

SAND LAKE VILLAGE CONDOMINIUM ASSOCIATION

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

Access us on the Web!
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



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SAND LAKE VILLAGE VOICE

Volume 3, Issue 1
Winter, 2019

NEW PARKING ENFORCEMENT FROM



Sand Lake Village has contracted Constellation Towing and Recovery LLC for our parking enforcement program. You may notice the new signs posted on property.

Vehicles may be towed for the following reasons -

- Parked along curbs, in front of dumpsters, and on the grass or sidewalks.
- Parking over multiple spaces or double-parking.
- Tag expired or any other tag violation.
- Commercial vehicles over 10,000 lbs. on property.
- Appearance of being inoperable, wrecked, or on jack stands.

Residents will be responsible for "policing" their own reserved parking spaces. The Association is currently exploring options to allow the Parking Administrator to verify the identity of the person requesting the tow such as issuing a PIN identification number. This number would be issued upon verification of one's residency by supplying a copy of your lease or deed (the same system the post office uses to issue mailbox keys) and your contact information (see article on page 2).

Instructions to sign up for the Parking Enforcement Program will be posted very soon.

TRASH AND WATER COSTS WAY UP

More and more residents are leaving their garbage and discarded furniture next to the dumpsters—blocking parking spaces and costing the Association a significant amount of money that has resulted in higher monthly assessment charges which leads to higher rents. Please be on the look out for persons illegally dumping on our property. Each time someone leaves items next to one of our dumpsters, it costs the Association \$125–\$250 for removal.

Water bills are way up too. Some residents are watering their lawn areas and plants with tap water. This water is from the County or OUC and can be very expensive. Please don't leave hoses unattended with the water running for hours. The Community sprinkler system is normally functional. If the system is not reaching your area, please let us know so we can address the problem. Adding sprinkler heads is much cheaper than the extraordinarily high water bills we've been getting from OUC.

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

WE NEED YOUR CONTACT INFORMATION



Included with your Newsletter is an Owners and Residents/Tenants Update Form along with an Electronic Disclosure Authorization Form.

Sand Lake Village has several major construction projects starting in the next few weeks and it is absolutely necessary that we have current contact information for you on file with our Management Company. This information **WILL NOT BE SHARED** with any Third Party.

Spectrum will be onsite to install our new cable and Internet service soon and we will need to reach you to set up cable wire testing. Construction work for drainage system improvements will also require a quick and easy way to notify residents regarding parking obstructions and digging near your unit. We have had several recent emergency situations that occurred and the Management Company had no way to reach either the tenant or the owner for notification.

Please complete both forms to update our records—the Update form will provide us with your specific contact information plus Emergency Contact and the Electronic Disclosure form authorizes the Association to notify you by email when practical.

Drops boxes will be installed in the laundry rooms located in buildings 2 and 5. You may deposit your forms here—no need for onsite residents to mail them.

Please contact Chelsea Mizzell at 407-233-3560 or CMizzell@bonomgmt.com if you have questions.

PENDING PROJECTS

2019 will be an exciting year for Sand Lake Village with plans for much needed improvements to our community. Along with the projects listed below, the Board invites your suggestions for other needed repairs and upgrades. Please share your thoughts with them by contacting Penny Macioszek, your Community Manager.

- Spectrum Cable TV and Internet Service installations
- Drainage system improvements
- Dumpster relocation
- Porch post repairs and replacements
- Landscaping improvements



COMPLETED PROJECTS

After a long and complicated process working with the County and the EPA, the lakefront clearing project is finally complete. We owe a deep debt of gratitude to our Vice President, Gayle White, for her dedication and efforts to get our lakefront looking SO MUCH BETTER. A monthly maintenance contract is now in place to keep our lake looking great!

Landscaping improvements are ongoing and things are looking up. Secretary Myrtle Garban is working with our landscaper and janitorial service to whip things into shape. GREAT JOB Myrtle!

Three pet waste stations have been installed along the lakefront walking path. Cleaning up after your pet should now prove to be much more convenient.

As always, your input is welcomed!

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. Your Association is working diligently on a plan for our parking lots and should have a vendor contracted soon to ensure two reserved spaces per unit. **Towing will be strictly enforced.**
- There will be a great deal of construction work on property to correct our drainage issues over the next few months. 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. Three pet waste stations have been installed along the lake walk path.
- 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 VERY SOON!!!

Contracts are in place with Spectrum/Charter to offer all our owners and residents bulk cable TV and Internet service. Installation construction will begin 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. It is EXTREMELY IMPORTANT for you to ensure we have current contact information for you on file to allow scheduling for installation.

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

