



# The Preserve's Community Connection

March 2017

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### Newsletter Questions or Input

Please e-mail the Newsletter Committee at:  
newsletter@the-preserve.org

### Community Management provided by:

Greystone Management  
Phone: (407) 645-4945  
E-mail:  
service@  
greystone-mgmt.com



Come join your neighbors for a few laughs with a night under the stars watching two family-friendly movies.

**When: Saturday, March 18**

**Where: Poolside at the Clubhouse**

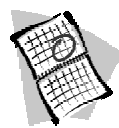
**What: Feature 1 - "Finding Dory" starts at 7:45pm  
Feature 2 - "Ghostbusters" (2016) starts at 9:30pm**

**Who: All ages are invited**

*Bring chairs for seating.  
Bring cookies, chips, canned soft drinks and movie candy to share.*

Check Nextdoor for updates.

## Next Board of Directors Meeting



Monday, March 20, 2017 at 7pm  
In the Clubhouse

For 2017, monthly Board meetings will be held on the 3rd Monday of the month (unless noticed otherwise).

Everyone is invited to attend  
to find out the latest information about your community!

## Board Update



At the February meeting, the Board of Directors were hard at work discussing and approving quotes for improvements to our community and planning for the future.

### Bridge Repairs

The Board selected a vendor and approved the vendor's quote to clean, replace boards, and seal the wood on both walking bridges behind the clubhouse. The Board also agreed that the bridges require yearly cleaning and maintenance to keep mold from building up on the bridges, which causes them to be slippery when wet. New "Slippery When Wet" signs will also be posted on the bridges.

### Fitness Equipment Repairs and Service

The Board selected a vendor and approved the vendor's quote to replace the two elliptical machines in the fitness center with new machines. One of the old elliptical machines has been broken for quite a while, and replacement parts are no longer available for these aging machines. The vendor quote also included an annual service contract to provide maintenance for all the fitness center equipment every two months. The first two service visits for the equipment have been included in the contract for free.

### Landscaping Maintenance

The Board approved the removal of two dead trees along Econ Trail. Greystone Management is working with our landscaping vendor to determine other landscaping maintenance that is needed to improve the appearance of our community.

### Reserve Study

As part of the planning process for future maintenance costs, the Board has selected Reserve Advisors to conduct a reserve study of our community. The company started on Monday, February 27, by meeting with the Board and Greystone Management to discuss expectations for the study. The study will continue with the vendor walking through our community to inspect the current status of our community property, including clubhouse, pool, bridges, roads and entry gates. The vendor will then provide a report to the community documenting future repairs needed, the expected time frame for these repairs, and the anticipated future cost of the repairs. This information will be needed for all future budgeting of our community expenses.



## Respect Your Fitness Center and Neighbors

As mentioned in the "Board Update" article above, the Board has approved needed repairs and service for our fitness center equipment. As community members, we must also do our part to keep our fitness center safe and in the best working order. Here are some tips on how you can help improve the fitness center experience for everyone.

- 1. No Sweat** - Nobody wants to use a machine that's all sweaty! So, please, wipe off the equipment after you are done using it. Paper towels and hand sanitizer are provided. Added bonus, the next guy will know you are done.
- 2. Get Your Groove On** - Do you like listening to some tunes while working out? Just bring your own headphones to enjoy. Not everyone may have the same taste in music.
- 3. Access Denied** - Don't forget to bring your keycard! Residents are advised not to let in people without keycards or those with keycards that do not work. Keycards are deactivated when owners are overdue with their club assessments. Besides, if someone is in the middle of a serious run on the treadmill, they may not appreciate having to stop to let you in.
- 4. Yackety Yack** - Need to jump on a call? Step outside or into the main clubhouse area. Many residents seek the refuge of the fitness center to relax and unwind from their days, so they do not want to eavesdrop on your phone conversation.
- 5. All SET?** - Are you eyeing that leg press machine? Just make sure that the person using it before you is completely finished with their SETS before you jump on it. A good rule of thumb is when you see them wiping it off, they are done (see #1 above).
- 6. Kid-Free Zone** - The fitness machines are costly and can be dangerous if not used properly. They are designed for individuals of adult size height and weight. It can be very dangerous for a child to use these machines. Approximately 16,000 children between the ages of 5 and 14 are injured annually using adult fitness equipment. So, for the safety of your children, have your kids enjoy the playroom.
- 7. Mean, Green, Clean Machine** - You crushed it! You got your 10,000 steps with the best workout ever and are ready to pack it up and head out. Take a few extra minutes to clean up and turn off the TVs, fans, and lights.

