

FOUR SEASONS

FOUR SEASONS CONDOMINIUM ASSOCIATION NEWSLETTER

FALL 2022



The annual meeting is on Wednesday October 12, 2022 at 6:30 p.m. at the clubhouse. This year five homeowners ran for the Board; therefore, there will be no election.

A MESSAGE FROM YOUR BOARD OF DIRECTORS

As budget time approaches, the Board must consider across the board increases in the price of services, supplies, and materials needed to properly maintain our community and protect the value of our property. Some examples include continued increases in commercial insurance due to wildfires, floods, and other weather-related disasters in the United States and service-related rate hikes in landscaping, pool service, electricians, plumbers, etc. Homeowners will soon be receiving information regarding the annual budget meeting. You are encouraged to read this information over carefully as expected changes in next year's budget will reflect the widespread increases in doing business as discussed above.

We will continue to move forward with many projects including:

Replacing/repairing roofs
Yearly palm tree-trimming
Tree trimming
Landscape revamping

Mansard Painting/Repairs
Stair repairs/replacements
Pressure Washing
Pool Furniture re-strapping

It has been brought to our attention that some areas are having parking issues. We understand families have multiple cars now. Please be courteous to your neighbors by asking your guests to park in the extra parking areas located near the clubhouse, family/ tennis court pool, and alongside the 2300 bldg. A homeowner is looking for volunteers for a committee to help with parking issues. Please contact the office if you would like to volunteer for further information.

Michael, Peter, Greg, Jill, Mark
Four Seasons Condominiums Board of Directors

COMMUNITY MANAGER

Patricia Rowe
On-Site
407-671-5559
After Hours Emergency
407-759-7175

BOARD OF DIRECTORS

Michael Cleary - President
Peter Szedlacsek - Vice President
Gregory Golden - Treasurer
Mark Summers - Secretary
Jill Duckworth - Director

MANAGEMENT COMPANY

Sentry Management
2180 S.R. 434
Suite 5000
Longwood, FL 32779

THE EMERGENCY AFTER HOURS PHONE NUMBER IS 407-759-7175

JUST SOME FRIENDLY REMINDERS:

Please check our website www.fourseasonswintpark.com for updates and newsletters from our community as well as monthly schedules and approved minutes from our board meetings. Please note that board meeting minutes CANNOT be posted until they are approved by the board at the next month's meeting.

PLUMBING: As a reminder, only toilet paper should be put in the toilet. **PLEASE** do not flush paper towels, flushable wipes, moist towelettes, baby wipes, or feminine products, even if the packaging tells you that you can flush it down the toilet.

Per our plumber, anything other than **SMALL** amounts of toilet paper catches, swells, or solidifies and causes back-ups. Incorrect disposal has resulted in unnecessary plumbing costs and a huge mess in several units. We ask for your help to avoid unnecessary damages and costs!

PORCH MAINTENANCE: During the rainy season we are getting calls that the upstairs porches are leaking into the downstairs porches. Porches are limited common elements and therefore homeowners are responsible for maintenance/repair. Please check your porch to make sure all areas including sliding patio doors, floors, and walls are sealed/caulked. Also, please check to be sure the drain holes in the screen enclosure are not clogged and water can drain through them properly.

DUMPSTERS: The dumpsters are for household trash only. We continue to have large items such as furniture, mattresses, etc. left by the dumpsters. This requires special pick-ups which are added expenses. Please advise any contractors working on your unit that **NO** construction materials are to be placed in our dumpsters, as per the required ARB.

Please close the doors after placing your trash in the dumpster. This helps prevent animals and/or rodents from getting at the trash.

VEHICLES: Resident and guest parking decals are available at the community office. Vehicles in violation of parking guidelines may be towed at the owner's expense. Parking guidelines are as follows:

- All resident's vehicles must have a parking decal
- All vehicles must have a current tag
- All vehicles must be in running order
- All vehicles must be parked between the lines and no back-in parking
- Please make sure your vehicle is not parked/hanging over the sidewalk this makes it very difficult for people walking on the sidewalks

PETS: All pets must be on a leash per Winter Park City ordinance. Please provide a current vaccine record to the community office.

ARB FORMS: Please remember that **MOST** changes (interior and exterior) require board approval **prior** to work commencing. Always check with the office for requirements.

A/C: Please be aware that the a/c is the homeowner's responsibility including the outside drain lines. You need to make sure that the drain line is raised and clear to ensure proper drainage.

POLICE EMERGENCIES: Police matters such as after hour noise nuisances, suspicious activities or persons, etc. should be reported to the police.

Emergency #: 911

Police Non-Emergency: 407-644-1313