

# Oak Crest Homeowners Association @ Tivoli Woods

## Community Newsletter



Contact the Board of Directors & The Management

[www.myoakcrest.com](http://www.myoakcrest.com) / [oakcrestboard@yahoo.com](mailto:oakcrestboard@yahoo.com) / [hoaboard@myoakcrest.com](mailto:hoaboard@myoakcrest.com)

A Quarterly Newsletter

Third Edition - 2013

### Contents

### Message From The Board of Directors

Updates, Reminders	2
& Garage Sale	2
Did You Know?	3
Renting & Solicitors	4
Other News	5
Improvements	6
ARC Information	6
Advertisements	7
Contact Information	8

#### Community Alert

**Our community is maintain fairly safe, as you all know, crime can happen anywhere, anytime and in any community. Recently some vehicles have been vandalized or/and stolen in our community. The Police Department encourage residents to contact them and report anything you may see that's is out place or character.**

**If you see something, say something.**

**Parents, educate your children, some youth are hanging out into the conservation areas given the impression that something illegal maybe taking place, keep eye in your children, know where they are and what they are doing. If anyone observe people in the conversation areas contact law enforcement and have the identify to prevent crime being committed in our community.**



### What's New

## Pool Improvements!

As you have noticed, the pool was improved, the pool cabana was repainted, the pool deck was repair and the cabana floors were improved. Work is completed!!! Under Budget!!!!

We ask that residents adhere to the pool regulations at all time, clean after yourselves and be consider to others while utilizing the pool. Follow the Health Department health codes, shower before entering the pool.

If you need pool key, contact the board to set an appointment to obtain the bathrooms & tennis Court Key and the key fob.

## HOA ONLINE

Did you know you can find the oak Crest HOA Online? [www.myoakcrest.com](http://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](mailto:hoaboard@myoakcrest.com)

[oakcrestboard@yahoo.com](mailto:oakcrestboard@yahoo.com)



## Friendly Reminder !!!



Trash Collection days are:

**Tuesday and Friday**

**Every other Wednesday - Recycling**

**Tuesday's** - Yard waste, recycling and large items are also collected.

**Friday** - Regular trash.

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



## Garage Sales in Our Community

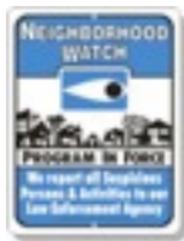
If you are having a garage sale, you must notify the Homeowner's Association at least 14 days in advance via email at: [oakcrestboard@yahoo.com](mailto:oakcrestboard@yahoo.com) The garage sale must be held between the hours of 8:00 am and 2:00 pm. All the signs displayed for your garage sale must be removed upon completion of the garage sale. Lastly, any unsold items must be removed from public view upon completion of the garage sale.

Don't become a crime of Opportunity

Call 911 if you see something out of place or/and character. Prevent Crime, secure your Property, set your alarm ON when home alone or when you leave your house. Secure your windows and door at all time.



Make sure you use your garage to parked your vehicles, if you choose to leave it outside, make sure your vehicle locking devices are activate and the vehicle alarm system is properly turn ON



**Volunteer to be part of the Neighborhood Watch!**

**Summer is upon us, crime increases, neighbors can protect each other and the community.**

**Be observant and report to the police anything unusual you may observe.**

## Did you Know? ...Info from the HOA

### Assessments as Important as Mortgages and Taxes

When you sit down to pay your bills each month, do you consider your association assessment a low priority? If so, think again. According to the National Consumer Law Center's (NCLC) *Guide to Surviving Debt*, "Condo fees...should be considered a high priority." In fact, NCLC considers community association assessments in the same category as mortgage payments and real estate taxes—a category ranked second only to feeding your family—according to the *Guide's* "Sixteen Rules about Which Debts to Pay First."

Assessments pay for services like building maintenance, show removal, and cleaning that you would pay no matter where you lived—either as direct out-of-pocket expenses or indirectly in a higher rent payment. But the association has collective buying power, so when all services and utilities for everyone in the community are passed along to you as a monthly assessment, you're actually getting a bargain.

So, next time you get out your checkbook, remember to put your assessment near the top of that stack of bills. You'll be glad you did.

### Government Support is One Click Away

You've probably heard the old joke, "I'm from the government, and I'm here to help you." While there are times most of us would agree this is a contradiction in terms, government agencies do provide an unlimited variety of free advice, guidance, and information, and most of it is now just a computer click away. Sometimes, however, finding what you need when you need it among the millions of websites that populate the Internet can be daunting.

For those times when you need some help, there is one website you should put on your computer desktop or save in your browser. It's the U.S. government's official web portal: First Gov.gov. The index for this website is located at [www.firstgov.gov/index.shtml](http://www.firstgov.gov/index.shtml). The information is arranged by topic and includes consumer guides, family home and community, money and taxes, public safety and law, voting and elections and many, many more.

