

Oak Crest Homeowner's Association Community Newsletter



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A Quarterly Newsletter

Second Edition - 2014

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Message From The Board of Directors

Oak Crest is a great community to live in and raise your children. After the hard economic times in recent years, our property values are slowly increasing. Many previously vacant homes in Oak Crest are now occupied and new owners are making improvements.

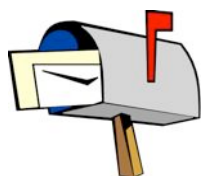
Spring is a great time to inspect your home and make any necessary repairs. As a homeowner, it is your responsibility to maintain the exterior of your home and the landscaping.

If your sidewalk, driveway or home has mildew build-up, now is the perfect time to pressure wash. You may discover that it is time to repaint your home. Make sure you submit a request to the Oak Crest ARC and receive approval before making any improvements.

Small improvements can make your property look great and show your community pride!



What's New



Community-wide mailbox replacement work is scheduled to begin on or about April 25th. Please do not park your vehicles near mailboxes; this will slow down the replacement process.

For more information on this community improvement project, please see Page 3 of this newsletter.

The Basketball Court was resurfaced in the beginning of April. The court was re-lined and the backboard has been replaced. Please help our community make the most of this investment by using the basketball court for playing basketball only... bikes, skateboards, rollerblades, and anything else that could damage the new surface are not allowed on the court.



Second Quarter Homeowner's Association assessments were due on April 1st. Late fees and interest apply after the 15th of the month. When making your payments, make sure your account number is correctly listed to avoid payment delays and late fees.

Don't fall behind... If you are experiencing a hardship or can not make your payments on time, contact the property manager to see what arrangements can be made before late fees, interest and possible legal fees begin to accrue.

Reminders & Other Information

NO SOLICITING

The City of Orlando provides permits to legitimate vendors who wish to solicit business in residential neighborhoods. They are required to carry and produce a copy of the permit if asked. Permits do not however allow vendors to solicit in communities where a No Soliciting sign is properly posted at the community entrance. If you observe a solicitor in the neighborhood, are approached by someone selling a product and/or service, or receive a knock at your door- you have the right to tell them to leave the community as they are soliciting illegally. You may also wish to contact the Orlando Police Department as they take complaints for people illegal soliciting seriously.



Keep in mind that while some of these door-to-door vendors may actually be selling something, some are casing the neighborhood and our homes looking for potential targets.

Keep your eyes open and help keep our neighborhood safe.

NOISE ORDINANCE

The City of Orlando has a noise ordinance for residential areas.

Although your neighbors may be adamant that the party is just getting started at 2 a.m., in Orlando, the law is on your side when you are looking for peace and quiet. Filing a civil noise complaint against unruly parties is one recourse when the tranquility of your neighborhood is shattered by loud music, boisterous voices or other noise offenders. Violators of Orlando's noise ordinance, as described in Orlando City Code 42.04, may even be subject to arrest.



The most common disturbances and complaints occur during mandated "quiet times" from 10PM-7AM, however some noises can be illegal at any time if they disturb the peace of an individual.

To report a noise disturbance you are encouraged to call the Orlando Police Department, or 9-1-1, if you do not feel that you can resolve the issue on your own, with your neighbor.

Information regarding the specifics of Orlando's noise ordinance can be found at either of the web addresses below.

www.noisefree.org/cityord/orlando.pdf
www.municode.com/Library/FL/Orlando/Code_of_Ordinances

Be a good neighbor and mind your noise levels, especially late at night. Keep in mind that you are responsible for any noise or disturbance created by your guests as well.

PICK UP AFTER YOUR PET

Orange County Code Section 5-42 States:

Failure to pick up your pet's waste on public ways, recreation areas, and even private property could result in fines.

Fines can range from \$84.00 to \$110.00 for each occurrence.

Do your part for the health and well being of you, your pet and your community. Please pick up after your dog.



GRASS CLIPPINGS

City of Orlando Code Section 31.19 states:

It is prohibited to discharge any polluting matter into the streets and/or storm systems. Violators may be subject to a civil penalty, citation, pollution abatement costs, and/or action by the City of Orlando Code Board.



