



Oak Crest Community Times

Volume 2, Issue 2

Newsletter Date: April/ May 2008

News From the Board

Your Board has been diligently working on several projects since beginning their 2008 term. Below is a list of a few tasks currently being worked on:

1. **Speed Bumps.** The Board has been working with the City of Orlando's guidelines to follow the procedure to have speed bumps installed in our community. It is a long and slow process but we are in motion to see this project through. We will give periodic updates as they become available.
2. **Landscaping Improvements.** As you have noticed, the Board approved a landscaping design for the center island of grass by the front entrance (the area of green grass across from the front pond/community entrance). Work on this project has already started. With the input of homeowners present at several meetings and with the interest of the community in mind, the Board voted and approved a design that will enhance our neighborhood and provide a peaceful and tranquil walking and sitting area for our community. This project should be completed by early May.
3. **Pool House Security Cameras and Improved Lighting.** To assist our community in maintaining a clean and safe swimming environment for our homeowners, we will be installing security cameras around the pool area to deter and document vandalism and identify any individuals who are mis-using or damaging our investment. We have experienced vandalism of the pool gate, broken furniture and other undesirable activities in the pool area. Any time we experience theft or vandalism at the pool house or in any of the common areas, it costs us all. The cameras will record the entire pool area, playground and basketball court daily, 24 hours per day. The video recorded will be monitored by the Board and/or its designee/s. We hope these cameras will assist in maintaining a relaxing and enjoyable pool side atmosphere, as well as maintain the peaceful, family-oriented atmosphere we all bought into.
4. **OPD Security Service.** In conjunction with Bella Vista, Oak Crest has hired OPD to do security patrol in our community. We pay an off-duty OPD officer to patrol our streets weekly, at varied shifts. The officer will be vigilant about issuing summons for parking infractions, speeding and will address any other issues that arise while he is on duty. The officer has been asked to walk the community while on shift to intermingle and communicate with the youth in our neighborhood. It is our goal to keep our community safe and secure for our families.

**Oak Crest
Partner**

**Crystal
Grohowski**

**Realtor
407-721-5691**

csg@iwilldeliver.com

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**Keller Williams
Advantage II Realty**

**For Information
regarding the HOA call:**

Sentry

Management

407-788-6700x334

Manager:

Charlotte Stein

cstein@sentrymgt.com

5. Amendments to By-Laws. Please note that the Board is currently working on amending the By-Laws of our community to function better under new Florida State Laws which do not allow for the enforcement of our by-laws as they are currently written. The amended bylaws will provide more specific detail of guidelines/rules to be enforced in effort to preserve the property value of our community. We have enlisted a committee of homeowners to draft the amendments, which will then be reviewed and voted upon by the Board. The Board is following all procedural requirements in accordance with instituting such change pursuant to all written and legal authorities. More information in this regard will be discussed in future monthly meetings and additional information will be forthcoming in future newsletters.

6. Website. This month the Board approved a bid to hire a web designer to create a fully functional and interactive website for Oak Crest. The web designer is the same designer utilized by Vista Lakes' community. The website will be up and running shortly. In the interim, should you wish to e-mail the Board with any comments or concerns, please write to: oakcrestboard@yahoo.com

Pool House Use

We have quite a few new residents and/or renters in our community. As such, below please find rules for the community pool.

1. Children under the age of 12 are not permitted in the pool area without an adult.
2. The pool is for use by residents of Oak Crest ONLY. Any non-resident or guest utilizing the swimming pool should be accompanied by an Oak Crest resident. Oak Crest residents are responsible for the behavior of their guests and may be asked to leave if they are not following rules of the community.
3. Street attire is prohibited in the swimming pool.
4. The pool closes at DUSK (WHEN THE SUN GOES DOWN, THE POOL IS CLOSED). Swimming at night is prohibited. OPD will be called to escort any violators out of the pool after hours.
5. Loitering by the pool is prohibited. The pool area is for enjoyment of the pool, sunbathing and relaxation. No one should be utilizing the pool house as a "hang-out" spot. Specifically, teenagers and their friends should not use the pool house, or its parking area, to congregate after dark.
6. No loud Music is allowed by the pool. The pool is for the enjoyment of all persons utilizing it. We are a diverse community and no one should be subjected to listen to the music of someone else. Please utilize headphones by the pool and always be considerate of your neighbors.
7. Any pool parties must be cleared by the HOA a minimum of 30 days prior to the party. In effort to maintain a safe and enjoyable environment to all, the HOA should have prior notice to be sure that anyone having a party by the pool is aware of the rules of the pool and that any celebration will not be disruptive to other homeowners.
8. The life saver/raft/float tied to the gate at the pool, along with the pool equipment along the fence, is strictly to be used for life-saving purposes. The preserver is not a toy and should not be used by any child as a floatation device.
9. JUMPING THE FENCE to enter the pool area is PROHIBITED. All residents should have a key to the swimming pool. If a resident does not have one, they should contact Sentry Management for one. Parents should be sure that their children have the key when going to use the pool for swimming or getting a drink from the water fountain. The landscaping around the pool area is often damaged by children/teenagers jumping the fence. Parents will be held accountable for any damage caused by their children.

