

NORTH SHORE COURTYARD VILLAS



July , 2017 Newsletter

Community Project Updates:

Seminola Wall Upgrade: Hopefully you've noticed the new stucco facing this wall. Final coats of paint will be added once the cure time has passed and we're all anticipating a vast improvement to our curb appeal.

Cabana Upgrades: The projects listed in the April newsletter were delayed as the selected handyman service simply didn't work out. So additional bids were evaluated with another vendor selected to address the following:

- Men's Door at the Cabana will be replaced
- Pool filtration unit will be enclosed by a short fence to improve aesthetics
- The Cabana fans will be replaced
- The Cabana lighting will be switched to LED

Reserve Study: Dreux Isaac & Associates has been engaged to provide this study to guide future budget allocations.

Legal: Due to unpaid assessments, the HOA is currently pursuing a property via foreclosure. Attorney Al Cook represents North Shore.

Board Certification Class: Thank you, Directors Susan Allen and Carol Principe, for attending the Board Certification class presented by Vista Property Management. You donated your time to learn the latest ideas and practices to better improve our community. We appreciate it.

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 or Director Carol Principe [see contact data below] to reserve your date and time. No resident shall be refused use of the facility during reserved party times by others.

Landscape Access: Our landscaping company comes every Wednesday. Residents living along the lake, canal, and Seminola Boulevard must keep back gates **UN**-locked and pets secured. Otherwise, the property will **NOT** be maintained.

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 for EVERYONE'S SAFETY and COMMUNITY APPEAL:

1. Please park in designated spaces and **NOT** along the road, in the boat parking area, on lawns, etc. Violators are stickered twice with license plates recorded. The third violation results in immediate towing. \$ 125 to get it back Minimum.
2. Dogs must be leashed at all times. It's both a county and city ordinance. Bites can be expensive - medically, emotionally, **AND** legally. Dogs can run unleashed in dog parks (Casselberry and Winter Springs have them)
3. Please pick up after your dog(s). No one wants to encounter pet waste while out and about.
4. Please put your trash receptacles out **NO EARLIER** than 6 pm on Monday and Thursday for Tuesday and Friday pick up.
5. Get involved ! **Our budget is over \$ 110,000 PER YEAR. This is YOUR community and YOUR assessments. Meetings are 3rd Monday of each month at the Fire Station. 7 pm.**

This newsletter is distributed to homeowners and tenants.