

FOUR SEASONS

FOUR SEASONS CONDOMINIUM ASSOCIATION NEWSLETTER

FALL 2024



**The annual meeting is on
Wednesday October 9, 2024, at
6:30 p.m. at the clubhouse.
Please make sure to get your
proxy and ballots in for the
election.**

A MESSAGE FROM YOUR BOARD PRESIDENT

The Board is working on the 2025 Budget with careful consideration of increases in essential services for our community such as commercial insurance, building materials, landscaping, pool service, electricians, plumbers, etc. We also must be diligent to properly fund our reserves. Homeowners will soon be receiving information regarding the 2025 budget meeting. You are encouraged to read this information over carefully.

We have completed many projects so far this year including:

Replacing roofs
Yearly palm tree-trimming
Tree trimming
Landscape revamping

Upstairs Clubhouse Reno/Repairs
Stair repairs/replacements
Pressure Washing
Pool Furniture re-strapping

It has been brought to our attention that some porches, hallways, stairways and common areas are being used to store personal items and/or trash. Per the City of Winter Park Fire Marshall, the hall must be kept clear at all times. Personal items need to be stored out of site and trash taken to the dumpsters.

Per our Rules & Regulations no car washing is allowed at the units. Cars must be washed at the 3400 shop/laundry area where a hose is provided for your convenience.

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

COMMUNITY MANAGER

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

BOARD OF DIRECTORS

Jill Duckworth - President
Michael Cleary -Vice President
Glen Ioffredo – Secretary
Michael Agronoff -Treasurer
Vacant - 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.fourseasonswinterpark.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/repairs. 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 to allow proper drainage.

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