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Message from *The Board*

The New Year is upon us! May 2010 bring you health, prosperity and love. On behalf of the entire board and committees, we want to wish everyone the best for the coming year!

This New Year will bring a bigger challenge to the HOA, because of the present economic status. Our funds continue to be depleted due to the uncollected dues, forcing the HOA to take extreme measures in order to recuperate the overdue assessment payments.

The Board will have to continue to manage these challenging situations and

continue to make cuts to the budget where we can. Liens and foreclosures are some additional measures taken as well as those outlined here:

First: All past due accounts will be notified that until the account is 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 HOA has had start foreclosure actions on properties that are not paying

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 our neighbors; however it is important to maintain our community, and as a property owner in Oak Crest, it is your responsibility to pay HOA dues. If you are behind on your dues, please contact our Attorneys or Association Manager at Sentry Management to arrange a payment schedule.

Aida Gonzalez
Board President

2010 HOA Board ~ Election Results

The Annual Board Meeting was held on November 10, 2009 at the Pool Cabana. The Board was rolled over; same board members remain for another year. The Board is composed by 5 homeowners as well, and you can rest assure that we will continue to do our best to look after the community budget with your best interest in mind, this concerns us as much as everyone.

During the past year, the Board has diligently worked on multiple projects with a small

budget since our budget is being dilapidated by the non-payers, and as stated above, we are addressing.

Some projects are very necessary due to the usage and age of the construction. For example, the tennis courts need repair, as well as the pool area and the playgrounds. We hope to complete these projects soon to maintain our community to high standards and prevent further loss to our home's values.

The Board would like to thank everyone for their

support and encourages homeowners to become involved. Remember, this is our community and everything that happens affects us all, good or bad.

Be proactive and communicate with us, the Board is always looking for volunteers and new ideas. Again, thank you for your support.

Aida Gonzalez
President

Dorothy Torres
Vice President

Dan Sweeney
Treasurer

Denisse Soler
Secretary

Tom Brierly
Member at Large



News in Oak Crest



Effective February 1, 2010, fines will be issued and imposed for all the regulation violations.

As you know by now, the Board has recently completed the Community **Rules and Regulations**. Every homeowner should have received a copy of the documents in the mail.

These regulations are based upon the Covenants and Bylaws. The Board worked hard, and together with other homeowners, we prepared the documents that will help ensure that our community is well maintained in order to preserve our property values.

As property owners, we cannot allow our beautiful community to diminish. Following these guidelines will assist in the safety and tranquility of our community that all families can benefit from.

Please take the time to read them and familiarize yourself with these guidelines. Effective February 1, 2010, fines will be issued and imposed for all the regulation violations.

Other News:

A total of three street light poles were installed in the darkest areas of the community for the safety and security of everyone.



Thank You Notes



On December 6th, we hosted a Dive-In Movie Night at the Community Pool where we watched Disney's "UP". Toys were donated to the Covenant House who assists hundreds of single teenage mothers with small children.

The Covenant House is in need of everything, from clothing, cribs, highchairs, diapers, strollers and more. "They were SO appreciative of the donations. Their eyes were all so wide open," as Melanie and Matt Dragovits so graciously put it, after they delivered the toys. We thank both for the great job they do every year.

Special thanks also to José Rodriguez for his kind donation, it's always a great help!

We'd also like to express our

gratitude to Maria Rodriguez for her donation of drinks and sweets for the event.

A big thanks as well to all the children and parents who contributed to make the children's holidays better with their toy donations.

Despite the cooler weather, the kids and parents had a blast! The kids enjoyed the movie, the refreshments and the sweets.

The annual Dive-In Movie & Toy Drive event was a success again!!

Garage Sales in Our Community

If you are having a garage sale, you must notify the Homeowner's Association at least 14 days in advance. The garage sale must be held between the hours of 8:00 am and 2:00 pm. All the signs

posted for it must be removed upon completion of the garage sale. Lastly, any unsold items must be removed from public view within 24 hours of the completion of the garage sale.



