

# Beacon Park Master Newsletter: April 2018

## 2018 Rules and Regulations

<https://www.beaconparkhoaphase1.com/documents.html>

The Master Board of Directors has proposed to adopt the enclosed rules and regulations. Page 1 summarizes the rules directly from the Master governing documents, page 2 contains the Board clarifications and additions. A Master Fine Committee has been established with members appointed to the Committee to facilitate covenant enforcement in all phases.

From the date of the meeting the rules are adopted forward, the Master Association will be strictly enforcing the Declaration of Covenants and Restrictions pursuant to its terms, including without limitation the Rules and Regulations adopted herein. In accordance with the Association's governing documents, the Association shall pursue any and all remedies available to it in connection with any violations.

## Pictures from Master Xmas Event and Easter Eggstravaganza!

<https://www.beaconparkhoaphase1.com/xmas-2017.html>   <https://www.beaconparkhoaphase1.com/easter-2018.html>

Thanks to everyone who participated! These events were an amazing treat for the children of Beacon Park. Santa arrived on an Orange County fire engine and the Easter Bunny kicked off a huge Easter egg hunt of over 1,000 eggs!

NOTE: Since the Phase 2 president refused to post the Master notices of these events in their bulletin board, the Master HOA will no longer allow Phase 2 to place a bulletin board on Master property. A Master bulletin board will be installed in Phase 2 to ensure all residents have access to information about community events and other HOA happenings.

## Community Events:

- Phase 1 volunteer litter pickup Saturday April 21, 11am at the pool (pizza for volunteers at 12:30pm)
  - <https://www.beaconparkhoaphase1.com/litter.html>
  - All Master residents are welcome. We don't discriminate when it comes to litter!
  - Phase 1 community gathering at 12:30pm
- Master Garage Sale Saturday May 12, 9am to 3pm
  - <https://www.beaconparkhoaphase1.com/garage-sale.html>
  - You must register with the HOA so a county permit can be obtained for your sale.
  - Do not place any signs/flyers in the common areas!
- Board of Directors Meeting to Review and Adopt the enclosed Rules and Regulations for Beacon Park Master Association
  - The meeting will be held on Monday, May 14, 2018 at 5:00PM at Titan Management, 1631 E. Vine St., STE 300, Kissimmee, Florida 34744.

## Master Deed Transfers

In order to simplify the budgets and reduce costs, the Master is offering to transfer the deeds of all common areas to the respective sub phases. All Beacon Park HOA Boards have unanimously signed this agreement with the exception of Phase 2 which will make their decision on April 25. The Master attorney has offered to present the deed transfer proposal and answer questions from the Phase 2 residents on April 25, however the Phase 2 Board did not accept this presentation offer.

If Phase 2 does not agree to the deed transfer, the Master will propose to include the Phase 3 common areas in the 2019 Master budget. This will significantly increase the Master assessments, but it is the only other option that is fair for everyone in Beacon Park. The Master Board has a fiduciary responsibility to pursue any and all options to ensure all members are treated uniformly and fairly. The Master expresses concern over the actions of a select few who wish to continue the Phase 3 subsidies to Phases 1 and 2. We believe these actions are self serving and these subsidies are an injustice. It's time to fix the deeds and budgets to make things fair for everyone.

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## Master HOA Update

- Hurricane tree cleanup (branch hangers): Our tree vendor performed a thorough pruning/lifting as well as moss cleanup. The same service was provided for Phase 1 townhomes.
- The perennials and sod around the monuments have been replaced.
- Sidewalk repair: 102 trip hazards on HOA sidewalks will be repaired in the coming weeks.
  - The county was contacted about the right of way sidewalks, trouble sections have been marked by the county.
- Quotes for pressure washing are currently being requested.

## Phase 1 Update from Master President Kevin Currey

The documents for the Master and Phase 1 have the same rules, the enclosed rules have been adopted by and will be enforced by Phase 1. The Phase 1 Board of Directors has signed with Titan Management, who will be taking over the management of Phase 1 effective June 01, 2018. This move solidifies Phase 1's commitment to unity in Beacon Park. We join our friends in Phase 3 and the Master who also made commitments to Titan and to working together as one community. Welcome Titan, welcome Trevor! PS. Special thanks to all the people in Phase 2 for recommending Titan and Trevor to me over the last 2 years, good advice indeed.

