



The Preserve's Community Connection

June 2017

What's Inside

Board Update	2
Important Notice to Residents	2
Questions	3
• Trash Cans	
• Cars on the Street	
• Car Break-Ins	
• Soliciting	
Market Snapshot	4

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



Summer Splash

Cookout and Pool Party

Come to the Clubhouse where the grills are sizzling hot and the drinks are icy cold.

When: Saturday, June 10th at 4pm

Where: Poolside at the Clubhouse

What: Pool Party, Cookout and Bounce House

Who: All ages are invited



*Bring chairs for seating and a dish to share.
Hamburgers and hot dogs will be provided hot off the grill.*

RSVP with number attending to social@the-preserve.org to determine how much food to buy.

Check Nextdoor for updates.

Next Board of Directors Meeting

Monday, June 19, 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 May meeting, the Board of Directors was hard at work addressing needed repairs and maintenance issues within our community.

Playground Repairs

The playground has been roped off for several weeks due to a rusty spot on the slide that could present a danger to children. The management company contacted two vendors regarding repairs of this potential hazard. Both companies recommended replacement of the entire playground. This would be very costly for the community. Greystone Management will continue investigating other options to present to the Board next month.

Dead Tree Removal

Three palm trees have been removed from the community entrances (one from the Econ entrance and two from the Falls entrance). Two of the palms were dead. The third was identified as having the same disease that killed another. So it was removed as a precautionary step to keep the disease from spreading to the other palms at the Falls entrance.

Broken Waterfall Pump

The waterfall at the Falls entrance is currently not working. It was discovered that a pipe burst flooding the housing that contained the waterfall pumps. The motors on the pumps seized up when flooded with water. The motors will need to be replaced to get the waterfall operational again. The management company will gather quotes for this repair and present it to the Board. Until this repair is complete, the waterfall will remain inoperable.

Irrigation Breaks

Currently, there are three irrigation breaks within the community. The most visible one is across the street from the clubhouse on Rio Preserve Drive (the big hole marked off with caution tape). Until repairs are complete, the irrigation pump has been shut down so the sprinklers in the common area will not be operational. The Board is waiting for quotes from the landscaping company before the repairs can be done.

Fitness Center

A broken cable on one of the exercise machines was recently replaced. While the machine was awaiting repair, a "Do Not Use" sign was placed on the machine. However, some residents continued to use the machine. For your safety, please comply with all warning signs on the fitness equipment.

Perimeter Wall Painting

The Board approved a vendor to begin cleaning and painting the perimeter wall of our community and repair the fascia on the clubhouse roof. This cleaning and painting work includes both sides of the wall. Residents in houses with the wall behind their property will need to provide the painters access to their property. This means gates will need to be left open and landscaping will need to be cleared away from the wall.

Clubhouse and Pool

The Board approved a new custodial vendor to provide cleaning services for the clubhouse. The Board has been unhappy with the quality of the cleaning we have been receiving from our current vendor. The Board also approved a quote to have the pool filters replaced. These filters need to be replaced every five years.

Architectural Control Committee

The ACC reported that they are still working on an updated version of the ACC guidelines. Once complete, the Board will be reviewing these updated guidelines over the next month and providing feedback to the ACC.

Compliance/Fining Committee

The Board has reestablished this committee to address noncompliance issues. After receiving three letters regarding a violation of the Master Declarations, an owner will have the opportunity to present his or her case to the committee, which will determine the resolution of the violation, including whether the owner will be fined until the violation is corrected.



Important Notice to Residents on the Community Perimeter Wall

You will need to provide access to your yard for the painters to pressure wash and paint the community perimeter wall. Fence gates must be left open and landscaping on the wall must be removed or trimmed back. Thank you in advance for your cooperation in helping to improve the appearance of our community!



Questions, Questions, Questions

Trash Cans?

Question: I received a violation letter for storing the large trash cans alongside my house. Why am I receiving these letters?

Answer: The Master Declarations regarding trash cans have not changed since the start of our community. The Declarations state “13.15. Garbage Cans. Trash collection and disposal procedures established by Association shall be observed. No outside burning of trash or garbage is permitted. No garbage cans, supplies or other similar articles shall be maintained on any Home so as to be visible from outside the Home or Parcel.”

What has changed recently is the trash cans provided to residents by Orange County for once a week pick up. Because these cans are so large, some residents are having difficulty fitting them in the garage with their cars. However, the rule for the community has not changed and garage cans must remain out of sight.

There are several solutions that residents can consider to accommodate for the new county-provided trash cans:

- Residents can call Orange County to request a smaller version of the garbage and recycling containers. Several residents have already done this.
- A small L-shaped fence (taller than the height of the garbage can) can be put on the side of the house to block the view of the cans. This fence must meet all the ACC guidelines for fences and must be approved by the ACC prior to any construction of the fence. The request form for ACC approval can be found at the community website www.the-preserve.com.
- A hedge can be placed at the side of the house to block the view of the trash cans, similar to what many residents have done to block the view of AC units. However, the hedge must be taller than the trash can to block the view so full-grown, mature plants will need to be used for this hedge. Again, ACC approval is needed before planting such a hedge.

Cars Parked on the Street?

Question: Recently, I have noticed a lot of cars parked on the street. Is this permitted in our community?

Answer: The Master Declarations regarding this

topic also have not changed since the start of our community. The Declarations state:

“Owners’ automobiles shall be parked in the garage or driveway and shall not block the sidewalk.”

Cars parking on the street restrict traffic flow through the community, especially for emergency vehicles (such as an ambulance or fire truck) that need to reach neighbors in need. They also block drivers’ views of children playing in the front yard and makes it difficult for neighbors across the street to back out of their driveways. Signs posted at both entrances of the neighborhood warns residents that cars can be towed for on-street parking.

Car Break-In?

Question: Recently, I heard about a car parked in a resident’s driveway being broken into by thieves smashing the windows of the car. What can I do to keep this from happening again in our neighborhood?

Answer: It is very important for all residents to be alert and aware of what is happening in our neighborhood. The phrase “See Something - Say Something” applies in this situation. If you see or hear anything suspicious in the neighborhood, do not hesitate to call the Orange County Sheriff’s non-emergency number **(407) 836-HELP(4357)**. When the home surveillance video for the car with smashed windows was viewed, it was noted that several cars passed the driveway where the break-in occurred but no one reported any suspicious activity. Let’s all be vigilant and look out for our neighbors’ safety and property. Working together, we can keep our neighborhood safe and secure!

Soliciting?

Question: Recently, there have been reports of solicitors in the neighborhood. Is soliciting permitted in our neighborhood?

Answer: There are signs posted at the entrances of the community that state “No Soliciting”. However, many solicitors do not abide by these signs.

If a solicitor knocks on your door, inform them that no soliciting is permitted in our neighborhood and ask them to leave the community.

If you have questions about our community, e-mail the Newsletter Committee at newsletter@the-preserve.org.

