

East Park 5 Newsletter



Your board of directors and management have worked to enhance your community. These are some of the highlights of those efforts:

- Speed Signs have been added on Lake District Lane (near the tennis courts) and Kristen Park Drive.
- Approved paint color palates (40) have been added to the Sherwin Williams Homeowners Association Archive website at <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa> for your convenience when making an ARC Application.
- New bike rack at Holiday Park has been installed to allow for more bikes.
- Property inspections by management, following your association guidelines, are meant to keep your neighborhoods looking good, as well as maintaining the value of your home and community.
- OPD continues to monitor our streets.
- Christmas Decorations will be put up this year, and we are hoping to have volunteers to help. If you wish to assist, please contact Specialty Management.

Please see other side for maintenance tips.

Aquablast will soon begin cleaning the common areas, sidewalks, curbs, and driveway aprons.

If you would like to have them clean your driveway, (flat rate)

please contact them at aquablast2010@aol.com

or

407-923-9129.

ARCHITECTURAL REVIEW

Owners in East Park 5 must complete an Architectural Review application before making any changes, additions or modifications to their property. Some examples of improvements requiring approval are: paint colors, additions, screen enclosures, pools, patios, landscape beds, trees, playground equipment, and any other exterior improvement. The specific requirements of East Park 5 are stated in the Declaration. ARB applications may be obtained on the association website. Once the application is filled out, it must be sent in with all required information to be submitted to the Board for approval. This can take up to 30 days.

Maintaining an Inviting Community:

The HOA Covenants and Restrictions specify a number of things to keep in mind in order to maintain an attractive and inviting neighborhood. Some of the most common actions include:

1. Keeping landscaping trimmed, watered, and weeded. There is a common "swamp grass" that grows in many yards here, which can really only be removed by pulling up by hand. We all realize that when it doesn't rain for weeks at a time it can be difficult to avoid brown and dead patches. It will be much easier to restore the lawn to health by staying on top of it as much as possible each week rather than replacing the whole lawn later, however. Approved grass types are St. Augustine & Zoysia.
2. East Park 5 trees are under the supervision of the Orange County, and as such require any removal or trimming to acquire the Arborist approval. Currently the association has filed a request to have all trees between the sidewalk and street for 'Crown Thinning'. The arborist is scheduled to come out to review our area soon.
3. An ARC Application must also be filed for any planting of trees, as well as other foliage on your property.
4. Mailboxes should be of the approved style and will require an ARC Application. If you have any questions for where to find them, please contact Specialty Management to obtain the information for our vendor, as well as pricing. This information will be available on your community website as well.
5. Replacing mulch in beds. Few things have as much impact for a little effort as refreshing the mulch. It inhibits weeds, preserves moisture, and enhances the overall appearance.
6. White Rocks - we are seeking input from our membership on this topic. In order to determine if we will pursue an amendment for this, we would appreciate you to weigh in with your opinion. You can do so by contacting Specialty Management.
7. Limiting the number of yard decorations and flower pots in the front yard. Sometimes less is more.... Neatly trimmed, healthy shrubs and plants which are consistent and complementary in appearance are more attractive than multiple individual plants and bushes.
8. Avoiding plants in pots as part of the landscape. These tend to look congested and not so harmonious.
9. Rather than storing items, including basketball hoops and garbage cans at the front or visible side of the house, keep them in the garage or behind the house or a fence.
10. Wheelbarrows, ladders, canoes, etc. should also be stored in the garage or behind the house, out of sight.
11. Keep garbage cans in the apron of the driveway rather than on the street to maximize available space for driving on the streets. They should then be stored out of sight when it is not garbage day.
12. Garbage cans - please limit your receptacles for putting on the street to the night before, and replacing them back the day after
13. Above ground pools are not permitted.
14. Walls, trim, and soffits need to be pressure washed periodically. Driveways, sidewalks, and fences also need it periodically. Washing off the mildew is another tool for making a big impact with minimal effort.
15. If in doubt about adding or changing the landscape or exterior of your home, submit an ARC request, or contact your manager at jkrisanda@greatcommunities.com.



Visit your community website: www.eastpark5.com