The website also provides a convenient resource called "Get It Done Online," an alphabetized list of government services you can access from your computer. This resource connects you to more than 100 tasks you can do via computer, including replacing vital records, contacting elected officials, getting or renewing passports, renewing your driver's license, even shopping government auctions.

Perhaps best of all, you can find links to our own state and local agencies. That's at [www.firstgov.gov/Agencies.shtml](http://www.firstgov.gov/Agencies.shtml)

### Pinecastle Jeep Range – News From the Army Corps Of Engineers

Dear Property Owner:

You may be aware that your property is within the boundaries of the former Pinecastle Jeep Range (PJR), a World War II era military installation. The site has been extensively studied and Decision Documents accepting the preferred alternatives presented in the Proposed Plan for the former Pinecastle Jeep range have been signed for three of the four Munitions Response Sites (MRSs).

The U.S. Army Corps of Engineers completed a Remedial Investigation/Feasibility Study (RI/FS) in 2010m which provided the data necessary to develop a Proposed Plan to address the site. The four Munitions Response Sites and associated approved alternatives are:

- Demonstration Range North (south of Lee Vista Boulevard, including Odyssey Middle School, Tivoli Gardens and Lee Vista Square) - environmental restoration work in this area will be completed later this year;
- Demonstration Range East (includes Beltway Commerce Center and portion of the landfill property) - land use controls recommended, no further action required;
- Demonstration Range South (a portion of the undeveloped property known as Mockingbird) - Decision Document currently under review.
- Remaining Area (all residential neighborhoods except those in Demonstration Range North). No munitions or contamination of any kind was found north of Lee Vista Boulevard or in any of the residential areas within this MRS. Since nothing was found within this MRS, no further action is necessary.

Please see the enclosed fact sheet for information about the site, the results of the RI/FS and the Decision Documents. Project documents are available at the Orlando Public Library Southeast Branch, 5575 S. Semoran Boulevard, Orlando FL 32822.

If you have any questions or would like additional information, please visit the project website at [www.saj.usace.army.mil](http://www.saj.usace.army.mil), call 866-279-4880 or email us at [FUDS.Florida@usace.army.mil](mailto:FUDS.Florida@usace.army.mil).

## Renting – Tips for Successful Renting

Approximately four in 10 homes in suburban America are occupied by renters. If your unit is one of those homes—or about to become one—here are a few tips that will help you, your renters, and the association.

### Talk to the Manager

The association manager can give you important information about what the association requires of owners and renters and tips about the rental process that will be very helpful, especially if you're leasing for the first time.

### Check the Documents

Make sure you comply with the association's governing documents—the bylaws and CC&Rs. They may contain special requirements for nonresident owners who lease their units.

### Educate Prospective Tenants

Be sure to inform prospective renters about the special considerations of living in a community association *before* they sign a lease. The association will be happy to give you a copy of the rules to pass along.

### Use a Lease Addendum

No doubt you'll have your renters sign a lease. Please attach an addendum to your lease that covers the specifics of the community association and require renters to adhere to association rules. This is very important because it gives you and the association a means of enforcement. A good lease or lease addendum should support the community by:

- Requiring the tenant to obey the bylaws, rules, and regulations of the association. (Attach copies!)
- Requiring the tenant to pay fines for association rule violations.
- Requiring the tenant to vacate if community association regulations are repeatedly violated.

### Keep the Association Informed

Once the lease is signed, give a copy to the association manager or a board member. The more information you provide about your renters, the more successful they will be in our community. Please provide the following information to the association:

- a) Renter's name (and children or roommates) and phone number.
- b) Renter's email address, employer, or other pertinent details.
- c) Renter's vehicle description and license plate numbers. This will allow us to provide parking information.
- d) The number and type of pets, if any.
- e) Your forwarding address and phone numbers.

### Encourage Tenants to Participate in the Association

Be an advocate for your tenants with the association. Make sure they have access to the recreational and parking areas and that they have the keys and passes they need. Please give them the name and phone number of our association manager. Even though tenants have no vote on association matters, they are an important part of our community. Make them feel welcome, provide information that will familiarize them with the association, and encourage them to participate in community activities whenever possible. Today's renters may be tomorrow's owners—or even board members. The more we all do to promote a sense of belonging for renters, the more positive and successful the leasing experience will be for everyone.

### Sidestepping Solicitors

Annoyed by the persistence of solicitors' unwelcome knocks on the door? It seems like no matter what they do, they always manage to show up on your front porch. They come with fliers, door hangers, a rehearsed speech and the distinct ability to ignore the polite decline of the products they're peddling—cleaning supplies, appliances, cosmetics, magazine subscriptions, home-improvement products, coupons for local businesses and other unwanted items—sometimes even making you feel trapped in your own home.