OPD News ~ Neighborhood Watch

Please be advised that OPD encourages you to contact them as need and to follow some of their tips and recommendations to keep you and your family safe.

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



- Children are 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.

- The Army Corps of Engineers have completed the search on the Pine Castle Jeep Range. If your property was searched and you have

not received a letter from the Army Corps that explains the survey, property search and findings; and you need to obtain a City Permit, the City and the Army Corps have worked together to create a record system that can be referred to. By providing your property lot number through the permit request, a copy of the survey letter will be ready and available for verification prior to the permit been issued by the City of Orlando Permit Department.



"The HOA does not oppose the ownership of ATV's and four-wheelers, only the use of them inside our community. Violations will be issued, so please do not ride them inside our community."

ATV's in Oak Crest ~ Did You Know?

Because of the danger, the violations to our covenants and the City of Orlando Laws, some homeowners that also own ATV's (All Terrain Vehicles) have been contacted by the HOA as well as the Police Department in regards to use of their ATV's inside our community.

The vacant lot adjacent to Oak Crest belongs to Orange County. They now have placed a **NO TRESPASSING** order on that property. That has not deterred some Oak Crest homeowners that continue to use their ATV's in that area.

Because of the above reasons, we ask for the community to contact the Police non-emergency number and request for the police to respond each and

every time those vehicles are witnessed being driven in our community streets and common areas. Please also contact the HOA and report the address of the homeowner where the vehicle is stored and area you witness the use of an ATV. Because it's against the City of Orlando law and it violates the community covenants, the HOA will take remedial actions against the violators.

The HOA does not oppose of the ownership of ATV's, only the use of them on our community streets and common areas. So, please be advised that all types of ATV recreational vehicles are **NOT ALLOWED**, as they violate our covenants and cause damage to our landscaping and streets. Violations that could result in monetary fines

will be issued.

Below is the section of City of Orlando law that states the ordinance on ATV's.

ARTICLE IV. ALL TERRAIN VEHICLES

Sec. 35-70. Operation of all terrain vehicles on unpaved roadways.

Pursuant to F.S. § 316.2123(2), Orange County shall be exempt from the provisions of F.S. § 316.2123(1), which would otherwise allow the operation of an all terrain vehicle ("ATV") during the daytime on an unpaved roadway where the posted speed limit is less than thirty-five (35) miles per hour by a licensed driver or by a minor under the supervision of a licensed driver. The term "ATV" shall be as defined in F.S. § 317.0003(1). (Ord. No. 2006-21, § 1, 11-14-06)



Due to the reported dangerous traffic conditions created during the school bus pick-up and drop-off times, the HOA together with the Police Department requested that parking restrictions be implemented at the front entrance. Parking restrictions have been put into place in order to prevent a pedestrian accident and because the entrance becomes so very congested during these times, it is difficult for vehicles to enter and exit the community.

To enforce this, the Florida Department of Transportation has recently posted multiple **NO PARKING ZONE** signs,

one (shown to the right) underneath the Speed Limit indicator at the entrance of the community. They also painted white street lines. Please note that no parking is allowed from the entrance, to the corners of Butterbough and Birchstone roads. The police will be enforcing those regulations and issuing citations. If you are picking up or dropping off your children, be conscious of the posted regulations and do not park in these areas.

Please be **ALERT** and **AWARE** of children getting on and off the bus while driving in the front area while the bus is making a routine stop.

Parking at the Entrance



Residential Garbage & Yard Waste



Your residential garbage is collected twice per week.

If you live on the **SOUTH** side of the City, your pickup days are **TUESDAY** and **FRIDAY**.

Regulations - Garbage:

The new automated trucks can only collect garbage in the carts provided by the City of Orlando. When left at the curb for collection, carts should be placed at least two feet from obstacles such as mailboxes, garages, utility boxes and poles, as well as trees and shrubs.

All household garbage should be bagged and placed inside the cart to keep cart clean and prevent blowing when emptied. Break down boxes and place them in the cart. Do not overload the cart or

place items on top of the cart. Place the cart at the curb with the handle and the wheels facing the house.

