

FOUR SEASONS

FOUR SEASONS CONDOMINIUM ASSOCIATION NEWSLETTER

SPRING 2025



Happy Spring! We would like to welcome our new maintenance person, Arry, to the community.

Lately we have had a lot of back-in parking. This is not allowed by the Rules & Regulations. This creates a hazard as residents are unable to walk on the sidewalk because the vehicle is blocking it. If back in parking continues you may be subject to tow at the owner's expense.

If you have a bicycle at one of the bike racks, please make sure it is operable. All inoperable bicycles will be disposed of by May 1st. No bicycles can be locked up to any of the stair railings. If you have any questions, contact the office.

The City of Winter Park Fire Marshall recommends that you check your smoke detectors monthly to make sure they are in working order and to check/clean your dryer vent to prevent a fire. Per fire code all common area stairs/hallways must always be kept clear.

Our pest control company, Massey, has suggested that no residents should have any kind of fruit tree or bird feeder on or near their property as this attracts all types of vermin. If you do have either one, the Association is requesting you to remove it immediately.

We have all felt the burden of increased insurance premiums. The Association had Wind Mitigation Reports on all the bldgs. last year. The reports can be found on the website. Residents are seeing insurance premium savings by sharing this information with their insurance companies.

No garden flags or signs of any kind are allowed to be displayed.

CONTACTS:

BOARD OF DIRECTORS

Jill Duckworth – President
Michael Agranoff - Vice President
Glen Ioffredo - Secretary
Michael Cleary - Treasurer
Jennifer Moore - 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
407-759-7175

The clubhouse is open to our residents. You can get a code from the management office. Service Dogs only are allowed in the clubhouse. At no time are animals allowed on any of the furniture.

Please remember all occupants must be approved via the Intent to Lease Application. If you renew the lease, make sure to give a copy to the management office.

Residents have asked if Four Seasons recycles. We do not. It was very costly and unfortunately residents put non-recyclable items in the bins which Waste Pro would not pick up. Publix does have some recycling containers at their store entrance.

JUST SOME FRIENDLY REMINDERS:

Please check our website www.fourseasonswinterpark.com for copies of our documents, rules & regulations, intent to sell & lease applications, ARB applications, updates and newsletters from our community.

Animal Feeding: Lately, we are noticing that residents are leaving food (cat food, bread, peanuts etc.) out for the cats and squirrels. This needs to stop immediately. Not only does this attract cats and squirrels, but also rodents. Please do not feed the animals outdoors.

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

POOL SAFETY: Please do not remove the safety/float lines in the pools as the Health Department requires them to always be attached. Please remember that children under the age of 16 **MUST** be accompanied by an adult.

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 residents' vehicles must have a parking decal

- All vehicles must have a current registration tag & be in running order

- All vehicles must be parked between the lines and **there is 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 current vaccination records to the community office. Please be a good neighbor and pick up after your pets, as this continues to be a big problem on our property.

ARB FORMS: Please remember that **MOST** changes (interior and exterior) require Board approval **PRIOR** to work commencing. Always check with the office for requirements. Doors and windows are the homeowner's responsibility.

ILLEGAL ACTIVITIES: The Board of Directors strongly advises that illegal activity witnessed by a homeowner/resident be reported immediately to the police. Please follow up with a report to the property manager. If there is an emergency, please dial 911. The non-emergency phone number for Winter Park Police is 407-644-1313.