light the paper to start cause excessive creosote and residue build-up in the flue, which can cause a chimney fire.
- Make sure you use a fireplace screen to keeps sparks from popping out of the fireplace.
- Most important is to make sure the damper is open prior to lighting the fire.

Vehicles in Driveway:

- Several vehicles were broken into last month.
- Make sure your vehicle is locked.
 - Most access was gained due to the vehicle not being locked.
- Do not leave any valuables in your vehicles overnight. (ex: laptops, GPS devises, etc)

Homes:

- Make sure outside lighting is working.
- Close windows if you are going to run an errand.....even for a minute.
- Keep your garage door closed and locked unless you are in the front yard working.
- When having work done in or around your home. Know where workers are. Never leave them unattended inside your home.

Check your Smoke Detectors every six months. When you set your clocks for the time change is a good time to check your detectors to.

Keep an eye on your neighbor's property and report any suspicious activity to the Lake Mary Police Department.

Reclaimed Water Status

This project is still moving along, although slowly. There are two issues causing the slow down:

1. The wells that currently supply the irrigation system must be capped off to prevent backflow of the reclaimed water into them.
2. The ownership of the Lake Como Drive entrance is the main issue. Our HOA cannot proceed with capping the wells off due to the fact the wells are located on this property and the owner has denied us access to them.

The water meter is installed. It's a matter of working through the issues so the project can move forward.

HOA Dues

HOA dues are now available in payment coupons:

We asked for consideration from the board on paying dues twice per year. The board listened and approved giving us as home owners options for when and how we pay our dues.

All at once January 1, 2011 \$ 325.50

January 1, 2011 \$ 162.75 & July 1, 2011 \$ 162.75

To avoid late payments—Pay on or before due date.

It cost so much more by not paying the dues, withholding legal fees are not waived and legal fees hurts.

For Mary Lou