## Phase 2 Update from Master Vice President Nancy Harpst

I want to thank the Phase 1 and Phase 3 HOA Boards for their contributions to the Master Xmas and Easter events. They sponsored clothing drives for refugees, collecting hygiene products for the homeless, and Toys For Tots collection. Phase 3 sponsored the BBQ at Easter, and Phase 1 sponsored the Easter Bunny. I am disappointed that the Phase 2 HOA Board did not post the event notices in the bulletin board, did not contribute anything and did not even participate in the events. Some members contacted me about this and expressed frustration and I share their feelings. I would like to try to work with your elected representatives on the Phase 2 HOA Board, if possible, for the good of the community. I will continue to represent the interests of Phase 2 on the Master Board.

## Phase 3 Update from Master Treasurer William Colon

Phase 3 is also very pleased to work with Trevor and everyone at Titan Management. They are a tremendous asset for all of Beacon Park generally and for Phase 3 specifically as we focus on maintenance, safety and security. A Phase 3 newsletter with more detailed information will be issued shortly. I also want to thank everyone that assisted and participated in the Master Xmas and Easter events. These events are a clear demonstration of how successful a community can be when we work together. The unity and communication between all phases creates a harmonious balance that allows all residents to benefit. I look forward to great things here in Beacon Park. I truly hope that we are able to continue to grow as a community united, not divided by those who have malicious intent or their own personal agenda.

## Titan Management Update from CAM Trevor Brown

It has been a pleasure working for the Beacon Park community, and the majority of the phases over the last couple of years. The Board of Directors for the associations I manage have long expressed the desire to have one community that can move mountains with their strength in numbers while bringing the residents from each phase together as one harmonious place to live in peace and happiness. While the Board of Directors are very knowledgeable with the experience they have in serving their associations, they're also open to learning and have attended one or more board member certification courses provided by various association attorneys with a vast amount of experience in the industry. I appreciate that the board members are open to guidance from management and legal counsel to preserve and protect their associations. I am excited for the opportunity to perform my manager functions well for Phase 1 and continue my duties for the Master association and Phase 3. I wish Phase 2 well with their new management firm.

## Next Door

Don't get distracted by the haters on Next Door. Spreading misinformation and negativity does not serve any constructive purpose and only serves to divide us. Join with the Board/Committee to improve and unite our community and leave the hate behind.

## On behalf of the Board of Directors

Trevor Brown | Community Association Manager | Titan HOA | [tbrown@titanhoa.com](mailto:tbrown@titanhoa.com)

# Beacon Park Master HOA Governing Documents Rules and Regulations

These are the rules according to the governing docs. They have been summarized and organized into categories.

## Landscaping

- landscaping must be maintained and weed free
- grass must be less than 4"
- all fences must be uniform, approved by the county and the HOA: 6' laurel white plastic
- pools must be approved by the county and the HOA
- screen enclosures must be approved by the HOA, and are not allowed in front
- no vegetable gardens

## Vehicles (subject to towing 24 hours after notice posted on vehicle)

- all vehicles must have current license plates
- no inoperative vehicles for more than 48 hours (except inside garage)
- no major repairs allowed
- no commercial vehicles (anything larger than 1/2 ton pickup)
- no carports, boats, campers, RVs or trailers of any kind
- no stripped, unsightly, offensive, wrecked, junked or dismantled vehicles or portions thereof

## Buildings

- premises must be maintained
- damaged buildings must be repaired within 2 months
- no sheds or temporary structures
- no window AC units or security bars, or reflective material in window or glass door
- no exterior displays (other than seasonal) on doors, walls, windows, roofs without ARC approval
  - seasonal displays must be removed within 10 days
- one normal TV antenna or satellite dish (max 18") is allowed with ARC approval
- no construction materials may be stored on the lot after approved construction is completed
  - lumber, brick, stone, cinder block, concrete, scaffolding, mechanical devices, etc

## Animals

- no hunting or breeding
- household pets are allowed unless they become a nuisance or annoying to any neighbor
- no more than 2 dogs and/or cats
- pets must be leashed when not in enclosed area

