



Message from *The Board*

Presently, we have over 32 homes either in foreclosure or bankruptcy. We hope these residents can resolve their financial situations soon and keep their homes. The increase in foreclosures and the state of the economy have resulted in a surplus of uncollected Association dues. The 2009 budget has been impacted creating a challenging situation. The Board will have to continue to manage these challenging situations as most of us will be challenged to make cuts in our budgets where we can.

The Association placed over 27 liens on past due accounts. However, the amount of uncollected dues continues to increase and the Board has

approved additional measures. Outlined below are the actions we are taking:

First: *All past due account holders will be notified that until their accounts are paid in full, they relinquish their rights to use Association facilities. These facilities include the pool and attending community events.*

Second: *ARC permit requests will not be approved until all pending dues are current.*

Third: *The Board will start to process foreclosure actions on properties that are not paying their dues and are not currently in foreclosure by their mortgage holder.*

The Board has not taken these steps lightly. We understand that these are difficult times for many of our neighbors; however it is important to maintain our community and as a property owner in Oak Crest it is your responsibility to pay Association dues. If you have a problem paying your dues, please contact our Attorneys or Association Manager at Sentry Management to arrange a payment schedule.

Aida Gonzalez
Board President

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News in Oak Crest

Recently, our neighborhood has faced a serious increase in vandalism occurring in places like the playground, tennis court, pool furniture, pool gate and showers among others. This vandalism is being done by young kids/teens and adults that live in our community and others coming from nearby neighborhoods.

On March 4, 2009, during the afternoon hours, three minors were detained by the police for vandalism of our pool furniture. One of the minors was charged with Vandalism/Criminal Mischief. One of our homeowners witnessed them breaking the playground fence as well as furniture in the pool. Based on their own admission, one committed the vandalism. None of the minors involved reside in our community but do visit other children that live in our

community. The damage caused totaled over \$1,000.

Due to the vandalism and the costly damage being caused in our common areas, a Trespassing Authorization Order had been requested of the Orlando Police Department. This Order will authorize the Police Department to arrest anyone found trespassing in these areas after they are closed. The common areas are closed from 8:30 p.m. until 7:00 a.m. Please note these hours apply to the pool and the tennis courts.

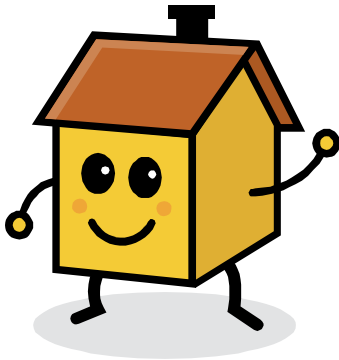
As home owners, we ask you to please get involved. The Board is not asking home owner's to take matters into their own hands - just to please contact the police and report what you see if you witness something out of the ordinary. In particular, any

damage being done to our property. Remember, it's our hard earned money that is going to pay for all repairs on damage done in our community.

Please educate your children not to damage the property. It will last longer and look more appealing for a longer period of time if we take good care of it. If you or your guests utilize our facilities, please we ask that upon departure, to clean up after yourselves. When at the pool, please place the furniture in an orderly fashion upon departure as well. Remember, we do not have maintenance/cleaning services to clean up after we enjoy our facilities.



Architectural Review Committee ~ ARC



"Prior to beginning home renovations or projects that will alter the look of your property; each home owner must receive permits from the City of Orlando and from the ARC."

If you have the intention of beginning any remodeling or additions to your property, pool, fence, deck, etc., an ARC Permit Request must be sent to the HOA. This ARC Permit Request application can be found on our website at www.myoakcrest.com.

Home owners must also submit a permit request to the City of Orange County which will be required for ARC approval of the home

improvement project. Please note that *both* of the above permits have to be approved in order for the home owner to commence with the project for their property.

Due to the *Pine Castle Jeep Range*, the City, State and County had to place a "Halter Order" in the area which includes our neighborhood. Therefore, the City will not issue a permit unless the homeowner has received a

property clearance letter from the Army Corps of Engineers or a private company stating that your property has been searched and cleared from any ordnances/explosives.



Thank You Notes

In January 2009, we received a thank you letter from the *Disney Children's Hospital @ Florida Hospital* for the large amount of toys collected during the December Toy Drive. Again, thank you to all the homeowners that contributed to make those little patients feel more comfortable during such of

hard time. Thanks to Melanie Dragovits for her hard work to make this happened, great job.