Carts may be placed curbside between the hours of 5 p.m. the night before the schedule day of collection and 6 a.m. on the day of collection.

Carts must be removed from the curb by the morning after your collection. Carts left on the curb the morning after the scheduled pickup may result in a **\$25.00** roll-back fee. Do not put hazardous waste, such as cleaning materials, oil, paint, pesticides, or medical waste in the cart.

If you have questions, please call: **407-246-2314**

Yard Waste:

Yard waste includes grass clippings, leaves, branches and twigs. Yard waste must be bagged and tied.

Large branches must not exceed 4 feet in length, 4 inches in diameter, and 40 pounds in weight. Large branches must be **bundled and tied** in a neat pile.

A maximum of 4 cubic yards per week will be collected (4 cubic yards equals a stack 4 feet high, 4 feet wide, and 7 feet long or approximately 30 bags.) Amounts exceeding four (4) cubic yards will, upon authorization of the homeowner, be collected for an additional charge. If the homeowner does not want to pay the extra charge, the collection crew will collect the excess yard waste the following week(s).

Water Less – Know Your Days



Mandatory lawn watering restrictions specify the days when you may water. These days depend on whether you have an odd or even numbered address, and the time of year.

Time of Year	Homes with odd numbered OR no addresses	Homes with even numbered addresses	Non-Residential properties
Daylight Saving Time	Wednesday/Saturday	Thursday/Sunday	Tuesday/Friday
Eastern Standard Time	Saturday	Sunday	Tuesday

Daylight saving time: → Second Sunday in March until the first Sunday in November

Eastern Standard Time: → First Sunday in November until the second Sunday in March

An odd numbered address is one that ends in 1, 3, 5, 7 or 9.

An even numbered address is one that ends in 0, 2, 4, 6 or 8.

Water only when needed and not between 10 a.m. and 4 p.m. Water for no more than one hour per zone.

Restrictions apply to private wells and pumps, ground or surface water and water from public and private utilities. Some exceptions apply.

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Contractors Providing Services

Please note that the Oak Crest Board of Directors does **not** recommend or endorse any contractors providing services directly to residents.

If you receive a flyer or communication from any

service providers stating that the Board has pre-approved, contracted with, or endorsed their services for Oak Crest homeowners, please contact our Sentry Property Manager to verify.



Love the Dog, Hate the Doo...

Owning a dog brings lots of responsibilities and one of them is to have your dogs on a leash when out and about in the community. No matter what size the dog is, big or small, it's the law and the "Leash Law" is also listed in the HOA's bylaws for your safety and your neighbors.

In addition, recently there have been signs posted on various lawns (which are against the HOA's regulations) in regards to dogs on lawns. Without looking too hard, one can see that neighbors are tired and slightly aggravated with the fact that dog owners are allowing their dogs to do their necessities on their lawns and not picking up after them.

According to multiple complaints and our own observations in regards to this matter, it seems that the beautiful front landscaping that hosts plants and benches (that we paid over \$25,000 for) has become a dog doo park. This area was created not only for beautification but also to have an area where families can recreate and the kids can play. Dog walkers that are using this spot to walk their dogs make it impossible for kids to play in these areas. We have even seen it on the

brick pavers. Please do not use this area for your dog and please do not walk on the grass.

Directly across from that area is a private property. Those homeowners have had to deal with dogs and their owners coming into their property, front and back lawn. By utilizing their yard, these dog owners are forcing the homeowner to clean up after the dogs in order to allow their own children to play in the yard.

No one should need to place a sign on their lawn reminding dog owners walking by to pickup after their pets or to stay away from their lawn.

Be respectful of other's property and our community's common areas - carry a bag and pickup after your dog and dispose it in your garbage receptacle. Its the law, do not dispose it into the water drainage because it will flow into the ponds and will become a floating bag that the community will have to pay to get it pick out of the pond.

At this time, the HOA cannot afford to place Dog Station in the community because it

would require hiring someone to clean it and we do not have the funds to pay a contractor to clean it regularly at this time. If you witness anyone doing this, please contact the HOA.

