

Beacon Park Phase 1 Newsletter: March 2018

2017 was an amazing year for Phase 1 in particular and for Beacon Park in general. Let's keep improving in 2018!

2018 Board of Directors

We are pleased to announce the promotion of Stephanie Cameron to the Board of Directors as Treasurer/Secretary. Stephanie has served Phase 1 with distinction over the last 2 years as Fine Committee chairman. Stephanie's experience as Secretary of Wyndham Lakes and her service to Phase 1 makes her uniquely qualified for this position. She has the full support of returning Board Directors Kevin (President) and Jey (Vice President) as well as the Fine Committee members, who all deserve thanks for their continued service to this community.

Community Happenings:

- Orange County Town Hall: Thursday March 15, 6-8pm at Bear Creek Recreation Center
 - FYI: Members of the Phase 1 team attended and gathered info
- Master HOA Easter Eggstravaganza! Saturday March 31, noon to 3pm in the Phase 1 park.
 - <https://www.beaconparkhoaphase1.com/easter-2018.html>
- Volunteer litter pickup Saturday April 21, 11am at the pool (pizza for volunteers at 12:30pm)
 - <https://www.beaconparkhoaphase1.com/litter.html>
- Coming soon: 2018 updated Rules & Regulations and HOA policies
 - <https://www.beaconparkhoaphase1.com/documents.html>

Problem Areas:

There continue to be complaints about dogs, junk cars and signs (aka litter on a stick). These will be a focus of violations in 2018. Additionally, solid and yard waste is being put out too early and left too long. <https://www.beaconparkhoaphase1.com/waste.html>

Single Family Yards: <https://www.beaconparkhoaphase1.com/yards.html>

After 10 years of deterioration from the housing bubble and lack of HOA covenant enforcement, considerable progress was made in 2017. Unfortunately more improvement needs to be made this year to bring our community up to Lake Nona standards. The townhomes will make an additional investment again this year in sod and we expect the single family homes to do the same. Please cooperate with the Board, Committee and Management Company to help improve the curb appeal of Beacon Park.

The tentative schedule for yard inspections is as follows. Check the website for updated information.

- Initial yard rankings Sat 03/18/18, warning letter issued
- Second inspection Sat 04/14/18, \$100 fine notice issued, hearing Sat 05/19/18
- Third inspection Fri 05/18/18, \$300 fine notice issued, hearing Sat 07/21/18
- Forth inspection Fri 07/20/18, \$500 fine notice issued, hearing Sat 11/03/18

The Board is considering a reduction of the 2017 \$500 yard fine. To qualify the yard must pass inspections 2-4 above.

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.

Beacon Park Master HOA Update:

- Tree cleanup: Thanks to proper trimming/maintenance, our trees survived the hurricane (unlike the Greenway Park trees along JLB). However, the storm did inflict considerable damage with branch hangers everywhere. Our tree vendor performed a thorough pruning/lifting as well as moss cleanup. The same service was provided for Phase 1 townhomes.
- The perennials around the monuments will be replaced in April.
- Sidewalk repair: 102 trip hazards on HOA sidewalks will be repaired in the coming weeks.
- A Master garage sale is being considered for April or May.

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Townhome Updates: <https://www.beaconparkhoaphase1.com/townhomes.html>

2017 was a great year for the townhomes. The installation of pavers in the back and sod in the front as well as the landscaping upgrades have increased the curb appeal and property values of our townhomes considerably. 2018 will build on this success.

- Hurricane tree cleanup was performed to keep our trees in line with the Master HOA. The Board saved about \$2,000 for Phase 1 and about \$4,000 for the Master by taking multiple bids and coordinating bulk discounts for both HOAs.
- Leaf pickup: 180 50 lb bags of leaves were removed from Phase 1! The Board saved \$1,600 by taking multiple bids.
- The 2018 landscaping upgrades were completed. The Board negotiated a \$1,000 savings via warranty. The main focus was to replace the loropetalum that was performing poorly with viburnum which is a much hardier plant and makes a better hedge row. Contact the CAM with any issues.
- A new chemical/fertilizer company was hired and our sod is already showing significant improvement.
 - Deficient sod that does not recover with treatment will be replaced in April.
- Several bids are being requested for the installation of gutters.
 - No increase in HOA fees: the Board has prepared for this project by funding the deferred maintenance reserves.
 - Mulch will be installed after the gutter project is completed.
- Painting: The townhomes were last painted in Jan 2012 after the stucco was repaired by the developer. Jan 2019 will mark the 7 year anniversary which was the target for the next round of painting. The current plan is to start the painting project in Nov 2018, using high quality paint to last 8 years. The Budget has been carefully planned by the Board so that the painting reserves will have enough money to cover painting in both 2018 and 2026 without having to raise the HOA fees.
- Energy efficient windows are being investigated. This is a large project so may not be possible in 2018 and would most likely require fee increase or homeowner contribution in 2019.

Editorial Comment: A Message from Your President

I want to share with you my motivations for serving on the Board. A few years ago I attended a county meeting in Kissimmee to discuss a proposed highway extension. One of the attendees asked which community I was from, when I said Beacon Park she rolled her eyes and said that's the slum of Lake Nona. That really bothered me, and stuck with me for a long time. I didn't understand why until I realized it wasn't her rudeness that bothered me, it was the realization that her statement might just be true. It didn't make any sense for our community to be in such poor condition while paying such high HOA fees to two different HOAs! So I decided to join the Board for both Phase 1 and the Master to do what I can to improve the condition of the community and lower the fees if possible. Beacon Park is not a slum, but for the moment it's not Lake Nona, it's Fake Nona! I'm asking for your help to make Beacon Park as nice as any other property in Lake Nona. -Kevin

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