

Beacon Park Phase 1 Newsletter: June 2016

On behalf of the Board of Directors, here is an update on all the latest developments.

Communication

- The website has been reinstated. <http://www.beaconparkhoaphase1.com>
- The email address for The Board has been reactivated. beaconparkhoaphase1@gmail.com
 - Please include your name, address and phone number on all correspondence.
- This will be the last paper newsletter. All future newsletters will be posted on the website and the bulletin board.
- The next community gathering will be Wednesday August 24 at 5:30pm at the pool. The fine hearing will be at 6:30pm.

Fine Committee

- Roughly 150 fines have been issued (about 1 per day), 44 requested a hearing and 39 were rectified / waived. The Board regrets having to take such drastic measures, but our community desperately needs it. If you look around the community you will see it is much improved and we hope to continue with this momentum. Your cooperation is greatly appreciated.
- Included in this newsletter are the Rules and Regulations from our documents, plus clarifications from The Board.
 - FL statues trump the HOA. Our rules are used for HOA fines, and are not related to code enforcement citations.
- 3 new members have formally joined the committee for a total of 6. The Board asks all of you to join our efforts informally.
- To avoid fines and save money, register on our website for bulk discounts on pressure washing and tree trimming.

Townhomes

- According to our governing documents, the HOA is responsible for the roofs, exterior paint, lawn maintenance/irrigation, insurance on the buildings (not contents) and termite bond. Everything else is the townhome owner responsibility.
 - However, it may be more efficient, cost effective and practical if the HOA went above and beyond rather than simply providing the bare minimum. For example, annual pressure washing is being considered.
- The pressure washing has been completed. Thank you all for your patience and cooperation.
- The trees will be trimmed and thinned. This is necessary to provide our grass more sunlight.
- The irrigation contract was switched back to our landscaper as of April. Our landscaper is now able to water the grass.
 - More fertilizer will be applied, leaves will be picked up and dead plants/grass will be replaced.
- The gutters will be inspected and cleaned. A quote will be obtained to install gutters on the garages. More info will follow.

Pavers

- To encourage driveway parking to alleviate congested street parking, you may widen your driveway by up to 3' on one or both sides (cement or pavers) without ARC approval. If you wish to drive on this area you need to extend to the street, otherwise just to the common sidewalk is OK. Dead sod from driving over will not be tolerated.
- Storing your new garbage/recycle cans on the grass creates unsightly dead spots twice a week. Please install pavers, up to 3' wide next to your house. ARC approval not required.

Miscellaneous

- All the street lights have been checked, 17 have been reported to Duke Energy:
 - <https://www.progress-energy.com/florida/home/storms-outages/streetlightrepair.page>
- The railings near the entrance have been repaired.
- The wall and split rail fence near phase 2 have been pressure washed. The Master is cleaning the common sidewalks.
- The landscaper has been contracted to do a monthly litter pickup in the entire community. Please keep your unit and the entire community free of litter in order to keep these costs down. Littering will have severe consequences.
- About 80 single family common sidewalks were edged by the HOA using fine revenue. This was a dramatic improvement and The Board hopes it will bootstrap the process and further motivate all of us to improve our yards.
- Orange County has been contacted to coordinate a community cleanup. More info will follow.
- If anyone wishes to participate in the Code Enforcement Committee please email the CAM or The Board.