

**SAND LAKE VILLAGE CONDOMINIUM ASSOCIATION**

c/o Bono & Associates, Inc.  
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Longwood FL 32750

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Catherine Morgan, Your Community Manager  
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Resident / Owner  
10200 Turkey Lake Road  
Orlando FL 32819



**SECURITY**

Living in a tourist corridor has more advantages than not, however, we must remain aware of ways to protect our property and be proactive in keeping crime low. Our neighborhood has very low criminal activity except for the smash and grab car burglaries which happened this winter in our subdivision. News is they caught the crime ring operating in our area. Because we are not gated and have no cameras on property it is important to take the advice of the Orange County Sherriff's department regarding avoiding car break-ins. LOCK your doors, remove or place any personal items out of sight. Park in lighted areas. Sand Lake has restored our parking lot lights. Please contact management to report any lights that are out anywhere on our grounds.

**THANK YOU**

The Board would like to thank our owners for their cooperation and timely payment of the recent Special Assessment. You have stepped up to protect your investment by entrusting us to bring back property values and restore the luster to our grounds. The assessment is mandatory. The Board is aware of how difficult it is to pay unexpected bills. We are all in the same boat. We can't start projects without paying contractor deposits. We must have funds in for each project before we can start them. An increase in monthly dues would not provide the funds we need immediately. The best approach was to bill one time and get on with fixing years of delayed restoration.

We are joint owners of our common grounds. We are working together to create a community to be proud of and offer excellent place to live. Once again a sincere Thank You from your Board of Directors and Bono Management.

**SAND LAKE VILLAGE CONDOMINIUM ASSOCIATION**



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**MAJOR PROJECTS FOR 2018**

This year the Board has targeted several projects focused on restoring our community grounds and infrastructure. With a much needed assessment and a Grant from Orange County we will have funds to make repairs long overdue. Here are the plans for this year - Due to contractor schedules, permitting, weather and other factors the projects may not be completed in the order listed.

- clear and maintain the lakefront
- repair the tennis court and fence
- correct the drainage issues to direct water away from front doors
- replace wood rot at porch posts
- improve/replace/manage landscaping

All projects will be monitored closely to maximize every dollar of your assessment funds. All projects are bid out to at least 3 vendors. The vendor with the best price and qualification will be chosen making sure we do not compromise the quality of work over price. Each project is intended solve problems and last for many years.

Each project involves several steps. As an example, correcting drainage MAY include redirecting, replacing or adding gutters to direct rainwater away from building fronts. Digging up areas to create French drains to allow water to flow underground more easily. Running underground pipes graded toward the retention ponds. Grading the grounds to better direct water flow. Installing ground cover and mulch to absorb runoff. The Board is consulting with hardscape and landscape companies for comprehensive solutions.

**GRANT APPLICATION SUBMITTED FOR APPROVAL**

This year the Association has applied for a matching Grant from Orange County to help reduce the cost of clearing our lake frontage from invasive weeds, keep the beach area clear, and replace weeds with native plants. We also have drainage pipes that go to the lake from our retention ponds that must be uncovered and cleared. Clearing the lake will prevent an undesirable rodent and snake population. It will help keep the lake crystal clear and healthy. All actions taken are approved and permitted through the State of Florida, Orange County and the Environmental Protection Agency. The grant is for \$5000 to match our \$5000. The money will cover a portion of the cost to clear the lake frontage which is typically a \$20,000 fee. The savings will help stretch your assessment dollars to accomplish more of the projects listed below and enable monthly maintenance to avoid future overgrowth.