In February, we had a successful Community Garage Sale. Thanks for all the assistance and to Mary Ellen Jackson, great job!

Looking for Volunteers ~ Board Committees

If you are interested and have even a little time to contribute, your involvement will be well rewarded and appreciated. We need several two-person teams. If you are

too busy too volunteer a small amount of time (and who isn't?), but you know someone who may have something to contribute, or who may volunteer to help,

please pass this information on and ask them to contact the board. Getting to meet your neighbors will richly reward your personal involvement.

OPD News ~ Neighborhood Watch

Please be advised that OPD has released the following information regarding crime trends that includes our community.

The Sheriff's Office is investigating four home invasions on the west side of town, which may all possibly be related. In one of the cases, the homeowners left the garage door open and unattended.

February 2009 – in the 9000 block of Venezia Plantation Drive – a Residential Burglary, no further details provided.

March 2009 – in the 9800 block of Tivoli Chase Drive – a Residential Burglary, resident noticed two black males in neighbor's garage and called the police. Suspects fled before officers arrived. No property taken from the home.

Tips: Be conscious, secure your home, make sure all doors and windows are locked and secure.

- If you leave your car parked outside, bring your garage door opener in with you. Do not leave it in the car. Do not leave items in the car like a GPS or Satellite Radio, spare keys, cell phone or other valuables - even if they are hidden in the glove compartment or under a seat.
- Do not leave your garage door cracked open or unattended like while you are working in the yard. Thieves can drive by and canvas what you have in your garage only to later come when you don't expect them.
- Alarm your home with a monitored home alarm system. Test it often to ensure it's in working order.
- Buy energy-efficient lights for the outside of your home and install motion sensors that light up when someone is

within a certain amount of feet from your house.

- Buy timers to turn on the lights in your house if you are away for an extended period of time.
- Ask a neighbor collect your mail or have the post office hold it while you are away.
- Thieves like hiding behind trees, bushes, etc. in the dark so if you light up your property and keep your landscape trim; this will give them less places to hide.
- Contact the OPD if you would like for them to inspect your property and show you how secure your house is and how you could better secure your house.

As a reminder: if you like to volunteer and be part of the Neighborhood Watch, contact Lester Gutierrez, - the Neighborhood Watch Chair Person, via our community website or by sending an email to: oakcrestboard@yahoo.com.



"Be conscious;

familiarize yourself with

your neighbors so you

can spot something or

someone out of the

ordinary in your area."

Friendly Reminders

- The weather is getting warmer and more children are seen playing around on the streets and playgrounds - please slow down when driving in the community. Remember that the speed limit in our community is 25 mph; OPD will be patrolling and issuing citations to all violators.
- You are responsible for pruning the limbs of trees between the street and sidewalk.

- Please hide the large black 90 gallon trash carts provided by the City from street view after collection.
- Report street lights that are out at night or turning on during the day directly to Progress Energy at www.progress-energy.com, or forward the location and pole number to: oakcrestboard@yahoo.com.
- A "Right of Entry" Agreement must be signed and submitted to the

ARMY/USACE to inspect your property. Time is running out! If you do not sign the agreement, the USACE will NOT inspect your property! Non-inspection will result in the City not lifting the stop work order on your property and you will not be able to get a City permit for improvements such as a pool or fence. Please contact Amanda Ellison at the USACE office @ (904) 232-1576.





"Become familiar with the City Laws and our Community By Laws. A copy of your By Laws can be found on the community website and can also be provided to you by contacting Charlotte Stein at Sentry Management at cstein@sentrymgt.com."

Parking in Oak Crest ~ Did You Know?

From Orlando City Laws:

Sec. 39.16. Stopping, Standing or Parking Prohibited in Specified Places.