10. Please do not compromise the lock on the pool gate. This lock and gate fence has been repaired numerous times due to persons who do not have keys, breaking or altering the lock to get into the pool area. This costs our association hundreds of dollars a year in repair and can be easily avoided by getting a key and utilizing it. If you do not have a key, please do not attempt to jump or break the lock. Call Sentry Management and request a key.

11. Alcoholic beverages are prohibited in the pool area as well.

12. No Glass bottles should be used at the pool area.

VIDEO CAMERAS WILL SOON BE RECORDING ALL ACTIVITY IN THE POOL AND BASKETBALL AREA. For the benefit of our community, any individuals or undesirable activity occurring in these areas will be addressed with the parents of minors and if necessary, with OPD.

Neighborly Reminders:

- The speed limit in Oak Crest is 25 MPH. Please obey the speed limit for the safety of our children.
- Parking vehicles on the streets of Oak Crest is prohibited by our bylaws. Please utilize your garage and driveway for all vehicles. Please help to ease congestion on our streets.
- Vehicles parked against the flow of traffic is against the law.
- Trash cans should remain out of sight on non-garbage pick up days.
- CURB YOUR DOG. This problem has been getting worse lately. If you're walking your dog, you should have bags/items necessary to pick up after your dog with you. If you wouldn't like someone's dog pooping on your property, don't do it to someone else. Be a responsible neighbor.
- Any changes to your home must be pre-approved by the ARC Committee. Contact Sentry Management for the appropriate form, submit it with your documentation and samples and allow 30 days for a response, prior to work commencement.

Safety and Consideration in the Warm Weather

We all work hard to maintain our community's beautiful and peaceful atmosphere to raise our families. However, we all have to do our part. Particularly, parents of teenagers and small children. Parental involvement and awareness is important. Parents are asked to always know where your children are and know what they are doing. We must all be considerate of our neighbors by discouraging our children from utilizing foul language while in public areas and respecting adults and the property of others.

Specifically, we ask that parents speak to their children regarding the following:

1. Many children walking to the bus stop in the early morning hours, while it is dark, are walking in the street instead of on the sidewalk. This is dangerous, as they are not clearly visible to drivers. Please ask your children to utilize the sidewalks when walking to and from the bus stop.
2. Those children playing ball in common areas (the grass area by the pool and the grass area by Dogwood) should be mindful of the property of their neighbors. Although we don't discourage playing in these areas, good judgment and consideration should be practiced. Avoid coming in contact with vehicles, driveways and property of your neighbors.
3. Please discourage your children/teenagers from jumping the pool fence for water. They should have a pool key to enter the pool area if they wish to use the water fountain. Otherwise, please provide them with bottled water when they head out to the park. Jumping the fence damages the landscaping, the fence and is unbecoming to the community. Community BBQ is in the planning.....and our community pool party will be coming again this summer.

Sentry Management Property Manager – Charlotte Stein (407) 788-6700 x243



**Oak Crest
Community Times**

Tivoli Woods Village B
2180 West SR 434 Suite 5000
Longwood FL 32779

For Information
regarding the
HOA call:

**Sentry
Management**
407-788-6700
Manager: Charlotte
EXT 334

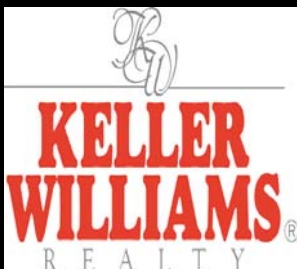
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Oak Crest's Current Listings

Address	Bed/ Bath	SF	List Price	Sold Price
9809 Tivoli Chase Dr.	3/2	1522	\$225,000	\$217,000
9809 Oak Crest Rd.	3/2	1598	\$239,000	\$220,000
4744 Butterbough Ave	4/2	2065	\$254,900	Pending Sale
4742 Tarflower Ln	3/2	1843	\$224,900	Active
5261 Walnut Ridge Dr.	3/2	1844	\$225,000	Active
5033 Walnut Ridge Dr.	4/2.5	2750	\$259,000	Active
4792 Walnut Ridge Dr.	4/2.5	2800	\$279,000	Active
9701 Oak Crest Rd.	4/3	2980	\$295,000	Active
10085 Oak Crest Rd.	4/2.5	2809	\$295,000	Active
4930 Cyrilla Ln.	4/3	3299	\$299,990	Active
9766 Oak Crest Rd.	4/3	2651	\$275,000	Active
5153 Walnut Ridge Dr.	5/3	2837	\$325,000	Active

Not all homes can be advertised in the newsletter due to amount for sale.
Call me for current market analysis, information on short sales and up to date market
information. Crystal Grohowski at 407-721-5691 .

Csg@iwilldeliver.com