



LAKE SAWYER SOUTH NEWSLETTER

JULY 2016

Upcoming Events:

- BOD Meeting July 26 @ 6:30, Windermere Prep Dining Room, Bldg C1
- ARB Meeting July 26 @ 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

Joe Milazzo

Lemarie Godsey

Stash Noga

Lisa Brentlinger

Patrick Spikes

John Tramell

Have questions? The answers maybe at your fingertips! Visit LakeSawyerSouth.com

YOUR DUES AT WORK

Resort Pools is our new pool service provider as of July 1.

The pool will be serviced 3 days a week typically on Tuesday, Thursday and Saturdays.

You may have noticed some stains on the bottom of the pool. The new

vendor did a treatment on the pool Tuesday, July 12th to treat the stains and over the next several weeks the stains should lighten.

If all goes well the stains will be completely gone soon and the pool will be beautiful and sparkling.



Pool before treatment showing circular rust stains.



Side by side comparison before treatment and 4 days after treatment. Results take 3 weeks for full effect.

Monthly Assessments: Don't Get Behind - It Costs More!

Everyone goes through tough financial periods. During those challenging times it is often tempting to avoid meeting certain financial obligations. Remember that your HOA dues are just as important as your mortgage payment. If you don't pay your mortgage, you will eventually lose your home. Likewise, if you don't pay your monthly assessment, the association has the right to foreclose on your property.

If you let your account become past due you will have to pay more than

the original monthly assessment amount to bring it current. Late notice fees, interest charges and if applicable various administrative and legal fees must also be paid.

Check your account balance by logging into your account.
www.lelandmanagement.com/communities/lake-sawyer-south

The bottom line: Pay on time and avoid paying more!

LOW HANGING BRANCHES — HOW LOW CAN YOU GO?

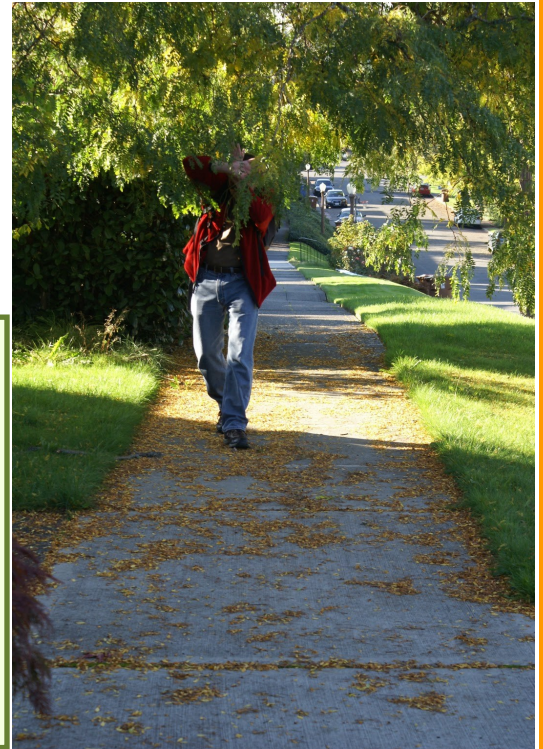
Low hanging tree branches are a safety hazard. It is important to trim back plants to improve visibility. Low hanging branches block the view of drivers and pedestrians.

It is the responsibility of property owners to trim and maintain plants within the right-of-way adjacent to your property. Refer to Declaration of Covenants, Article X, Section 14 Maintenance and the relevant Amendment effective 9-13-2006. Pruning should be a regular part of your yard maintenance.

Q: Where's the right-of-way? This is the strip of land between the sidewalk and the street. Most lots, but not all, in Lake Sawyer South have one or more trees in the right-of-way adjacent to the property.

Q: How high do I need to trim the branches?

Orange County Roads & Drainage Division trims trees to a height of 14 feet over roadways and 10 feet over sidewalks. Some of our trees are still too young to be trimmed this high, but that doesn't mean they can't be trimmed at all. If you are not sure how to trim your tree yourself, please seek the advice of an expert.



UPDATE ON COMMON AREA TREES: Arroyo has been lifting the canopies on all of the common area trees. They are just about done with the Oaks. Soon they will start on Magnolias. This is a necessary and important task for the safety of our community.

Congratulations Jill!

Jill recently received her PCAM license and is now one of 2,700 people in the USA to hold this highest level license. While we're on the topic of community managers we'd like to remind you that while Jill inspects our community regularly, she can't catch everything. Your help is essential. If you know about a potential maintenance issue, please snap a pic and send any relevant details to Jill at jrygh@lelandmanagement.com so she can address it.

DO YOU LOVE TO DECORATE?

Living in Lake Sawyer South can be a lot of fun. It's even more fun when you contribute! Why not join the decorating committee? Currently the board is hanging all the decorations and we'd sure love some help. We're looking for 4 volunteers to take on this responsibility. Maybe you're wondering what's involved? We decorate with banners and flags for Memorial Day and Independence Day. In December we put up wreaths and lights. Some of the responsibilities we'd like a decorating committee to handle include:

- Putting up and taking down the decorations
- Keeping of reference photos of the decorations on display to use as a guide
- Decide when the decorations should go up and come down
- Keep track of the decorations condition
- Make recommendations for replacements or additional purchases
- Hang the garage sale banners

This is a great committee to get involved with if you only have a few hours to donate. Interested? Get in touch with Jill. jrygh@lelandmanagement.com



Do you have questions or concerns?

If so, contact our
Association Manager.

Jill Rygh

Leland Management
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Orlando, FL 32809

Phone: 407-233-3520
Fax: 407-233-3521
Email: jrygh@lelandmanagement.com



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



Pulte Moving Forward with Repairs

Pulte will begin repairs in a number of town homes beginning in August. Pulte Group was our guest at our May meeting to address homeowner concerns regarding stucco cracks. Since then, they have inspected dozens of homes in the community and have already made some repairs. Contact Jennie Shannon at Pulte if you have any questions or to schedule an inspection. It's FREE!

<mailto:jennie.shannon@pultegroup.com>

Disclaimer: If you are currently represented by an attorney, either as an individual or as part of any class action regarding this issue, Pulte will not be permitted to respond to your request for inspection. Any communications you wish to have with Pulte must be through your attorney.

NO DUMPING!

Next month Pulte begins repairs in the townhomes. There will be a dumpster, storage shed and port-a-potty placed at the back of the townhomes. It is important to note that THE DUMPSTERS ARE FOR CONSTRUCTION MATERIALS ONLY for proper disposal and recycling. By placing household trash in these dumpsters they will have to be hauled to a distant land fill resulting in higher travel and disposal fees that the HOA may be responsible for which translates to higher dues for you. PLEASE DO NOT USE THE DUMPSTERS FOR PERSONAL TRASH.

Meet & Greet

Our next Meet and Greet will be at 9am on Saturday, August 6th at the pool house. Our first one was in May. Many of our residents are unable to attend regular HOA meetings. These informal gatherings are a great opportunity to meet neighbors and talk with the Board of Directors. Come on down and join us. We'd love to chat and get to know you better.

www.LakeSawyerSouth.com