(1) No person shall stop, stand or park a vehicle, except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer or traffic-control device, in any of the following places:

(a) On a sidewalk or in such manner that any part of such vehicle is protruding over a sidewalk or any part of the sidewalk area;

(b) In front of a public or private driveway;

(c) Within an intersection;

(d) Within fifteen (15) feet of a fire hydrant;

(e) On a crosswalk;

(f) Within ten (10) feet of a crosswalk at an intersection, unless permitted to do so by appropriate signs or devices posted in such area;

(g) Within thirty (30) feet of any flashing beacon, stop sign or other official traffic-control device located at the side of a roadway, unless the Transportation Engineering Bureau Chief

indicates a different length by signs or markings;

(h) Between a safety zone and the adjacent curb or within thirty (30) feet of points on the curb immediately opposite the ends of a safety zone, unless the Transportation Engineering Bureau Chief indicates a different length by signs or markings;

(k) On a roadway side of any vehicle stopping or parked at the edge or curb of a street or on the roadway end of any vehicle parked at an angle to curb or street edge, except commercial vehicles engaged in loading or unloading from 2:00 a.m. to 7:00 a.m. only;

(m) At any place where an official sign prohibits stopping, standing or parking;

(o) At any place in such a manner as to block access to commercial refuse containers by the City of Orlando refuse removal equipment;

(q) In any parking space specifically designated and marked for persons with disabilities unless such vehicle displays a parking permit as required by State Law; or in such a manner as to block or obstruct a wheelchair ramp;

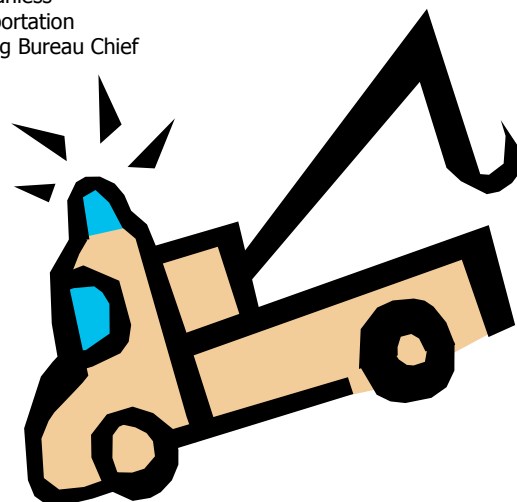
(t) If the vehicle is a commercial or recreational vehicle, upon the public streets or on or within privately owned driveways or property within all residential zoning districts or office zoning districts as defined by Chapter 66 of this Code, except for loading or unloading purposes or when parked within a completely enclosed garage or as provided by Chapter 58 of this Code (effective December 1, 1995)

(x) Upon any particular street for a period longer than seventy-two (72) consecutive hours unless during the seventy-two (72) hour period the vehicle has been removed from the particular street for a period of at least twelve (12) consecutive hours;

(z) Upon any street within thirty (30) feet of any rural-type mailbox between 8:00 a.m. and 6:00 p.m.

(bb) In such a manner as to block or obstruct a safety zone.

(Ord. of 7-12-1993, Doc. #26735; Ord. of 8-28-1995, Doc. #28749; Ord. of 2-12-1996, Doc. #29144; Ord. of 10-21-2002, § 4, Doc. #021021706)



Pine Castle Jeep Range Update

On March 31, 2009 the Army Corps of Engineers and the Restoration Advisory Board (RAB) had a meeting. The Army made the official announcement which stated that all the homeowners that completed the *Right of Entry* form had their properties searched by the Army contractors and that the homeowner will be receiving a letter in which they will see the results of the survey completed.

Keep the letter that the Army sends for your records, in the event you may need a City / County permit for construction or remodeling of your property. When requesting a permit, you will need this document as proof of the property search and findings. This letter should be kept with your other property records and used in the transfer of property to subsequent

owners to serve as disclosure of the results in the Army investigation. It will also be kept by the City of Orlando and Orange County in their property record files and will be made available to the public.

It took a great deal of negotiations between the community's representative, Restoration Advisory Board, the Army and the local government representative to achieve this. Presently, the City is maintaining the position that without this document, it will not issue any permits or remove the *Halter Order* placed within the boundaries of the Pine Castle Jeep Range. We are working to have it removed.

The search in the area is not complete as a yet, more work and searching is being completed. A report is being

prepared with details of how the work is being performed, the location and type of munitions and munitions debris found and other supporting information. The report will be available in early 2010 and will be accessible on the Jacksonville District Corps of Engineers website, at the southeast branch of the local public library and at the Jacksonville District Corps of Engineers offices.

Anyone digging into their property should be cautious and if munitions or suspicious items are discovered - follow the 3R's - *Recognize, Retreat and Report*. Do not move or touch them but note their location and immediately contact local law enforcement by dialing 9 - 1 - 1.



