

**SAND LAKE VILLAGE CONDOMINIUM ASSOCIATION**

c/o Bono & Associates, Inc.  
761 Ciara Creek Cove  
Longwood FL 32750



Phone: 407-233-3560  
Fax: 407-233-3498  
E-mail: info@bonomgmt.com

Penny Macioszek, Your Community Manager  
407-233-3560 ext 113  
penny@bonomgmt.com

Access us on the Web!  
[www.sandlakevillagecondo.com](http://www.sandlakevillagecondo.com)

## WE WANT TO HEAR FROM YOU

We are making improvements to the website for our community. This should provide more effective and efficient communication for our residents and owners. It will provide a place for management to post association documents, meeting minutes, and community announcements.

Your input is needed to make this project useful for everyone. Please give us your ideas for what you would like to see.



There are many opportunities for you to participate in our efforts to improve our community such as Neighborhood Watch and various Committee Projects.

Please help us reduce the cost of printing and mailing newsletters by signing up to receive your newsletter via email. This will help us improve our communications with you as well. You may provide your information in an email to -



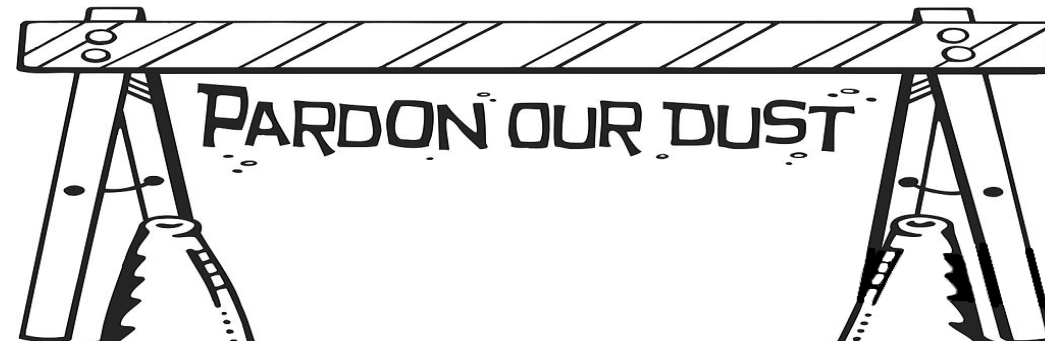
Penny Macioszek  
penny@bonomgmt.com  
or  
Anthony Gay  
treasurer.sandlake.ork@gmail.com

**SAND LAKE VILLAGE CONDOMINIUM ASSOCIATION**



# SAND LAKE VILLAGE VOICE

Volume 2, Issue 2  
Fall, 2018



## SPECIAL ASSESSMENT PROJECTS UNDERWAY

If you've been on property lately, you may have noticed an increase in activity on the grounds. The lakefront cleanup project has made some progress after a slow start due to several issues we have now corrected regarding permitting and surveys. Overgrowth clearing should begin very soon.

We're finally able to address our drainage issues now that the rainy season has past. The markings and flags on the ground are there to assist the construction crews in locating existing utilities as well as showing the planned routes for new drainage lines. This should help us minimize the standing water in the residents' doorways and walkways.

More information will be posted on property regarding scheduling of work as the information becomes available. We ask that everyone please be as patient as possible with the work crews since we have very limited parking for their trucks and equipment. Every effort will be made to prevent any inconveniences to our owners and residents.

## YOUR ROOF NEEDS AN INSPECTION

Your condo's roof is its first line of defense against storms and extreme weather. When owners place blind faith in their roof and neglect it completely until the first sign of a leak appears in the ceiling, they could already be facing much larger problems - unwanted structural issues, mold growth, or damaged insulation, for starters. Spare yourself a headache down the road by having your roof periodically inspected.

Sand Lake Village dates back to 1984 so most of the roofs on property have significant age and damage. All owners should consider contacting a reputable roofing contractor to arrange for a comprehensive roof inspection as soon as possible.

If repairs are necessary, submit an Architectural Review Application to the Board and schedule repairs as soon as possible.

### Board of Directors

Anthony Gay, President/Treasurer

Gayle White, Vice President

Mecha (Myrtle) Garban, Secretary

Jorge Kareh, Director-at-Large

Paulo Maurtua, 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

# MESSAGE FROM THE PRESIDENT

Anthony Gay 727.403.2925 president.sandlake.orl@gmail.com

On behalf of the recently elected Condominium Association Board of Directors, I would like to extend a warm greeting and wish very HAPPY HOLIDAYS to all the owners and residents of Sand Lake Village! While we welcome a new member to the Board, Mr. Paulo Maurtua, we offer a special thank you to everyone who participated in this year's election and to Ms. Ellen Calhoun for her service to our community on last year's Board. We are excited to have been chosen to serve and look forward to continuing efforts to improve our community.

Your 2018/2019 Board of Directors are:

President/Treasurer: Anthony Gay

Vice President: Gayle White

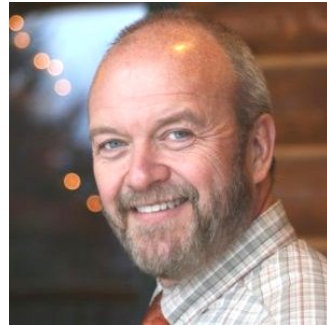
Secretary: Mecha (Myrtle) Garban

Directors-At-Large: Jorge Kareh and Paulo Maurtua

First off, we are your neighbors and dedicated to the roles entrusted to us. As your Board, we will be working to improve communication and resolve some of the remaining concerns posed by the community in the past as well as address current issues as they develop. Each member has new ideas and goals for the Board and community, but we also welcome any feedback you may have.

One of our continuing goals is to provide you with a quarterly newsletter which includes status updates of the Board's completed tasks as well as what remains in process. It will also include helpful reminders, and tips as well as calendar of events, opportunities to volunteer for "one time support" to the Board, and messages from a Board member.

As we set out to make our mark and improve our community together, HELP US to HELP ALL OF US by staying up to date on policies of our COA through our website - [www.sandlakevillagecondo.com](http://www.sandlakevillagecondo.com) and by reaching out to our management company, Bono & Associates.



"...we are your neighbors and dedicated to the roles entrusted to us."



*Happy Holidays!*

*From Your Board of Directors and Bono & Associates*

*¡Felices vacaciones!*

*Boas Festas!*

*Joyeuses fêtes!*

## 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 behind us, there will be a great deal of construction work on property to correct our drainage issues. It is very important to contact the Community Manager should you notice any unsafe / dangerous conditions in your area.
- 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 have been ordered 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.

## 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 by contacting Penny Macioszek at 407-233-3560 ext 113.

## BASIC CABLE TV AND INTERNET INCLUDED—COMING SOON!!!

Your Association is working diligently with Spectrum/Charter cable services to offer all our owners and residents bulk cable TV and Internet service. The contracts have been received and we have been working with the vendor to schedule the installation construction as soon as possible.

We will be mailing out notifications and posting flyers on doors to alert everyone as soon as the schedule is finalized.

### Contact Information

Community Manager

Penny Macioszek

Bono & Associates Management

407-233-3560 ext 113

penny@bonomgmt.com

Financial Inquiries

Bono & Associates Customer Service

407-233-3560

info@bonomgmt.com

Newsletter Editor

Anthony Gay

treasurer.sandlake.orl@gmail.com

Orange County Sheriff's Office

**EMERGENCY 911**

Non-emergency

407-254-7000

Television and Internet Service

**COMING SOON!**

**NOTICES WILL BE POSTED**

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