



Oak Crest Community Times

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News From the Board

The Oak Crest Homeowner's Association Board wishes a happy, healthy and prosperous New Year to our neighbors, their families and friends.

PAST BOARD MEMEBERS

The Annual Election Meeting held in November yielded a new Board of Directors for Oak Crest. The previous Board of Directors consisted of the following homeowners:

Jennifer Ortiz, President
Aida Gonzalez, Vice President
Dorothy Torres, Secretary
Dan Sweeney, Treasurer
Matt Dragovits, Member at Large

We would like to thank these former directors for their dedication and hard work throughout the past year. Below is a list of notable accomplishments by this Board:

- Front entrance landscaping
- Addition of pool attendants for Summer
- Installation of gate and fence around pool-playground
- Installation of pool area surveillance cameras
- Establishment of new pool rules and regulations
- Orlando Police Department off-duty security patrols
- Community activities, such as Pool Parties and Movie Nights
- Toy Drive for hospitalized children
- Creation of the Oak Crest web-site, myoakcrest.com

These individuals attended monthly meetings and managed our community behind the scenes for the past year. Our neighborhood has seen improvements and benefits as a result of their work. Again, thank you to all previous board members for taking initiative and caring for our community.

NEW BOARD MEMBERS

The 2009 Oak Crest Board of Directors are:

Aida Gonzalez, President
Dorothy Torres, Vice President
Dan Sweeney, Treasurer
Denisse Soler, Secretary
Tom Brierly, Member At Large

Election Quorum was not met at the November 2008 meeting. Three members from the 2008 Board of Directors remained, and regrettably, two resigned. Two new homeowners volunteered to fill the vacant positions and were voted in by the three remaining Board Members.

The official positions of each Board Member were decided among the five members. The new HOA Board would like to thank all homeowners who entrust us with the task of managing our community and making continued improvements through the next year. The new board intends to continue to see through previous projects commenced by the last Board and expand on them with fresh new ideas. We look forward to serving our community and thank you for placing your trust in us!

COMMUNITY EVENTS

Teen Movie Night: “The Bourne Ultimatum” This event was a success. Young adults in the community enjoyed the food, cold soft drinks and popcorn.

Annual Summer Pool Party – Great community participation! Children had a fantastic time with all the games and prizes. Homeowners had a chance to win gift cards and plants donated by the community lawn company.

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 useful information to homeowners through e-mails. 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.

LOOKING FORWARD

On a sad note, many homeowners are delinquent on 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. The number of homeowners in arrears is steadily rising, which affects our fiscal stability. We understand many families may be experiencing financial hardships, however, you should contact Sentry Management to work out a payment plan if your account is delinquent. As a result, all future community events have been put on hold.

COMMUNITY INVOLVEMENT

Do you have some ideas how things can be made better in Oak Crest? Put your ideas into action and get involved! Would you like to meet and work with the Oak Crest movers and shakers? Do you want to get involved but don't know how or who to contact? See the list of Board Members and contact information in the newsletter or on the website and send an e-mail. We will make sure it gets to the right person. The best way to make your opinion count is to attend a Board Meeting.

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 bylaws 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 consistently 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. Anyone not utilizing the standard mailbox will be receiving a violation notice. The cost of replacement is the responsibility of each homeowner.

ARCHITECTURAL IMPROVEMENTS

Please note that if you wish to make any changes to your home (install tiles on your walkway, paint your home, install a pool or gazebo), you must first submit a request or proposal to the ARC Committee. The committee will review your submission to ensure that it is in compliance with guidelines outlined in the By-Laws of our community and return the request to you in less than 30 days. Any home improvement done to a residence without ARC approval risks the possibility of being asked to return the change to its original condition. More detailed information about ARC requirements can be found on the community website. However, should you have any immediate question or concerns, please contact Charlotte Stein at Sentry Management.

DECEMBER YARD OF THE MONTH

4940 Cyrilla Ct. was chosen as the Holiday Yard of the Month. The selected homeowner received a \$50.00 Home Depot Gift Card and the "Yard of The Month" sign to display in their front yard.

NEIGHBORHOOD WATCH

We had the Dynamics of Neighborhood Watch meeting on November, some homeowners participated, on January 13, 2009 meeting, the Orlando Police Department will be attending to the monthly meeting for further assistance, and more volunteers.

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 vehicles 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.
- Look out for your neighbor’s home. We must be eyes and ears to each other.
- Take notice of details of suspicious persons or vehicles – note color of clothing, vehicle, make, model and tag number if you can.