## General

- no lot may be unclean, unsightly or unkempt
- nuisance: no noxious, dangerous, offensive or annoying activity, animals, plants or devices
- no sign of any kind shall be displayed to the public view on any lot
  - any sign placed in violation shall be subject to immediate removal by the HOA (not considered trespassing)
- clothes hanging/drying may not be visible from the street (front or side)
- no trash disposal except as permitted by the HOA
  - containers must be kept clean
  - containers must be placed within 12 hours of collection and removed 12 hours after
- no skateboard or bicycle ramps
- no basketball hoops or play structures
- no flags except one respectfully displayed American flag

## Beacon Park Master HOA Board Clarifications 2018

- no trash disposal except as permitted by the HOA: for more information <http://www.ocfl.net/greenclean2016>
  - all trash/recycling must be inside the cans with the lid completely closed
  - bulk items and yard waste may not be placed at the curb more than one day prior to collection day
  - up to 3 (total) county garbage/recycle cans (no personal cans) may be stored outside provided:
    - must be right side up with the lid closed, must be clean and must not be painted
    - must not be stored or placed on townhome grass, single family homes are recommended to install pavers
    - the Litter Committee may use the county cans to help keep our community clean
- landscaping maintenance includes edging the sidewalks/driveways/curbs, plus:
  - hedges/plants must not block any part of a common sidewalk, must be trimmed 6" from sidewalk
  - trees must be trimmed 8' above common sidewalk, dead palm fronds must be removed
  - no visible tree stumps, must grind and replace with sod
- no commercial vehicles: small vans without external racks (ladders/tools) will be permitted, lettering/logo OK
  - one (and only one) commercial vehicle used for personal use is permitted, but must be parked in your driveway without blocking the sidewalk, **or in overflow space designated for your phase**
- no construction materials: this includes pallets, ladders, buckets, etc
  - plus all automotive materials: gas/oil containers, funnels, rags, tires, jacks, tools, spare parts, etc
  - plus all landscaping materials: mowers, blowers, edgers, lawn care containers, bags, etc
- nuisance pets: no loud, repetitive barking allowed
  - Animal droppings must be picked up immediately (the smell and the flies are a serious nuisance). This applies to all common areas, front/back yards and townhome courtyards.
- nuisance devices: no parking or operating motorized vehicles on the sidewalks or grass
- nuisance activity: interactions with the CAM, Board, Committee, members and HOA vendors must be in a civil manner
  - no threatening, abusive, intimidating or slanderous emails, calls, flyers, social media posts or public statements
  - no uninvited/unwelcome visits to Board/Committee members at their home
- no lot may be unclean, unsightly or unkempt
  - no toys, bicycles or clutter of any kind may be left outside (unless behind a fence)
  - Grills may be stored outside in the back yard or courtyard/patio/porch. Grills may not be stored on the sidewalk or driveway/paver extension. Grills must not be broken, bent, rusted or unsightly in any manner.
  - no personal garbage cans or old county recycle bins may be stored outside anywhere in view
  - You are responsible for the back side of your fence. You have "right of way" for the purposes of cleaning. If your neighbor objects (they must do so in writing) it becomes their responsibility to clean the back side of your fence. If your neighbor encloses a section of your fence, it becomes their responsibility to clean the section facing them.
- no signs or flyers of any kind shall be displayed to the public view on any lot or common area
  - The Board will allow one (and only one) of the following signs/flags in front of your house without ARC approval
    - signs: for sale/rent, keep off grass, beware of dog, no trespassing/soliciting, security company
    - flags: US, FL, Army, Navy, Air Force, Marines, Coast Guard, POW-MIA
  - if you have a corner unit, you may place a second sign on the side
  - these signs may not be dirty, broken, bent, crooked or unsightly in any way
- no basketball hoops: rollaway hoops are allowed temporarily, but must not be stored in front or on the side of the house

## HOA Board Additions

- do not block the sidewalks
- homeowner (or property manager) must register correct mailing address, email and cell with the HOA
- common areas (pool/park/pond): all HOA posted regulations must be followed, which include but is not limited to:
  - no cooking devices, no alcohol, no smoking, no tents, no play structures
  - hours of operation dawn to dusk, max 8 persons per lot
- no solicitation/trespassing: no uninvited/unwelcome visits to any member unless sponsored by the HOA or county

**The governing documents allow the Board to grant relief from rules/regulations for good cause.**