Below is the City of Orlando ordinance and the contact number to file a complaint or if you have additional questions.

IT'S THE LAW -Pet Waste Pick up after your pooch!

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 sec. 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)

For more Information contact:

City of Orlando Stormwater Utility 407.246.2125 ext. 17 or visit their website at www.cityoforlando.net.



"Please pick up after your pet when walking your dog inside the community. Have your dog on a leash for safety of others. It's the law."



Lawn Troubles? ...Info from FL Wild Life

Armadillos are not native to Florida, but are now common over most of the state. Armadillos like forested or semi-open habitats with loose textured soil that allows them to dig easily. They eat many insects, or other invertebrates, and some plants. They most often feed at night, and have very poor eyesight.

Armadillos prolific rooting and burrowing can severely damage lawns and flowerbeds. To reduce armadillo damage to your lawn keeps watering and fertilization to a minimum.

Moist soil and lush vegetation bring earthworms and insect larvae (armadillo candy!) to the surface of the soil. Armadillos can sometimes be enticed to move by watering areas adjacent to the damage site. Also, watering gardens in the morning is preferable since the soil can dry out in the afternoon and not be as easily detected by night-foraging armadillos.

Armadillos can also be excluded from small areas of extensive damage with fencing at least 2 feet high

and with bottom buried at least 18 inches deep.

It is lawful for a landowner to live-trap or humanely destroy nuisance armadillos although they are difficult to capture with live traps. Armadillos are not considered native to Florida and are, therefore, illegal to transport and release. Relocating wildlife is seldom biologically sound, the animal often does not survive. You can receive technical assistance for armadillo problems by contacting your nearest FWD Regional Office.



Armadillo



The Lawn Of The Month

The holiday inspiration was really exuberant for some this year. This homeowner went the extra mile and decorated their home so beautifully.

It was a great view for the children and families driving by to witness.

This home is being recognized for the best holiday decorations, CONGRATULATIONS!

Pine Castle Jeep Range *Update*

The U.S. Army Corps of Engineers will be providing construction support in the coming months for Odyssey Middle School when several portables are removed from the property. Since there are no tools that allow investigations under structures such as portable classrooms, when the structures are removed, construction support is prudent. A UXO contractor will be on hand when the portables are removed as a precautionary safety measure.

The Corps is working closely with Orange County Public Schools to coordinate this next effort. The details for the portable removal are still being determined, and will be finalized in the near future. Parents and residents will receive an announcement prior to the work beginning.

The safety of students and faculty at Odyssey Middle School are of utmost importance. This construction support will continue as necessary to ensure their safety and well-being. During the past 2 years, the Corps has been doing an investigation of the former Pinecastle Jeep Range. In 2007, investigations began at Odyssey Middle School. A geophysical survey to identify areas where metal objects were buried beneath the ground was completed prior to the school's opening for the 2007-08 academic years. Also completed at that time was a surface sweep of the entire school grounds. This sweep confirmed that no munitions were present on the surface of the ground, and soil sampling confirmed that munitions constituents were not present on the school grounds. The removal work ended in January 2008, ensuring continued safety for students and school staff.

For more information about the former Pinecastle Jeep Range, please visit our Web site at www.saj.usace.army.mil and click on the Pinecastle Jeep Range link or call 904-232-1576 or 1-800-291-9413.

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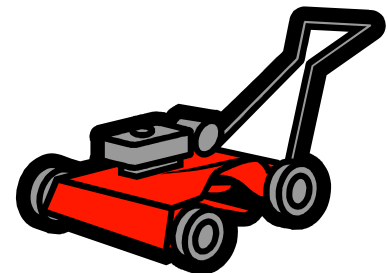
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**Sentry Management
HOA Management Company**
Christie Hederman, Manager
chederman@sentrymgt.com
407-788-6700 ext. 334

**Oak Crest Partner
Realtor – Crystal Grohowski**
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**Orlando Police
Department**
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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

Dorothy Torres
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Dan Sweeny
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