

# Beacon Park Phase 1 Newsletter

Dear Residents,

This newsletter is to introduce the new Board of Directors and to invite you to participate in the process of improving our community. If you are interested in participating on the Board, one of the committees or if you would just like to provide feedback or ideas; please contact Dan Meloon at Rizzetta at email address [dmeloon@rizzetta.com](mailto:dmeloon@rizzetta.com) or by phone at 407-472-2471.

**Board members:** Kevin Currey and Jeyisanker Mathiyaparanam **Committee members:** Stephanie Cameron and Michael Wilbur

## New Developments

- Communication
  - Further newsletters will follow, with the frequency to be determined.
  - A bulletin board has been installed by the pool. All Board or member meeting notifications for Beacon Park Phase 1 will be posted here. The Master Association may also be utilizing this board for its notifications as well.
  - We encourage you to register your email with Rizzetta to receive meeting notices.
- Garbage/Recycling
  - The new garbage/recycle cans are quite large so they do not have to be stored inside. They can be stored outside, but as a courtesy please store them neatly and placed up against your home.
  - Do not paint numbers on the outside of these cans. They must have a consistent look with everyone, just like our fences. You may paint numbers on the inside, on the lid.
  - Old garbage cans and recycle bins must be stored out of sight and may not be painted.
  - Do not leave large items at the curb without calling Solid Waste Hotline: 407-836-6601.
- Committees
  - The Fining Committee has been established. Please do your best to adhere to the governing documents and Use Restrictions as fines will now be imposed for failure to comply with the violation notices. Your cooperation is needed to improve the overall safety and appearance of our community. One of the goals of the BOD is to maintain and increase property values. This can only be achieved when everyone is doing their part to maintain their property and adhere to the governing documents.

## Reminder of Responsibilities

- Pay your HOA fees on time. They are due the first of every Month. Failure to pay your assessments or to pay them on time will result in late fees, collection fees, interest, attorney fees, liens, and lien foreclosure.
- Maintain your lawn. (Mow, edge, trim, weed, fertilize, trim trees, bushes and hedges, replace dead or dying sod)
- No parking or operating motorized vehicles on the grass or sidewalks.
- Pressure wash your house, driveway, sidewalk and fence.
  - You are responsible for the back side of your fence as well. You have "right of way" for the purposes of cleaning. If your neighbor objects, they must do so in writing, at which point it becomes their responsibility to clean the back side of your fence. If your neighbor encloses a section of your fence, then it becomes their responsibility to clean the section facing them.
- Pet etiquette: Please use a leash as required by law, please pick up waste after your dog and please try to control your pet from excessive barking and nuisance behavior.
- Do not post flyers of any kind on common property or county signage, "STOP" signs or "SPEED LIMIT" signs. Please contact Rizzetta for permission to use the bulletin board.
- Do not leave basketball hoops, bikes, toys, etc. ...lying around. These items must be stored out of site when not in use.
- Holiday decorations must be taken down within 14 days of the holiday.

**On behalf of the Board of Directors**

**Dan Meloon – Community Association Manager**