



AUGUST 2016

## Upcoming Events:

- **BOD Meeting August 23 @ 6:30, Windermere Prep Dining Room, Bldg C1**
- **ARB Meeting August 23 @ 5:00, Windermere Prep Meeting Room, Bldg D1**

## Important Numbers

OC Sherriff Non-Emergency

tel: 407-836-4357

All Other Emergencies

911

Orange County

311 or tel: 407-836-3111

Trash Large Item Pick Up

tel: 407-836-6601

Solid.Waste@ocfl.net

## Board Of Directors

Tim Nyland, President

Joe Milazzo, VP

Lemarie Godsey, Secretary

Stash Noga, Treasurer

Lisa Brentlinger

Patrick Spikes

John Tramell

Have questions? The answers maybe at your fingertips! Visit [LakeSawyerSouth.com](http://LakeSawyerSouth.com)

## YOUR DUES AT WORK

Have you noticed how great our pool looks since Resort Pools preformed a special cleaning to correct the staining around the floor jets?



## Survey Time!

[Visit our website](#) to view information and crime statistics put together by the Board of Directors. Then, take the survey and let us know what you support. Survey closes Sept 2nd at 5pm. **Please submit only one survey per household.**



## What's with all the silver tape?

No, it's not a new decorating trend. Pulte is here making repairs to homes in the neighborhood.

Does your home have cracks? Do your windows leak? Do you just want to make sure you're ok?

Contact Jennie Shannon with Pulte to have them come look at it.

[jennie.shannon@pultegroup.com](mailto:jennie.shannon@pultegroup.com)

This is open to both town home owners and Pulte single family home owners. The best part...it's all done at no cost to you.



# Who's job is it?

## Sidewalk Cleaning

Black, slimy sidewalks, driveways and curbs are not only unattractive but also dangerous. Heavy rains and high humidity can quickly turn your sidewalk into a walk of slime.

Some residents have stated that Orange County should clean the sidewalks. We contacted Mehul Parekh, Chief Engineer for Orange County Public Works Department for a response. Mehul Parekh replied, "Orange County does not power wash sidewalks. This is the responsibility of the property owner." Orange County uses their budget for new sidewalks and sidewalk repairs for safety concerns.



Power washing or products such as Wet & Forget which are made for cleaning concrete are very effective at cleaning and brightening your sidewalks and driveways. Most home owners find it necessary to power wash yearly. Please make this part of your regular maintenance. Cleaning your sidewalk, driveway and curbing not only improves the look of your home it makes the surfaces safer. Get out your pressure washer, rent one or hire someone today!

# Please be a GOOD Neighbor



In the past few weeks we've had to spend money unnecessarily to have the pool area cleaned and an excessive amount of trash removed.

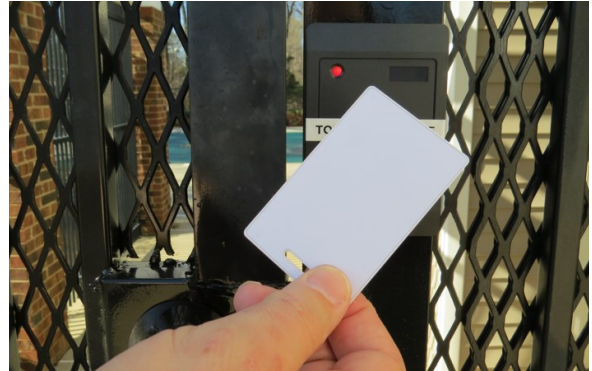
Our vendor contract is specific and includes emptying the trashcans and a small amount of general cleanup of the deck area. **It does NOT include cleaning and removing trash from large parties or when trash is simply left on the furniture, pool deck or in the bushes.** It also does not cover the cost of spraying for ants because of food on the pool deck.

We all pay dues to keep our amenities looking good. This was money poorly spent because of a messy few. Please, if you are going to have a large amount of trash from an afternoon at the pool, be sure to bring enough trash bags and leave the area the same way you found it.

# UNREGISTERED POOL CARDS

**It has recently come to the Board's attention that we have 1,366 unregistered active pool cards. To put this another way there are 1,366 Lake Sawyer South pool cards floating around that will open the pool gate and we have no idea who has them.**

To understand why we have so many unregistered cards we started asking some questions. We've been told that it is common practice when gate systems are first installed to activate a large batch of cards and start handing them out. When no attempt is made to record the card number and name or address of the person each card is given to communities end up in a situation like this.



## **What can we do about this problem?**

Many of you may remember that our former management company sent out a form in an attempt to get people to register their pool cards. It turns out that hardly anyone sent the form into Aegis. In fact, Aegis informed us that they only received back about 10 forms when they attempted to register everyone. In order to address this problem, the Board of Directors will be discussing a plan at the next board meeting. Currently we have 370 registered pool cards. In order to secure the pool area at some point we will need to deactivate all pool cards that are not registered.

## **What does this mean for you?**

[Complete Leland's pool card form](#) to register your card. If Leland provided you a card and you have already (at some point this year) filled out the form you do not need to do anything. If you are not sure, fill out the form and submit it to Leland's gates department.

**[Gates@LelandManagement.com](mailto:Gates@LelandManagement.com)**

We have not yet set a date to deactivate the unregistered cards but we will be discussing this at our next board meeting. If you do not register your pool card and it gets deactivated all you need to do is fill out the form and send it to Leland. The gates department will turn your card back on once it is registered. There is no cost involved for you or the association but it could be very inconvenient if you have plans to go to the pool and can't get through the gate. Stay tuned for more information.



Do you have questions or concerns?

If so, contact our Association Manager.

**Jill Rygh**

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The newsletter is produced by the BOD and distributed by Jill Rygh. Back issues can be found on our website.

## Show of Support or Visual Clutter?



The national election is just around the corner and many of us will be tempted to display support for our favorite candidates or causes. Please take this opportunity to review the rules regarding signs in the community.

Article X—Restrictive Covenants, Section 41 says the following:

"No signs or advertising of any kind, including, but not necessarily limited to, "for sale", "for rent" or signs identifying architects, general contractors, builders or lenders performing work at, or financing for improvements constructed upon, any Lot, may be displayed on Residential Property, including from the windows of, or otherwise from, any buildings, structures or other improvements of any kind, nature or description located on such Residential Property, except

- (i) signs of the size, materials, substance and appearance as are approved from time to time by the ARB and
- (ii) in the locations upon Residential Property as are approved from time to time by the ARB.

[Read the entire section here, see page 69.](#)

[www.LakeSawyerSouth.com](http://www.LakeSawyerSouth.com)