"Keep the letter that the Army sends for your records, in the event you may need a City or County permit. You will need this as proof of the property search and findings."

How to Avoid Violation Notifications

Inspect the exterior of your home to determine if it is in need of any improvements. Does your driveway or walkway need to be pressure washed? Are your paint colors in compliance? Does your lawn need mowing or have excess weeds? Are your sprinklers running on the wrong scheduled day? If so, make arrangements to rectify the situation. Remember, all

exterior painting and some of your home improvements need approval from the Architectural Review Committee (ARC) and possibly a city permit. Each owner should maintain their property in good condition and make repairs in a neat and attractive manner. Inspect your lawn, shrubs and trees - if they are in need mowing, pruning, edging, mulch etc.,



please take the appropriate actions to beautify your property. All lawns and landscaping should be maintained on a regular basis to preserve a neat and attractive appearance. By taking the appropriate precautions, we can ensure a beautiful, safe and welcoming environment for our community and thus avoid violation notifications.

JEP'S LAWN CARE

We provide a large variety of service for commercial and residential customers. We will customize a package that suits your needs from lawn maintenance and fertilization to full landscaping design and installation.

SERVICES

Commercial & Residential - Fertilization Pressure washing, Annual Flowers, Mulch, French Drain, Sod, Stump Grading Irrigation Repairs, Tree Removal & Pruning, Plants and Palms. Seasonal Cleanup & Much More!



LAWN MAINTENANCE

Property maintenance and appearance is highly important for your business or your home, so we provide an affordable commercial and residential lawn maintenance service that includes:

Mowing, edging, manicuring around all trees, flowerbeds, perimeter walls & air sweeping all walks, patios & driveways.



SCHEDULING OF SERVICES

Jep's has scheduling options that work with you! Weekly, Bi-weekly, Monthly, Annually, One-time.

LANDSCAPING

Custom design landscaping literally from the ground up. Jep's can assist you with infinite ideas on you custom designs and installations. From plant choices to placement location we make your vision came to life.

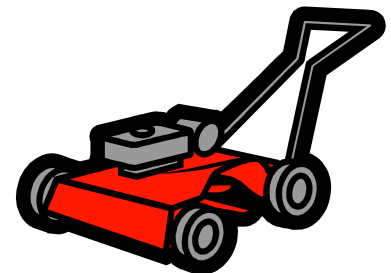
CALL US FOR AN ESTIMATE!

Worker's comp, Licensed & Liability insurance
Family Owned and Operated

SE HABLA ESPAÑOL

JepsLawnCare@bellsouth.net

407-864-1535



Oak Crest HOA

Website
www.myoakcrest.com

E-mail
oakcrestboard@yahoo.com

**Sentry Management
HOA Management Company**
Charlotte Stein, Manager
cstein@sentrymgt.com
407-788-6700 ext. 334

**Oak Crest Partner
Realtor – Crystal Grohowski**
Keller Williams Realty
407-721-5691
csg@iwilldeliver.com
www.iwilldeliver.com

**Orlando Police
Department**
407-246-2470
Info Line

321-235-5300
Non-Emergency Desk

Remember that a copy of this and past Newsletters can be found on our neighborhood website: www.myoakcrest.com

Want to advertise in our newsletter? Want to know more information about our neighborhood and events in the area! Send us your email address!

Email us at:
oakcrestboard@yahoo.com

Monthly Board Meetings

**Center Pointe
Community Church**
Curry Ford Rd and SR417
Orlando, FL 32829

HOA BOARD:
SECOND TUESDAY OF THE
MONTH @ 6:30pm

ARC COMMITTEE:
SECOND TUESDAY OF THE
MONTH @ 6:15pm

**NEIGHBORHOOD
WATCH COMMITTEE:**
NEXT MEETING - TBA
AT THE COMMUNITY POOL
CABANA

See you at the next meeting!

Oak Crest Board of Directors

Aida Gonzalez
President

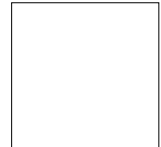
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TIVOLI WOODS VILLAGE B
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SUITE 5000
LONGWOOD, FL 32779



CUSTOMER NAME
STREET ADDRESS
ADDRESS 2
CITY, ST ZIP CODE