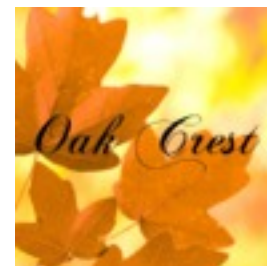


Oak Crest Homeowners Association @ Tivoli Woods Community Newsletter



Contact the Board of Directors & The Management

www.myoakcrest.com / oakcrestboard@yahoo.com / hoaboard@myoakcrest.com

A Quarterly Newsletter

Third Edition - 2012

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Message From The Board of Directors



Next Annual Meeting

The Annual Meeting was held. The Board of Directors was established as follow:

- PD: Aida Gonzalez
- VP: Dorothy Torres
- SEC: Mary Ellen Jackson
- TRE: Dan Sweeney
- MAL: Tom Brierly

The Board of Directors will continue to maintain the community to it highest standards, to improved the community common areas, to do what is legally necessary to collect the delinquent assessment.

The Board of Directors appreciate the community support and participation.

Special Thank You to Denisse Soler for the precious time she took to assist the community. Due to family obligations she not longer be assisting. Thank you for the great newsletters she assisted in creating. The entire Board of Directors wishes the best to the Soler's Family.



What's New

2013 Budget

The 2013 Budget was approved by the Board of Directors.

The 2013 assessments remains at \$740.00 at year, quarterly payments of \$185.00.

****The quarterly assessment payments are due on January 1, April 1, July 1, and October 1** Late fees and interest apply after the 15th of the month.**

Due to the high number of delinquent assessments, the Homeowner's Association is working aggressively with the attorneys to collect the past due assessments.



HOA ONLINE

Did you know you can find the oak Crest HOA Online? www.myoakcrest.com is home to useful community information. Here, you can also subscribe to email alerts to keep up on the latest news and events in the area.

facebook.com/myoakcrest is a great place to stay social with the HOA and the community. Become "Friends" with us today! As always, you can reach us via email at:

- hoaboard@myoakcrest.com
- oakcrestboard@yahoo.com



2012 IMPROVEMENTS AND UPDATES



Playgrounds were improved by replacing the existing wood mulch with rubber mulch.. and canopies were installed to provide shade. The front playground has a new concrete entrance for easy access.



Tennis Courts were resurfaced and repainted, and nets replaced. A drainage system and concrete barrier were constructed to minimize dirt and water entry and allow and to allow better drainage.



Surveillance Cameras were installed at the front entrance. These cameras will capture vehicle license plates for easier identification of vehicles entering and exiting our community. If you see a suspicious vehicle in the neighborhood, call 9-1-1.

Friendly Reminder



Trash Collection days are:

Tuesday and Friday.

Tuesday's the yard waste, recycling and large items are also collected.

Friday is regular trash.

The trash & recycle bins should be stored inside your garage away from public view on none trash collection days.



The Fall Have Arrived!

Please take a moment and look at the exterior of your house. 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 upon completion of the garage sale.



DELINQUENT 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, the Association is aggressively working with attorneys to collect the past due assessments.

****The quarterly assessment payments are due on January 1, April 1, July 1, and October 1****



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.





Community Concerns!!! and Other News!!!



TREES TRIMMING!!!

The tree in your yard and by the sidewalk should be at least ten (10) feet clearance for pedestrian and fourteen (14) feet over the street side. Inspect your tree and trim off any branches back to avoid the limbs been struck by passing vehicle and to prevent pedestrian been hit by the tree limbs. Inspect your palm trees and trim the dead limbs, these can become dangerous during strong wins or storm. The trim limbs and yard waste can be place by the curbside on Tuesday for waste management pick-up.



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 to disturb in anyways the vegetation beyond your property 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).**



COMMON AREAS VANDALISM

Recently, some youth have cause damaged to the common areas, both playgrounds, their names were carved into the playground equipment, the rubber mulch was tossed every where outside the area as far as the pool entrance. The front playground equipment was dented as they jumped on top of the equipments while ridding their skateboards. We ask for the parents to educate your children and advised them that any damage caused to the community property it's creates an additional cost that their parents will be responsible to pay the repairs. The common areas is an area that homeowners equally share, they should not caused damaged to any property they do not own. Parents will be notify of the repair cost to the damaged items and the cost will be added into their assessments account for payment.

