

NORTH SHORE COURTYARD VILLAS



April , 2017 Newsletter

WE WON! Your Board prepared and submitted a winning grant application to the City of Casselberry. Subsequently, we will receive a \$2,500 grant to be applied toward the finishing, painting and sealing of the perimeter wall (portion facing Seminola). The project is due to start within the next quarter. Paint selection is currently ongoing. This will **drastically** alter North Shore's appearance and curb appeal for **MANY** years to come. If you've some input, **NOW's** the time. Simply contact one of the Directors.

OTHER PROJECTS: Our community has experienced some difficulty in finding, hiring, and retaining a competent, skilled, licensed/insured, handyman service to complete some projects. After a diligent search and vetting we feel we've found a reliable vendor to address some outstanding issues noted below:

- Men's Door at the Cabana will be replaced
- Pool filtration unit will be enclosed by a short fence to improve aesthetics
- New locks will be installed at the Cabana gates and Boat Ramp for uniformity
- The Cabana fans will be replaced
- The Cabana lighting will be switched to LED

THE CABANA & POOL are available to homeowners [or tenants via their landlord] for family get-togethers, parties with friends, business meetings, etc., upon making a reservation and a **\$50 deposit**. The \$50 retainer will be returned upon inspection of the facility following an event. Contact the management company [see contact data below] to reserve your date, time, and obtain a key to the cabana's kitchen. No resident shall be refused use of the facility during reserved party times by others.

LATE SPRING/EARLY SUMMER GET TOGETHER: Director and Recreation Chairperson Carol Principe is planning a community wide event for May at the Cabana. Stay tuned. If you'd like to help with this gala affair, feel free to contact Carol.

RESERVE STUDY: Your Board is currently collecting proposals for a reserve study. As our community and its numerous amenities age, we need to insure the financial health of our Association via an accurate estimate of the

remaining life and replacement cost for each component. A reserve study will assist the Board via a strategic funding plan regarding monies that need to be set aside each year to pay for upgrades, repairs, or replacements over the next twenty-five years.

ROOF CLEANING: One of our homeowner's recently used and recommended the following vendor. We are simply passing the info along to the community as the Board refrains from endorsing any vendor over another.

AAA Roof Cleaning & Pressure Washing
407-883- 0888

VISTA COMMUNITY ASSOCIATION MANAGEMENT is our current property management company. Our specific property manager is Maurice Remillard. He can be reached at 407-682-3442 if there is an issue you need addressed.

To see minutes of prior meetings, plus all community documents, please visit our website.

www.NorthshoreCourtyardVillas.com

YOUR BOARD OF DIRECTORS (5) are:

Mark Stalder	President, ARC Chair	407-695-1734
Carol Principe	Recreation Chair	407-699-5382
Susan Allen	Treasurer	407-312-3657
Anne Miller	Special Projects	407-242-1956
David Pieski	Secretary, Editor	407-695-9332

Lois Stalder serves as our Landscaping Chair.

Final, friendly reminders:

1. Please pick up after your dog(s). No one wants to encounter pet waste while out and about in North Shore. And please **DO NOT** throw pet waste in the lake ! Dispose of it properly.
2. **Speed limit is 15 mph.** We've not had a pedestrian/vehicle accident and we **DON'T WANT TO START !**
3. Get involved ! This is **YOUR** community and **YOUR** assessments. Meetings are 3rd Monday of each month at the Fire Station. 7 pm.