- NEVER leave grass clippings on the streets, sidewalk, or any paved area...and NEVER dump grass clippings into a lake or storm drain.
- Aim your mower chute AWAY from paved areas and use blowers to blow grass INTO the yard – NOT into the streets.
- If you must remove your grass clippings after mowing, please bag them and dispose of them on yard waste collection days

TRESPASSING ORDER

A Trespassing Order is in affect for all common areas of Oak Crest between the hours of 10PM-7AM. The Trespassing Order is posted at the Pool Cabana, in public view, as per Florida law.

The Order includes the pool area, basketball courts, tennis courts, playgrounds, conservation areas and areas surrounding the ponds.

Additionally, the trespassing order is in affect 24 hours a day for perimeter areas and areas along the canals. The Trespassing Order allows the Board or any other member of the HOA to contact Orlando Police when anyone is observed in common areas after hours. This includes individuals riding dirt bikes/ATV's. If you see someone who does not belong DO NOT contact the HOA... report suspicious persons and/or vehicles by calling 9-1-1.



Mailbox Replacement Project Information

The Oak Crest community is more than eleven years old. Over one-third of the mailboxes in our neighborhood are in very poor shape and various states of disrepair. It has been difficult and costly for homeowners to repair these mailboxes largely due to the welded construction design.

After months of research, vendor presentations, discussions at monthly board meetings, reviewing of solutions and proposals, and negotiating prices ... we now have a solution.

The Oak Crest Homeowner's Association is working with Creative Mailbox Sign & Designs, a locally based company, to REPLACE all mailboxes in the community. The replacement will consist of a brand-new post, mailbox, flag, decorative finial and bracket. Your street number will be affixed to the mailbox-side in reflective gold lettering. Although the mailboxes will look similar to what you currently have, the design will allow for easier repair or replacement of separate components, if necessary, in the future. Best of all, we will beautify our community with these new mailboxes, replacing the eyesores which we currently see in front of many homes.

The mailbox replacement work is scheduled to begin on or about April 25th, and should last no more than a few days to complete the entire neighborhood, depending on various factors. Here are some important notes:

- The mailbox replacement will not cost our homeowners any additional payments or special assessments.
- This is a complete replacement. Workers will remove the old box and pole, set a new pole in concrete, and attach all the mailbox components.
- It's eco-friendly; the majority of the replacement mailbox unit is manufactured from recycled materials... and the old boxes that are removed will be recycled as well.
- If you have recently repaired or replaced your mailbox and want to hold on to your old box we must be notified ahead of time, however we cannot guarantee that your old box will not sustain any damage during the removal process. If you choose to keep your old box it must be stored out of site, immediately.
- The Oak Crest Mailbox Replacement Program is a one-time deal. The Homeowner's Association is reducing your burden of replacing an old box on your own as part of a community-wide program, however we do not take responsibility for maintaining or repairing individual mailboxes. Once your mailbox has been replaced it is up to you to take care of it. Each mailbox will have a one-year manufacturers warranty against defects and workmanship. Any damage not covered by the warranty, or which occur after the warranty has expired, is the responsibility of the homeowner, tenant and/or property manager.
- Creative Mailbox staff will wear their company logo and work as a crew with an installation manager overseeing the onsite work. These workers do not need, nor will they request access to any part of your home or property, other than the easement where the mailbox is located. If someone knocks on your door, please request to see identification.
- We will not know the exact date and/or time that workers will arrive outside your home to replace your mailbox. The speed and number of boxes they can replace in a day will depend on the size of the crew, weather and unobstructed access to each mailbox in the areas where they are working. With that in mind;
- It is extremely important that once installation begins, the Creative Mailbox crew has unrestricted access to your mailbox. We ask your cooperation in regard to parking; Please do not block access to a mailbox. Please park in your driveways, however if you must park on the street, please make sure you are far enough away from mailboxes so not to impede work.
- Mail will be delivered. We will work with the post office to ensure mail delivery is not interrupted.
- Please inspect your new mailbox once it has been installed. Please notate and if necessary take pictures of any defects, damage, imperfections, etc. Do not address your concerns with the installers working in the neighborhood or contact Sentry Management. We have set up a special email address where you can contact us and we will compile a list of issues. Please email us at [mailbox@myoakcrest.com] and include the following information:
 - Your name and whether you are the property owner, tenant or property manager
 - Your property address or lot #
 - Your question or concern

We will respond to your concerns as soon as possible, however please understand that Creative Mailbox crew will not address any issues until completion of the project. You may also use this email address for any other mailbox related questions or concerns that you may have.

