



A MESSAGE FROM YOUR BOARD PRESIDENT

Wind mitigation reports will be available shortly on our website for all homeowners to download and share with their insurance company. If you have any questions, please contact the office. We have completed all scheduled roof replacements, making all our roofs under 15 years old.

The upstairs clubhouse restoration is almost complete and looks great. This restoration was required to keep the clubhouse up to code and ensure the safety of our residents. To avoid having to budget for this restoration next year or impose a special assessment, money was used from the negotiated Spectrum Contract which released the community from the previous non-compete contract. The net amount of the money received from Spectrum was approximately \$20,000. The restoration cost was roughly \$14,000 and \$6,000 was used to furnish the rooms upstairs. After a soft opening of the upstairs spaces, there will be posted hours of operation and each unit will be given a code to enter the clubhouse after a rules and regulations document has been read and signed. The code may be changed at the discretion of the Association and residents who have signed the required document may obtain the updated code. The clubhouse is equipped with cameras (video only) which are not monitored 24/7, but may be viewed by the property manager if required.

Jill Duckworth, President
Four Seasons of Winter Park

COMMUNITY MANAGER	BOARD OF DIRECTORS	MANAGEMENT COMPANY
Patricia Rowe	Jill Duckworth - President	Sentry Management
On-Site	Michael Cleary - Vice President	2180 S.R. 434
407-671-5559	Glen Ioffredo - Secretary	Suite 5000
prowe@sentrymgt.com	Michael Agranoff - Treasurer	Longwood, FL 32779
	Vacant - Director	

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

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

JUST SOME FRIENDLY REMINDERS:

Please check our website www.fourseasonswintrpark.com for updates and newsletters from our community as well as monthly schedules and approved minutes from our board meetings.

PLUMBING: Per Bryan Plumbing, only toilet paper should be put in the toilets – do NOT put flushable wipes, baby wipes, feminine products down the toilet even if the packaging tells you that you can flush it down the toilet, don't as this may cause backups.

ANNUAL MEETING: It's getting close to that time of year again. The first Annual Meeting mailing goes out in August. This mailing will come from Sentry Management. Please keep an eye out for it.

SECURITY CAMERAS: Please be advised that **ANY** camera **MUST** be installed on the resident's door. **NO** cameras may be attached to the exterior of the Association's buildings, shutters or interior hallway walls.

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 to prevent animals and/or rodents from getting at the trash.

POOL SAFETY: Please do not remove the safety/float lines in the pools as the Health Department requires them to be attached at all times.

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 as this makes it 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. Do not leave water or food outside as this can attract unwanted vermin.

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.