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Message From *The Board*

The Annual meeting was held in the fall of 2010 and the HOA Board remains the same.

The next Annual Meeting will be held in October 2011.

The Board will continue to work in repairs and improvements in the Association Common Areas to ensure the community remains in high standards and more aggressive actions will be taken against residents with violations.

The approved budget includes funds to pursue legal actions against those that failed to comply and the Fine Committee will ensure that fines are levy as well.

In the collections of delinquent assessment legal actions are and will continue to be aggressively taken to seek the collection of over \$130k in past due payments. If your assessments are not paid, your rights to vote and the use of the association

common areas are suspended until you comply with your past due assessments.

Aida Gonzalez
Board President

Dorothy Torres
Vice President

Dan Sweeney
Treasurer

Denisse Soler
Secretary

Tom Brierly
Member at Large

2011 HOA BUDGET

The 2011 budget draft was presented to the Board of Directors by the Management office at the September meeting.

The budget was voted on by the Board at the annual meeting on the November. Once again, there will be no increase in the assessments, it remains at \$740 per year, or \$185 equal quarterly payments.

Due to the hard economy, the delinquent accounts have increased and continue to affect the budget. The bad news is that the house values continue to decrease due to low resale values, but the good news is that at least some of the foreclosures are being sold and more families are moving into those empty homes.



Improvements and Updates



The following are the most recent updates and improvements to our neighborhood:

In the fall of 2010, the fence around the Oak Crest community pool area was replaced for a stronger, higher fence.

The front playground was fenced in compliance with the insurance requirements.

Additional "Doggie Stations" were installed and are being maintained

with additional bags to accommodate residents that walk their dogs and forget a bag to collect the waste. Please remember that dog waste is unhealthy and not only is it the law, but it is appreciated by everyone when you pick-up after your dog.

Unfortunately, the community's landscape was damaged again due to the strong winter weather. The Board will continue to work in

planting vegetation that is able to sustain the strong winters that have been making their marks in Central Florida.



Friendly Reminders



Trash Collection Days are **Tuesdays** and **Fridays**.

On Tuesdays they pick up yard waste, recycling and large items are also collected.

On Fridays is regular trash collection. Please place the yard and large items accordingly on the curb. The large trash bins & recycle bins should be stored inside your garage

away from public view on non-trash days.

Take a moment and take a look at the exterior of your home. Many homes are in urgent need of exterior cleaning, lawn care, hedge trimming, weed removal and replanting of dead bushes, grass or plants.

Take the steps to correct those exterior deficiencies to avoid violation letters

being sent. Let's keep our community beautiful and up to the highest standard.



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 via email at:

oakcrestboard@yahoo.com.

The garage sale must be held between the hours of 8:00 am and 2:00 pm.

All the signs displayed for your garage sale 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.

Delinquent Assessments

The Association encourages owners delinquent in their assessments to contact the management office to arrange a payment plan. Legislators understand how difficult it has become for Homeowner's Associations to maintain their communities in good standards without funding, and made changes to Florida Statutes that offer alternatives for collecting delinquent assessments. Read some of the new laws below.

Florida Homeowners Association Legislative Changes

Our Legislators have been busy this past session. There are a number of major changes and additions to the Florida Statutes. Several of them are very important as it relates to alternative methods of collecting assessments from delinquent owners who are renting their homes and are not paying their assessments.

HOA Remedies for Owner Delinquencies: ss. 720.305(2) and 720.3085(8)

Levying of Fines and Suspension of Use Rights: s. 720.305(2)

- If a member is delinquent for more than 90 days in paying a monetary obligation due the association, an association may suspend, until such monetary obligation is paid, the right of the member, tenant, etc. to use common areas and facilities except for those areas that must be used to provide access to the parcel or utility services. The association may also levy a reasonable fine up to \$100 per violation against any member, tenant, guest or invitee.
- Fines of less than \$1,000 may not become a lien against the parcel.
- Written notice of a fine or suspension must be provided to the parcel owner and, if applicable, to the tenant, licensee, or invitee, by mail or by hand delivery.

Collecting Rents from Tenants: s. 720.3085(8)

- If a parcel is occupied by a tenant and the parcel owner is delinquent in paying any monetary obligation due to the association, the association may demand that the tenant pay to the association the future monetary obligations related to the parcel (in other words, demand that the tenant pay

his/her rent to the association).

- Once a demand is made by the association, it is continuing in nature meaning that the tenant must continue to pay the association until the association releases the tenant or the tenant discontinues tenancy.
- A tenant who acts in good faith in response to a written demand from an association is immune from any claim from the parcel owner.
- If the tenant prepaid rent to the unit owner before receiving the demand from the association and provides written evidence of paying the rent to the association within 14 days after receiving the demand, the tenant shall receive credit for the prepaid rent.
- The association shall, upon request, provide the tenant with written receipts for payments made.
- The association shall also mail a written notice to the parcel owner of the association's demand that the tenant pay monetary obligations to the association.
- The tenant is not liable for increases in the amount of the



monetary obligations due unless the tenant was notified in writing of the increase at least 10 days before the date the rent is due.