TENNIS COURT IMPROVEMENTS



The Tennis Court was recently improved, please educate the children not to roll skate or skateboarding inside the tennis court to prevent damages to the surface.



MAILBOXES PARKING

If a vehicle is parked blocking the mailbox the mail will not be deliver, as per the postmaster regulations. Be a good neighbor, **DO NOT** block the mailboxes when parked, avoid parking violations.



MAILBOXES REPAIRS OR/AND MAINTENANCE

Check your mailbox, if damaged or in need of replacement, take the steps to do so to avoid violations notifications.



19048 E Colonial Dr, Orlando, FL 32820

<http://www.creativesigndesigns.com>

Phone:

(407) 568-7373

Did you Know? ...Info from the HOA



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 and sidewalks 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.

Home Improvements – ARC APPLICATION & APPROVAL



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

ARCHITECTURAL REVIEW COMMITTEE REQUESTS

APPLICATION AVAILABLE AT WWW.MYOAKCREST.COM



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

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

SERVICES

Commercial & Residential - Fertilization Pressure washing
Annual Flowers, Mulch, French Drain, Sod, Stump Grinning,
Irrigation Repairs, Tree Removal & Pruning Plants and
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 WALLS, PATIOS & DRIVEWAYS

SCHEDULING OF SERVICES

jep's has scheduling options that work with you !

weekly, by-weekly, monthly, annually, one-time

LANDSCAPING

CUSTOM DESIGN LANDSCAPING LITERALLY FROM THE GROUND UP, JEPT'S CAN ASSIST YOU WITH
INFINITE IDEAS ON YOUR CUSTOM DESIGNS AND INSTALLATIONS

FROM PLANT CHOICES TO PLACEMENT LOCATION WE MAKE YOUR VISION COME TO LIFE

CALL US FOR ESTIMATE

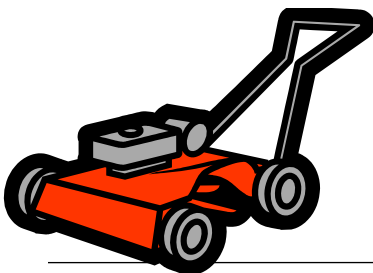
Worker's Compensation, Licensed & Liability Insurance



Family owned and Operated

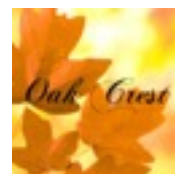
JepsLawnCae@Bellsouth.net

407-864-1535



Se Habla Español

Oak Crest Toy Drive and Pictures with Santa



Oak Crest Community

please consider donating toys and clothing for children in need

December 1, 2012 11AM X 2 PM

AT THE POOL CABANA

Oak Crest

TOY DRIVE

December 1, 2012 11AM-2PM

at the Oak Crest Pool Cabana

Please consider donating new, unopened toys
and/or clothing for a child in need.



**BRING YOUR CAMERA
FOR A SPECIAL HOLIDAY
VISIT BY SANTA!**

Oak Crest HOA

Website
www.myoakcrest.com

E-mail
oakcrestboard@yahoo.com
hoaboard@myoakcrest.com

Sentry Management
HOA Management Company
 Kelly Thomson, Manager
kthomson@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

Monthly Board Meetings

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

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

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!

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 In Our Next Issue?
 Just E-mail us!**

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 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
hoaboard@myoakcrest.com

Oak Crest Board of Directors

Aida Gonzalez
 Board President
 Dorothy Torres
 Vice-President
 Dan Sweeney
 Treasurer

Mary Ellen Jackson
 Secretary
 Tom Brierly
 Member At Large

Oak Crest @ Tivoli Woods

Tivoli Woods Village B – Oak Crest
 Sentry Management
 2180 West SR-434
 suite 5000
 Longwood, FL 32779