NEIGHBORLY REMINDERS

Pet Waste – pick up after your pooch! It’s the law. Orlando City code requires you to pick up after your pet. It’s a nuisance, and leads to water pollution no matter where you live.

Orange County Ordinance Se. 5-50

B (9) - Fail to remove excreta from animal owner’s property, resulting in offensive odors, (first offense \$ 107 fine)

C (7) – Fail to remove any excreta deposited upon public property or another person’s private property by any animal within the care, custody, ownership or control of such person. (first offense \$87.50 fine)

Water Pollution: Un-scooped poop washes into storm drains, which drain directly to local lakes and water bodies, harming human health, wildlife and the environment.

Reduced Oxygen Levels: Decomposition of pet waste demands a high level of oxygen from water, reducing the amount of dissolved oxygen available to plants and animals – resulting in fish kills.

Algae Blooms: Pet waste adds excess nutrients like those found in cow manure to lakes – resulting in algae bloom (a stagnant blanket of green).

Take a bag with you on walks to pick up after your pet. Dispose of the waste in the toilet or trash.

The community by-laws outline the proper storage of trash cans. At no time should the 96 gallon City of Orlando trash cans be stored in the front of any home. Please place the cans in your garage or at the rear of your home out of sight of the street.

Please note: A Violation Committee will be in place shortly to issue citations to homeowners who do not comply with our community By-Laws. If you are not familiar with the deed restrictions for Oak Crest, please review your By-Laws.

A friendly reminding to all homeowners:

All property damage done to the community common areas by homeowners, guest or renters, e.g. pool area/ furniture, gates, playgrounds, tennis courts, etc.; is additional money that we, *all homeowners*, have to PAY in order to repair/replaces the damages.

Homeowners be aware, the community common areas belong to each homeowners and all repair cost it equally share from each of OUR pockets.

Educate your children, guest and renters to take care our properties and to maintain our common areas clean, the HOA do not have a maintenance services to clean/collect left over garbage after anyone, be proud of your community and keep it clean. DO NOT LITTER.

Pine Castle Jeep Range Concerns

Several Oak Crest homeowners have been very involved gathering information and attending to The Army Corp of Engineers Meetings.

The Army Corp of Engineers, Parson Company, its presently conducting the mapping and digging in Oak Crest. If you have not filled out the Right of Entry Form authorizing the Army Corp to search your property, be advised that a deadline have been set do so.

Upon completion of the search the Army Corp was to provide each homeowner with a documents which would verify that a search was conducted, the Army position has changed for our communities. A general document will be provided to the City/County Tax Collector only upon completion of the search on all Pine Castle areas, that it's unacceptable, all homeowners should received a copy of the documents as well.

Therefore, in effort to assist in keeping the pressure on and making sure that Oak Crest does not fade in the shadow, please write to our government representatives and let our voices be heard.

Important Contact Information:

HOA: oakcrestboard@yahoo.com

Sentry Management: Charlotte Stein, cstein@sentrymgt.com 407-788-6700x334



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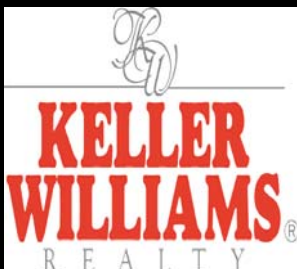
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Oak Crest's Current Listings

Address	Bed/ Bath	SF	List Price	Sold Price
4742 TARFLOWER LN	3/2	1843	\$179,900	\$179,000
5081 WALNUT RIDGE DR	4/3	3256	\$224,500	\$220,000
4930 CYRILLA LN	5/3	3299	\$225,000	225,000
9766 Oak Crest Rd.	4/3	2651	\$229,000	\$225,000
10037 WALTHERIA LN	4/2	1802	\$175,000	PENDING
4793 WALNUT RIDGE DR	4/2	2916	\$190,000	PENDING
10109 OAK CREST RD	4/2.5	2859	\$199,000	PENDING
10174 OAK CREST RD	4/2	1886	\$199,000	PENDING
9832 TIVOLI CHASE DR	4/3	3028	\$220,000	PENDING
5182 WALNUT RIDGE DR	3/2	1586	\$180,000	Active
10276 OAK CREST RD	3/2	1844	\$210,000	Active
4938 WALNUT RIDGE DR	3/2	3026	\$219,900	Active

SALES ARE PICKING UP! 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 .

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