- Tenant shall be given a credit against rents due to the parcel owner in the amount of assessments paid to the association.
- The association may sue for eviction, as if the association were the landlord, if the tenant fails to pay a monetary obligation.
- By virtue of such payments to the association, the tenant does not acquire any rights to vote in any election or to examine the books and records of the association.

Due to the high number of delinquent assessments in our community, the Oak Crest Homeowner's Association is working aggressively with attorneys to utilize these new laws in collecting past due assessments.

****The quarterly assessment payments are due on March 1, June 1, September 1, and December 1****

New Parking Enforcement Signs



The City of Orlando receives frequent complaints from residents concerning illegal parking at intersections.

To ensure residents are aware that parking within 30 feet of an intersection and 5 feet on either side of a driveway is prohibited, the City will install this new sign at the entrance of each subdivision.

Failure to obey the law will result in a parking ticket. Please be on the lookout for the signs to the left, where the City of Orlando will be enforcing the Parking Code. Violators will be subject to ticketing and/or towing.



Cooking with Justina

Quick and Affordable Dishes

Creamy One Pot Pasta

This one-pot wonder combines slivered garlic and fresh vegetables for a light pasta dish your family will be sure to request again.

- 4 large garlic cloves, peeled
- 1 jar (7 oz.) sun-dried tomatoes in oil, un-drained
- 3 cans (14.5 oz. each) chicken broth (5 1/4 cups)
- 1 lb. uncooked penne pasta
- 1 head broccoli (2 cups small florets)
- 2 medium carrots, peeled
- 4 oz. reduced-fat cream cheese
- 1/4 tsp. salt
- 1/2 tsp. coarsely ground black pepper
- Grated fresh Parmesan cheese and snipped fresh basil (optional)

1. Thinly slice garlic. Place garlic and 1 tbsp. oil from sun-dried tomatoes into an 8-qt. stockpot. Cook garlic over medium heat 2-3 minutes or until garlic is golden brown, stirring occasionally. Remove from heat; add broth. Return to burner; increase heat to high. Cover and bring to a boil. Stir in pasta; cover and simmer vigorously 8-10 minutes or until pasta is almost cooked but still firm, stirring occasionally.
2. Meanwhile, cut broccoli into small florets. Cut carrots in half lengthwise; thinly slice crosswise on a bias. Drain sun-dried tomatoes; pat dry with paper towel. Slice tomatoes into thin strips. Combine broccoli, carrots and tomatoes into large bowl.
3. Cut cream cheese into cubes. Add vegetables, cream cheese, salt and black pepper to stockpot. Stir until cream cheese is melted and fully incorporated. Reduce heat to medium; cover and cook an additional 2-4 minutes or until vegetable are tender. Serve immediately. If desired, top with grated fresh Parmesan cheese and snipped fresh basil.

For more quick and affordable recipes, please email me at justina_pratt@me.com or visit my website www.pamperedchef.biz/justinapratt.

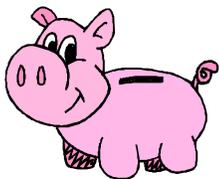


Did you Know? ...Info from the HOA



AIR CONDITIONERS

No window or wall air conditioning units are permitted. All exterior air-conditioning, pool or spa filtration and mechanical equipment must be located in a side or rear yard and must be screened from neighbors or public view by landscaping which is mature enough at planting to provide a substantial screening effect. AC units shall remain in the original location as placed by the developer at the time of construction. Units may be relocated due to the installation of a pool or lanai, provided they do not encroach setbacks and or easements. Prior ARC approval must be obtained.



ANIMALS

No animals, livestock, poultry of any kind shall be raised, bred, or kept on any Lot, or any other animals not commonly considered household pets should be kept on the properties. No breeding for any commercial purposes or in any manner or quantity, which presents a nuisance to other Owners. No person owning or in custody of a dog shall allow the dog to stray or go upon other Lots without the consent of the Owner of such lot. All pets shall be kept on a leash that is continually under the control of the owner

when is outside of the owner's Lot. A total of four (4) pets or a total aggregate weight of one hundred fifty pounds (150 lbs.), which ever applies is the maximum permitted.



PETS

In order to maintain a harmonious environment for all Oak Crest residents and in recognition of the need for animal control and residents' rights to enjoyment of the Oak Crest community, procedures were defined which would provide residents with the most efficient method to handle animal problems, and a reasonable and equitable policy for the Association to use for the purpose of processing animal questions and complaints. Dogs and human waste cannot be placed in community trash containers in the common areas. Residents are required to take waste home and dispose of it properly.