Thank you in advance for your cooperation, and enjoy your NEW mailbox!

Upcoming Community Events



Take Heart Orlando: Saturday, July 12, 2014 9AM at the Pool Cabana



In the United States, 400,000 sudden cardiac arrests occur annually.

- 89% of these patients die, because they do not receive immediate CPR from someone on the scene.
- 80% of sudden cardiac arrests occur at home.
- 70% of Americans feel helpless to act because they don't know how to do CPR or they are afraid of hurting the victim.

Take Heart Orlando is a free, 30-minute training session available to all City residents, businesses and organizations. The HOA is bringing Take Heart Orlando to Oak Crest for those interested in CPR training. **Registration is required.** You must register for this life-saving class by emailing us at hoaboard@myoakcrest.com by May 30, 2014. Please include your name, address, number and names of additional people attending in your group and contact information. If we do not receive enough interest this event will be cancelled.



Annual Pool Party: Saturday, July 12, 2014 11AM-4PM at the Pool Cabana



Bring your family for a fun-filled day with music, games, delicious food and ice-cold beverages. If the pool isn't enough fun for you...we will also have a dunk tank, inflatable water slide, petting zoo and choo-choo train rides for the little ones!

It will be a great time for the whole community to enjoy. Mark you calendars! Hope to see you there!

Portions of Tivoli Chase Road will be closed to vehicular traffic several hours before and after this event. Please plan accordingly and drive safely. Carpool or walk to this community event if possible. No parking will be available at the pool. Limited parking is available on streets adjacent to the pool area. Please obey street parking laws...do not block neighboring driveways and always park facing the direction of traffic.



Other Upcoming Events

Look for information in the next newsletter for Fall Community Garage Sale and Holiday Toy Drive dates.

Oak Crest Online



myoakcrest.com is home to useful community information, documents and news. You can 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. Visit us and "Like" our page for regular updates.



You can always reach an HOA representative via email at: **hoaboard@myoakcrest.com**
oakcrestboard@yahoo.com



ARC REQUEST FORM 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 for 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 day** review period. The ARC's 30 day review period will not commence until all required submissions have been provided by the homeowner.
5. No work can begin until the ARC approves 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 the commencement of work.

Oak Crest HOA
Website
www.myoakcrest.com

E-mail
hoaboard@myoakcrest.com

Sentry Management
HOA Management Company
Kelly Thomson, Manager
kthomson@sentrymgt.com
407-788-6700 ext. 51306



Orlando Police Department

Info Line
407-246-2470

Non-Emergency Desk
321-235-5300

Emergency
Dial 9-1-1

Monthly Board Meetings

Center Pointe Community Church
9580 Curry Ford Road (Curry Ford Rd & SR 417)
Orlando, FL 32829

ARC MEETING: 2nd Tuesday of the Month @ 6:15 pm

BOARD MEETING: 2nd Tuesday of the Month @ 6:30 pm

NEIGHBORHOOD WATCH COMMITTEE:

NEXT MEETING - TBA
LOCATION: Community Pool Cabana

Oak Crest Board of Directors

Aida Gonzalez, President
Dorothy Torres, Vice-President
Dan Sweeney, Treasurer/Secretary
Tom Brierly, Member at Large

Advertising & Ideas

Would you like to advertise your business or service in our next newsletter?

Do you have ideas for the next newsletter or a topic for discussion at the next board meeting?

Do you want to know more information about our neighborhood and events in the area?

Send us an e-mail us and let us know!



Copies of newsletters, past and present, are available on our community website: www.myoakcrest.com

Oak Crest @ Tivoli Woods

TIVOLI WOODS VILLAGE B - OAK CREST
SENTRY MANAGEMENT
2180 WEST SR-434
SUITE 5000
LONGWOOD, FL 32779