**2018 Board of Directors**

- Gayle White, President
- Mecha Garban, Vice President
- Ellen Calhoun, Secretary
- Anthony Gay, Treasurer
- Jorge Kareh, Director-at-Large

**Setting our sights on a better community!**

- Enhance common space that our neighbors share
- Create a sense of place in our community
- Engage and empower our neighbors to work together
- Create new community traditions

## PARKING QUESTIONS

The Board is working to assure each owner has two parking spaces. While enhancement projects are underway, there may be times when contractors need space to place trailers or materials temporarily. Best efforts will be made to take as few parking spaces as possible and ask that if you must use an alternative parking space that you park in spaces that are usually vacant. There are usually open spaces near the front of the subdivision and at the very end. You may need to walk a few more steps to your front door but we

## HOW TO KEEP MONTHLY ASSESSMENTS FROM GOING UP?

Believe it or not, the GREEN TRASH BINS are costing all of us a fortune! Until you really examine the Sand Lake Budget it is hard to understand where all the money goes. It's in the trash! Yes, we hate to talk trashy, but we need owners to inform residents about proper waste disposal.

If trash goes above the front rim, we are charged OVERAGE FEES. High fees! If items are left outside the bins an outside service company has to pick it up. More \$\$\$ . Here is what the Board has done to try to eliminate excessive costs: 1. We installed a 3rd trash bin. 2. Last year we increased pick up days to twice a week. 3. We put labels on the containers asking residents to dispose of items properly. 4. We hired a private company to come in to pick up trash dropped outside the bins such as furniture. 5. This year we just increased pick up to 3 times a week.

What can you do? 1. Do not place trash in a bin that is full to the front rim. There are two other bins available. 2. Do not leave furniture, construction waste or TVs or any other item outside of the bins. If you are moving, take the furniture with you and dispose somewhere else. There is a waste station on L. B. McCleod Street. If you leave it, please be responsible and respectful for the waste you've created. Call the number on the bin for large item pickup and pay for the service. 3. The bins are large enough to hold mattresses etc. Use one that is mostly empty. With trash days now 3 times a week, you should find one with plenty of room.

5. We are beginning a study I partnership with Waste Management Corp. to move the bins to the end of the community placed side by side. This will create an easier way to see which bins still have room and avoid overage charges. It will also free up parking spaces – possibly. We may also be able to gate the bins for a better look. The downside is you'll have to carry your trash to the end of the street. We MUST control costs and to avoid higher monthly assessments. They are already high for what we've been getting.

## STAY UP TO THE MINUTE

The Board is increasing meetings to every other week. This will enable Board members and Owners to be informed of the progression of projects. Meetings are typically Wednesday evenings at 7:30pm. Our goal is to keep meetings at one hour. Owners may attend by calling a conference phone number provided with meeting notices. The notices are posted on the community bulletin board 48 hours prior to every meeting. The notice will provide a call in and ID numbers to enable joining the meeting. You must identify yourself and may not attend anonymously.

Owners are welcome to attend our conference call meetings. If you have comments or questions related to agenda topics you are given an opportunity to speak after Board business is concluded. Comments must be limited to 3 minutes. For questions or comments about items not on the agenda, please email or call our Association Manager Catherine Morgan at 407-233-3560 ext 113; Catherine@bonomgmt.com

## WHAT'S GOING ON NEXT DOOR?

We've been watching cranes, a restaurant closing, valet guys and advertising signs at the Westgate side. What's up with that? Here's an article released early 2018 - Westgate Lakes is pleased to announce that we will be building a new, state-of-the-art water park at the current site of the Pelican's Landing Pool in the southwest corner of the resort property in front of the boardwalk leading to Sunset Key Island. Fun for all ages, the new world-class water park at Westgate Lakes will include thrilling waterslides, a lazy river, children's water play area and much more. Stay tuned for the latest exciting developments concerning the new water park at Westgate Lakes!

There is rumor they will be tearing down the restaurant. This is good news for our community in that removing the restaurant solves two problems – rodents that come to our buildings from the restaurant trash area and non-residents parking in our lot.

## DRIVING ON GRASS

It seems when moving day arrives some folks back up their vehicles or moving vans right across our lawns to their doors. Naturally, sprinkler pipes are broken and the turf destroyed. There was even a report of a resident driving his car in an open grassy area just for fun leaving deep tracks and dirt in place of grass. This is strictly prohibited. We will be working as part of the landscaping project to block places where cars could get onto the grass by planting trees or placing barrier items such as benches or bike racks. Stay tuned for project updates.

