



# Oak Crest Community Times

Volume 2, Issue 3

Newsletter Date: Aug/Sept 2008

## News From the Board

### Very Important Information Regarding Our Community

#### Burglaries

As most of you are aware, our community has experienced numerous home break-ins within the past two months. As a result, we are working to get a Neighborhood Watch going. We will be having the Neighborhood Watch representative come to our community to initiate the program for those homeowners interested. Look for details of the date and location for this meeting via the Oak Crest E-mail list.

Things you can do:

- Make sure your home is well lit at night. Trim shrubs so that criminals do not have easy places to hide.
- Use your locks. Lock your home and vehicle at all times. Do not leave valuables in your vehicle or leave anything visible from the window.
- Do not leave your garage door open and unattended.
- If you see a suspicious person or suspicious vehicle parked on your street, call 911 and report it. We all know what is "normal" for our street. When you notice something out of the ordinary, take action, don't wait – pick up the phone. Better safe than sorry. If criminals realize the neighborhood is alert and vigilant, they will have to go elsewhere.
- Look out for your neighbors' home. We must be eyes and ears for each other.
- Take notice of details of suspicious persons or vehicles – note color of clothing, vehicle, make, model and tag number if you can.

**Oak Crest  
Partner**

**Crystal  
Grohowski**

**Realtor  
407-721-5691**

[csg@iwilldeliver.com](mailto:csg@iwilldeliver.com)

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**Keller Williams  
Realty**

**For Information  
regarding the HOA call:**

**Sentry  
Management  
407-788-6700x334**

Manager:  
Charlotte Stein  
[cstein@sentrymgt.com](mailto:cstein@sentrymgt.com)

**Stay Connected...**

One of the best ways to stay alert and connected to your community is to be on the Oak Crest E-mail list. If you are not already signed up, please send an E-mail to **oakcrestboard@yahoo.com** and request to be added to the distribution list. The HOA sends alerts and any useful information to homeowners through E-mail. Although this newsletter is helpful, it is not cost-effective and is very time-consuming to publish. Therefore, if you are registered with us through E-mail you will be sure to not miss a thing.

**Your HOA Dues Dollars at Work....**

- Landscaping improvement by the front entrance;
- Pool Attendant at the pool area;
- Security cameras at the pool area;
- OPD working 30 hours per week in Oak Crest;
- Additional furniture and umbrellas were purchased for the pool area;
- Annual Pool Party;
- Movie Nights;
- Gate was added around the children's playground for safety (insurance requirement).

Please note, many homeowners are in arrears with their dues payments. When the HOA does not get the quarterly payments, it affects the annual budget and the HOA's ability to provide for the entire community. Thankfully our budget is fiscally sound at this time. However, the number of homeowners in arrears is steadily rising which can affect our fiscal stability in the future. We understand many families may be experiencing financial hardship. However, you should contact Sentry Management to work out a payment plan if you are delinquent in payments.

**New Pool Rules/Pool Attendant.**

As you all know, the HOA implemented pool rules and a new procedure for using the pool area. The pool rules were mailed to everyone but can also be found at our website: [myoakcrest.com](http://myoakcrest.com). Our pool attendants have been doing a great job of enforcing the rules and overseeing the pool area so that all residents can enjoy the amenity with their families.

We would like to thank residents who have complied with the new pool policy in place by providing their photo ID upon every visit (as is required) to use the pool and following the rules. We are pleased to say that the new policy has been a success and our residents have expressed their gratefulness for the new procedure. Again, thank you for your consideration in following the new policy.

Reminder: Everyone using the pool must show a Photo ID/proof of residence and have a pool key to get in at EACH VISIT. No exceptions. If you need a pool key, contact Charlotte Stein at Sentry Management. Please note, if you are delinquent in your dues payments, you will not be issued a key as the pool is maintained by the dues that we all pay. Only homeowners in good standing have the privilege of utilizing the amenity they pay to maintain.

Renters please note, no one is allowed in the pool area after 8:30 p.m. , including adults or teens. Young adults have been seen in the pool area at night just sitting, talking and smoking. This is not allowed and OPD will be called to escort you out of the area.

Renters are encouraged to familiarize themselves with the Bylaws of the community and pools rules (visit [www.myoakcrest.com](http://www.myoakcrest.com)). This is a DEED-RESTRICTED community and our bylaws and rules are enforced. **NO KEY, NO ID, NO POOL.** No questions or excuses asked. Please do not give the pool attendant a hard time, they are just doing their job.

#### **Lawn maintenance.**

Many homeowners are neglecting their obligation to maintain their lawn. Please cut , trim, weed, fertilize and feed your lawn properly so that you do not take away from the look of our neighborhood. There are many homeowners who work hard and take pride in maintaining their lawn. please do not distract from them by neglecting yours.

#### **Street Parking.**

Please note it is against our by-laws to park at the curb. Please be considerate of your neighbors and utilize your garage and driveway for all vehicles. Parking at the curb causes congestion on our streets and can be a danger if emergency vehicles cannot easily access our roads. Additionally, it decreases property values in a community to have cars parked at the curb.

#### **Mailboxes.**

Information on where to purchase your community approved (existing) mailbox can be found on our website at [myoakcrest.com](http://myoakcrest.com). Anyone not utilizing the standard mailbox will be receiving a violation notice. The cost of replacement is the responsibility of homeowners.

#### **Yard of the Month.**

July's winner was 4632 Butterbough. June's winner was 4697 Walnut Ridge Drive. May's winner was 9798 Dogwood. Each homeowner received a \$50 Home Depot Gift Card and had the "Yard of the Month" sign in their front yard. There are 2 more chances to win your own \$50 Home Depot Gift Card - one in August and one in September - so get out and spruce up your yard. Also, there will be another \$50 Gift Card issued for the best Christmas Display - judging will take place on December 15!

Important contact info:

HOA: [oakcrestboard@yahoo.com](mailto:oakcrestboard@yahoo.com)

Sentry Management: Charlotte Stein, [cstein@sentrymgt.com](mailto:cstein@sentrymgt.com) **407-788-6700x334**



**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

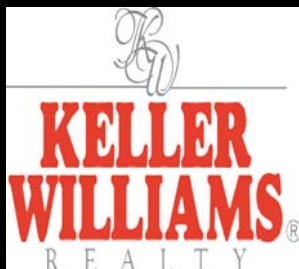
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**Oak Crest's Current Listings**

Address	Bed/ Bath	SF	List Price	Sold Price
9826 Dogwood Ridge Run	3/2	1843	\$229,683	\$215,000
5201 Walnut Ridge Dr.	4/2	1827	\$225,000	Pending Sale
10037 Waltheria Ln.	4/2	1802	\$218,500	Active
9766 Oak Crest Rd.	4/3	2651	\$229,000	Active
5033 Walnut Ridge Dr.	4/2.5	2752	\$234,900	Active
9534 Elm Forest Ln.	4/3	3423	\$250,000	Active
9832 Tivoli Chase Dr.	4/3	3028	\$270,000	Active
9760 Tivoli Chase Dr.	4/2.5	2662	\$299,000	Active
4938 Walnut Ridge Dr.	3/2	3026	\$320,000	Active
5074 Walnut Ridge Dr.	4/2.5	2712	\$349,000	Active
9748 Tivoli Chase Dr.	4/3	3131	\$380,000	Active
4900 Birch Stone Ln.	5/3	3964	\$400,000	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](mailto:Csg@iwilldeliver.com)