Homeowners associations are particularly easy, frequent targets of commercial, religious and political solicitors; part of the appeal is that population density makes our association an easy environment for them to canvas. Because of this, finding a way to keep solicitors away can be invaluable.

The simplest way to deter solicitors is by posting a "No Solicitors" sign on your door or in your front window. If you get knocks on the door anyway, you also can ask solicitors for their license, permit or company identification; many don't have it and will leave. If the solicitor doesn't leave or keeps coming back, tell them the community has nuisance restrictions and there are legal ramifications for violating them. And if that's not enough to make them high-tail it off of your lawn.

While a visit from a solicitor is often annoying, they can sometimes be more than just a nuisance; some might have ulterior motives, such as fraud, canvassing a home to commit a crime or other unseemly behavior. If you believe a solicitor is acting suspiciously or you feel threatened, call the police immediately and notify our security personnel to help you avoid a potentially dangerous situation.

So stay safe, keep your sanity and do your part in discouraging solicitors from trolling our community. You'll soon hear just how sweet an un-rung doorbell sounds.

## Community Concerns!!! and Other News!!!



### 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

### 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.

### Conservation – Down the Drain

Washing your car may seem like a great way to beat the heat this summer while accomplishing something constructive on your to-do list. But you might want to think twice about the environmental impact before you park your car in the driveway and pull out your bucket, hose and old towels.

Even if you use a biodegradable cleaner, the soapy water that runs off your car when you hose it down not only contains detergent, but residue from automobile fluids like oil, gasoline and antifreeze. Each time you rinse your car, the contaminated water flows untreated directly into the stormwater system and eventually makes its way into streams and rivers. And, as the water runs out of your driveway and down the street toward the storm sewer, it also picks up other toxic substances, like fertilizers, petroleum deposits and surface paint from the pavement. Parking your car on a grassy area while you wash it may help some, but the toxins will end up in the groundwater eventually.

As an alternative, consider using a commercial carwash facility. Whether a conveyor type, self-service, in-bay automatic or custom hand-wash business, these establishments are required by the U.S. Environmental Protection Agency (EPA) to capture and route their wastewater to a treatment facility before the water can be discharged into the sanitary sewer.

Toxic residues aren't the only reason to take your car to a commercial car wash. Rinsing your car at home with a garden hose can use as much as 10 to 15 gallons of water per minute, while professional car wash facilities can limit the water flow to as little as three to five gallons per minute. If you spend an hour in your driveway washing your car, you may have sent as much as 150 gallons of contaminated water directly down the drain. This is especially important in long summer dry spells.

So help the environment and save time this summer: leave car washing to the professionals.

## Committees

### What the Architectural Committee Does for You

Are you getting ready to make an addition to your house or build a new shed or fence in your back yard? Before you break out the miter saw, make sure to get your plans approved by our association's architectural committee.

While it may seem arbitrary from an individual homeowner's standpoint, the architectural committee looks out for the entire community. Aside from stopping residents from painting pink polka dots on their houses, the committee's job is to make sure that the size and style of the project, the type of building materials being used and the overall look of the new structure adhere to the association's design requirements. Not only does this keep the community looking cohesive, it also helps to keep property values up by preventing individual structures from standing out. Of course, it's also important to note that unapproved structures might legally have to be removed at the owner's expense, so save yourself money and headaches by getting approval before building.

So when you're ready to start your new project, or if the design of your project changes midway through building it, send your plans to the architectural committee first so that we can make sure they're in compliance with the association's design standards. If we do find any issues, we'll let you know what they are and try to help you come up with other options. We appreciate all the hard work residents have done to make their homes and this community beautiful—help us keep this association looking great by keeping us in the loop of all your building projects.

## Home Improvements - ARC APPLICATION & APPROVAL



### ARCHITECTURAL REVIEW COMMITTEE REQUESTS

APPLICATION AVAILABLE AT [WWW.MYOAKCREST.COM](http://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 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](mailto:JepsLawnCae@Bellsouth.net)

**407-864-1535**



**Oak Crest HOA**

Website

[www.myoakcrest.com](http://www.myoakcrest.com)

E-mail

[oakcrestboard@yahoo.com](mailto:oakcrestboard@yahoo.com)[hoaboard@myoakcrest.com](mailto:hoaboard@myoakcrest.com)

Sentry Management

HOA Management Company

Kelly Thomson, Manager

[kthomson@sentrymgt.com](mailto:kthomson@sentrymgt.com)

407-788-6700 ext. 334

Oak Crest Partner

Realtor - Crystal Grohowski

Keller Williams Realty

407-721-5691

[csg@willdeliver.com](mailto:csg@willdeliver.com)[www.willdeliver.com](http://www.willdeliver.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](http://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!

**Want to See Your Ad Here****In Our Next Issue?**

Just E-mail us!

**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](mailto:oakcrestboard@yahoo.com)[hoaboard@myoakcrest.com](mailto: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