## FRIENDLY REMINDERS

- Parking is becoming an issue as visitors and residents are parking in random spots. Remember that parking spaces are very limited and only two spaces are assigned to each unit. Please be courteous to your neighbors by parking ONLY in your assigned spaces. **Towing will be strictly enforced.**
- With the rainy season upon us, it is very important to contact the Community Manager should you notice flooding or water buildup around your unit. The Board is reviewing and attempting to identify areas in need of additional drains.
- Please pick-up after your pet for the health and safety of all our residents. If you walk your dog within our community it is your responsibility to pick up and dispose of your pet's waste. Pet waste stations are on order and will be installed along the lake walk path. Until these stations are installed, please dispose of the waste in the dumpsters and not in the Laundry Room trash cans.
- Please place ALL items for disposal inside the dumpsters for removal by Waste Management - Household garbage ONLY - DO NOT OVERLOAD THE DUMPSTER. If the item is on the ground, the trash collector will not remove it. Items that you may consider suitable for recycle would be best taken to a donation site such as Goodwill, Salvation Army, or Habitat for Humanity's Re-Store. You may also call Green Metal Today at 321-442-6196 to arrange for haul off of large items for a reasonable fee.
- Management is aware that residents are washing pet bedding or blankets in the machines. Our machines are for clothing only. Animal or heavy grease and oversized wash loads must be taken to a commercial Laundromat. There are two on Oak Ridge Road.

## REPORT SUSPICIOUS ACTIVITY

Please be aware of your surroundings and your neighborhood. If you see any suspicious activity, please report it immediately.

**DO NOT TAKE MATTERS INTO YOUR OWN HANDS.**

**OBSERVE—REPORT—DO NOT ENGAGE**

To report an incident or suspicious activity contact—

Orange County Sheriff's Office

**EMERGENCY 911**

Non-emergency 407-254-7000

You should also keep our Community Manager informed.

## DOGS, DOGS, DOGS

Never have we had so many dogs on property or more problems with pet waste. If you own or allow tenants with pets, keep in mind that their failure to pick up the doggie do is costing our association to hire groundskeepers to pick up the waste, deal with complaints from others stepping and smelling the waste, and it is ILLEGAL to leave pet waste on the ground per Orange County. Pet waste carries harmful bacteria. You and 'we' as an association run the risk of pets off or on leash biting people and creating a noise problem. Also keep in mind that aggressive breeds can cause insurance companies to refuse to pay claims.

May we suggest that pet size be limited in your leases and tenants with pets be provided information regarding Orange County laws regarding dogs. Prohibit breeds that insurance companies refuse to cover. Our community is over 90% investor owned. Part of assuring a good return on your investment is creating a community that is friendly and not overrun with animals. We all love our dogs and often it's easier to rent to people with pets. You have the choice to rent to anyone you wish, but you may also want think about placing limits on the number of pets and size. Smaller dogs, smaller wastes, bites and noise! We do not regulate pets via the association but must deal with the additional costs and burden they create on our common grounds.

### Contact Information

#### Community Manager

Catherine Morgan

Bono & Associates Management

407-233-3560 ext 113

catherine@bonomgmt.com

#### Financial Inquiries

Bono & Associates Customer Service

407-233-3560

info@bonomgmt.com

Orange County Sheriff's Office

**EMERGENCY 911**

Non-emergency

407-254-7000

#### Television Service

Access Media 3

866-263-3241

#### Telephone Service

AT&T—Landline

800-288-2020

Use the following information to obtain service...

Zip = 32819

Address = 10200 Turkey Lake Rd + Unit #

#### Electrical Power

Duke Energy Florida

Report Outage 800-228-8485

Customer Service 800-700-8744

Green Metal Today—Large Trash Haul Off

321-442-6196

#### Pizza Hut

407-239-0205

#### Papa John's

407-363-7272

#### Domino's Pizza

407-248-8434

#### Hungry Howie's Pizza

407-296-7070