By working together to respect our fitness center, we can be a FIT and HAPPY community!



## Questions, Questions, Questions

### Street Lights?

*Question:* The street light near my house is not working. Who should I notify to have it fixed?

*Answer:* Duke Energy is the company responsible for maintaining the street lights within our community. If you notice a street light out, it is very easy to report it by following these steps:

- Step 1 - Go to the website [www.duke-energy.com/customer-service/request-light-repair-florida](http://www.duke-energy.com/customer-service/request-light-repair-florida)
- Step 2 - Enter the address or cross-street closest to the light. If you do not know the address for the light, you can enter your own address and a map of the neighborhood will be displayed. Then, you can zoom to the light's location on the map. Simply click on the light that is not working.
- Step 3 - Complete the form and submit. You'll get a confirmation e-mail shortly afterward. If the light has already been reported, the light will show red on the map. When you click on the red light, it will give you a status of the repair.

Duke Energy responds within a few days of receiving the report. In January, several lights were reported out on January 17th and the website stated that they were repaired on January 20th.

### Suspicious Activity?

*Question:* Recently, I have read on Nextdoor reports of suspicious cars or individuals loitering by houses when packages are being delivered. What should I do if I notice suspicious activity in the neighborhood?

*Answer:* Nextdoor has proven to be an excellent way to get the word out to neighbors about suspicious activity in the neighborhood. It is helping everyone be more aware of the activity in the neighborhood and to keep an eye out for the safety and well-being of all our neighbors.

However, in addition to posting on Nextdoor, you can also call the Orange County Sheriff's Office Non-Emergency phone number if you notice suspicious activity within our community. The Non-Emergency phone number is 407-836-HELP(4357).

Of course, if it is an emergency, where someone is in immediate danger, please call 911 right away.

### Reporting Stolen Property?

*Question:* I saw a report on Nextdoor that a neighbor's property was stolen out of his car while it was parked in the driveway. How do I keep this from happening to me? If it does happen, how do I report stolen property such as this?

*Answer:* We are very fortunate in The Preserve to live in a safe and comfortable neighborhood. Unfortunately, there is no way to keep strangers with ill-intent from entering our neighborhood. So, we must stay alert and report suspicious activity as mentioned in the previous question. We also need to remember to lock car doors and keep garage doors closed. Posting such incidents on Nextdoor is a good way to remind us of this. Also, if you see a neighbor's garage door open for an extended period of time, let them know. They may not be aware that it was left open.

If you do have an unfortunate incident such as this, you can report it by filing an E-Report on the Orange County Sheriff's website [www.ocso.com/crime-information/file-police-report](http://www.ocso.com/crime-information/file-police-report). This website can be used for filing reports for theft, vehicle burglary, stolen or lost license plates, vandalism to home, vehicle, or community property, harassing phone calls, lost property or identity theft.

*If you have questions about our community, e-mail the Newsletter Committee at [newsletter@the-preserve.org](mailto:newsletter@the-preserve.org).*

## Newsletter Update



The Communications Committee hopes that you are enjoying the community newsletter and the information it provides. If you ever miss a newsletter in the mail, copies of the newsletter can be found at The Preserve website [www.the-preserve.com](http://www.the-preserve.com). Also, you can e-mail [newsletter@the-preserve.org](mailto:newsletter@the-preserve.org) to let us know you are not receiving the newsletter.

Additionally, if you have information about a community event you would like included in the Bulletin Board section of the newsletter, e-mail the information to [newsletter@the-preserve.org](mailto:newsletter@the-preserve.org) by the last day of the month to be included in the next month's newsletter. Any suggestions for articles in upcoming newsletters can also be e-mailed to [newsletter@the-preserve.org](mailto:newsletter@the-preserve.org).