Pet owners are responsible for cleaning up the waste after their pets. Pet owners are be responsible for any offensive actions of their pets, including barking, running loose, waste clean up and properly discarded. Pets considered to be a nuisance are subject to removal by Orange County Animal Control. The Association will monitor verbal and written complaints concerning dogs off leashes and/or dog waste nuisance within the covered property -- including any common area, street or other public places or upon private property or

premises, other than the owner's Lot. Written complaints and unleashed pets on private, public or common areas will be issued a warning by the Association if the alleged nuisance has affected other residents.



DRIVEWAYS

All driveways shall be maintained and kept in a neat and clean condition, free of refuse and debris. Regular maintenance should include power washing to keep driveways and sidewalks free from mold, mildew and automobile fluid stains.

All driveways, walkways and sidewalks were built using concrete and must be maintained as such. No driveway or walkway may be painted or altered in any way. Pavers may be acceptable, but must be approved by the ARC prior to installation. All residences were built with at least a two (2) car garage and must be maintained as such.



DUMPING

Dumping of any debris, including but not limited to garbage, grass clippings and tree limbs, vehicle or cooking oils, is not permitted within Tivoli Woods, Oak Crest. This shall include all permanent green space, retention ponds, street drainage and the East Orange Outfall Canal.



BAR-B-QUE GRILLS

Bar-B-Que grills are allowed in the backyard.



BUILDING REPAIR

No building or structure shall be permitted to fall into a state of disrepair. The owner of every home or structure is responsible at all times for keeping the building in good condition and adequately painted or otherwise finished. In the event any building or structure is damage or destroyed, the owner is responsible for the immediate commencement of repairs or reconstruction.



CONSERVATION AREAS

If your property backs up to a conservation area, special care needs to be exercised. It is illegal to dump anything into, or disturb in any way the beyond your lot line. This includes clearing, sodding, mowing, dumping dead or cut trees or landscaping, dumping furniture or garbage, etc. **Should you have any questions, please contact the St. Johns River Water Management District (SJRWMD).**

Spring Time Is Finally Here!



Dear Homeowners / Residents:

We would like to take the time to let you know we are aware that recent frost and freeze damage has become evident not only to the turf on most properties, but also to specific plant material. All types of turf has become brown and based on the severity of the damage, may fully recover in the spring with warming temperatures and fertilization.

We would like to remind you that now is the time to start fertilizing so that your yard may recover from this seasons hard freezes.

Article VI, Section 12 and 13 of your Deed and Covenants, Landscaping and Living Units Maintenance outlines your responsibilities as a Homeowner in Oak Crest @ Tivoli Woods.

Starting in April, the HOA will resume sending violations if it is noted on your property that there are weeds in the yard, dead patches with no grass or if the grass requires edging and mowing. All yards must be kept in a sanitary, healthy, and attractive manner at all times by owners and occupants.

If you have any concerns, please email the Property Manager Kelly Thomson at kthomson@sentrymgt.com.

Sincerely,
The Board of Directors



Home Improvements

ARCHITECTURAL REVIEW COMMITTEE REQUESTS

APPLICATION
AVAILABLE AT
WWW.MYOAKCREST.COM

Mail all documentation to:

Tivoli Woods Village "B"
Oak Crest Homeowners
Association, Inc.
c/o Sentry Management Inc.
2180 West State Road 434
Suite 5000
Longwood, FL 32779-
5044

**Follow these steps to
submit an ARC Request
for Approval Form...**

1. Read and understand all steps to completing Approval Form and complete accordingly.

2. Attach property survey or plot plans indicating location(s) of change(s), addition(s) or installation(s). Handwritten surveys or plot plans are not acceptable.

3. Color samples, material samples, plans, estimates, pictures, etc., if applicable must be attached.

4. The ARC will respond in writing within a **30 days** review period. The ARC's 30 days review period will not commence *until all required submissions have*

been Provided by the homeowner.

5. No work can begin until the ARC approves or denies the request.

6. All requests and alterations must conform to the City of Orlando and/or Orange County zoning and building regulations. The homeowner is required to obtain all necessary permits if request is approved.

7. The approved request is valid for 120 days from date of approval and all work must be completed within 120 days of commencement of work.



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 come 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

Kelly Thompson, Manager

kthomson@sentrymgmt.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
See Your Ad
Here In Our
Next Issue?

Just E-mail Us!

[OakCrestBoard@
yahoo.com](mailto:OakCrestBoard@yahoo.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

Denisse Soler

Secretary

Dorothy Torres

Vice - President

Tom Brierly

Member At Large

Dan Sweeny

Treasurer

TIVOLI WOODS VILLAGE B

2180 WEST SR-434
SUITE 5000
LONGWOOD, FL 32779

