

FOUR SEASONS

FOUR SEASONS CONDOMINIUM ASSOCIATION NEWSLETTER

Summer 2021



A MESSAGE FROM YOUR BOARD PRESIDENT

Summer has arrived and it is HOT! Please remember that the asphalt gets extremely hot, so be careful of those doggy paws. Not picking up after your dog is considered a violation. Owners/tenants will receive violation letters. Tenants who do not comply could be denied a lease renewal by the Association.

We have had lots of discussions regarding violations and fining in our community. Four Seasons does **NOT** have the ability to assess fines per our documents. A 2/3 vote of all owners would be required to make any changes in our documents. Such a change in our documents would **NOT** give the Board of Directors the decision-making power regarding fining. **ALL** decisions regarding fining would be up to a separate committee made up of a group of owners unrelated to the Board. Furthermore, condo associations (unlike HOA's) **DO NOT** have the power to lien a property; therefore, the Association would have no more leverage with this fining provision than it does following the current violation protocols.

Our community has had issues with rats and opossums which is costing the Association (YOU) a lot of money. The cost of trapping for one building is over \$2000. Critter Control is clear that food/water left out for cats, etc. is a HUGE part of this problem and they have identified Winter Park as a hotspot. The Board understands that leaving food out for animals is a kind-hearted gesture; however, to control the infestations, this must stop immediately. As per the notice recently posted, I want to reiterate that **ALL** food/water bowls left outside units will be removed and disposed of.

Please keep in mind that according to our Rules and Regulations **NO** plants may be removed or planted without the approval of the Board of Directors via an ARB. **ALL** plants, whether planted by a

CONTACTS:

BOARD OF DIRECTORS

Jill Duckworth – President

Peter Szedlacsek - Vice President

Gregory Golden - Secretary

Sara Miles-English - Director

MANAGEMENT COMPANY

Sentry Management

2180 West S.R. 434

Suite 5000

Longwood, FL 3277

407-788-6700

COMMUNITY MANAGER

Patricia Rowe

200 St. Andrews Blvd

Winter Park, FL 32792

Monday, Tuesday, Thursday &
Friday 7-3

Wednesday 9-5

407-671-5559

After Hours Emergency

407-646-9845

homeowner/resident or by Four Seasons, are the property of the Association. For further information, please contact management.

Please be aware that spilled soap/scent beads on laundry room floors is a slip and fall hazard. We ask that you be respectful and clean up such spills as well as wipe out any residue in the washers and dryers after use.

We are considering a renovation of the upstairs area of the clubhouse. Our plans include the addition of a game room with ping pong, board games, puzzles, cards, etc. We are also planning to revamp the library by donating some of the older, no longer relevant books and reorganizing the ones we want to keep allowing space for a “take one, leave one” area. This is a **HUGE** job. If you would like to volunteer to help with the library reorganization project, please contact Patty.

We would like to thank homeowner Jimmy Segal for donating the American Flag seen on the entrance flag pole.

Have a GREAT summer!

Jill Duckworth, President
Board of Directors
Four Seasons of Winter Park



Happy Spring from
your real estate
professional. If you or
someone you know is
thinking of buying or
selling a home, please
call me. I deliver
spectacular service!

wprec.com 

**Winter Park
Real Estate Co.**

Jonathan Lacko
407-405-6612

NEWSLETTER PUBLICATIONS:

Ads will run in the quarterly newsletter (January, April, July & October) and must be in the office by the 20th of the prior month to be published the following month. Please see the Manager for rates. Four Seasons Condominium Association does not endorse any service or product advertised herein.

JUST SOME FRIENDLY REMINDERS:

Signs: Lately we are noticing that “Open House” signs are being put out on the property. Per the Rules & Regulations NO signs of any kind are permitted. Any signs on the property will be removed.

Barbeques: Per Winter Park Fire Dept. use of gas grills and storage of any propane tank shall be **prohibited** within 10 feet of any building/structure (including porches and fenced yards). If using a gas grill, you must be present with it at all times. The Association recommends electric grills only.

The dumpsters are for trash only. We continue to have large items such as furniture by the dumpsters. This requires a special pickup, which the association must pay for. If a dumpster is full, please do not put trash on the ground outside the dumpster take it to another dumpster.

Make sure not to leave valuables in your vehicle and lock the doors.

Make sure you have a resident parking decal on your vehicle (Available at the Office) Vehicles in violation of the following rules are subject to tow **at the owner’s expense.** All vehicles **MUST:**

- Have a resident ID
- Exhibit a current tag
- Be in running order
- **MUST be parked head in and between the lines We have had numerous complaints regarding back in parking. All residents and their guest must park front end in to avoid towing.**
- Not block the sidewalk

ARB Approval: Please remember that MOST changes, both inside and on the exterior, require board approval prior to work starting. Always check with the office first.

Pool Rules: Per the Rules & Regulations **NO** rafts are allowed. The Board does allow small floatation devices. No rowdiness, horseplay, running or ball playing is allowed. Loungers and chairs are for sitting only no playing on the chairs permitted.

Our newsletters will be distributed quarterly spring, summer, fall and winter. Remember you can always view them on our website www.fourseasonswinterpark.com along with monthly schedules, Board meeting minutes, and happenings in our community.

POLICE EMERGENCIES: Police matters, such as after hour noise, nuisances, or suspicious activity must be reported to the Police.

Emergency: 911

Non-Emergency: 407-644-1313

July 2021

Sun.	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.
				1	2	3
4 HAPPY 4 TH OF JULY!!	5 OFFICE AND MAINTENANCE OFF	6	7 Pest Control Bldgs. 1900, 2000, 2100, 2200 Smoke Detector Test Bldgs. 300 & 400	8	9	10
11	12	13	14 Pest Control Bldgs. 2300, 2400, 2500, 2600, 2700 Smoke Detector Test Bldgs. 500 & 600	15	16	17
18	19	20	21 Pest Control Bldgs. 2800, 2900, 3000, 3100, 3200, 3300, Smoke Detector Test Bldgs. 700 & 2000	22	23	24
25	26	27	28 Pest Control Bldgs. 3400, 3500, 3600, 3700 Smoke Detector Test Bldgs. 2200 & 2600	29	30	31

notes

Pest control is outside perimeter of the building. Please call to schedule inside treatments.