



NORTH SHORE AT LAKE HART COMMUNITY NEWSLETTER

JUNE | 2017

SOLUTIONS TO OUR COMMUNITY'S PARKING ISSUES

After exhaustive research and a large volume of input and feedback from residents, your HOA is announcing several changes to policies related to the parking of private vehicles by residents and guests. The primary reason these policy updates are needed is that emergency vehicles must have access throughout the community at all times and can never be delayed while responding to an emergency because the space between cars parked on opposite sides of the street is too narrow.

This is far more than a simple convenience issue. When an ambulance, police car or fire truck is responding to an illness, injury, fire or crime, every second counts. So any delay must be considered unacceptable and every step should be taken to prevent it. Therefore, to ensure the safety of our residents, the following policy summarizes our planned action to remedy these issues.

1. Cars may not be parked on the narrow, one-way sections or the median side of the street at any time on Old Marsh Ct., Old Cypress Ct. or Hart Branch Cir. due to the narrow street width. Appropriate signage will be added to these areas.
2. Residents and guests on two-way streets are encouraged to park in available driveway and garage space before parking any vehicles on the street. Sidewalks are not considered available driveway space and cannot be blocked.
3. Parking on two-way streets will be limited to only one side of the street and the side will alternate monthly. In odd numbered months (January, March, May, July, September, November), parking is permitted on the side of the street with odd house numbers. In even numbered months (February, April, June, August, October, December), parking will be permitted on the side of the street with even house numbers. Residents in the median area of Osprey Landing may park vehicles in front of their homes regardless of the month. Parking on the incorrect side of the street or HOA common areas resulting in a hazard or nuisance will be subject to towing without notice.
4. Residents are encouraged to work with their immediate neighbors, including those across the street, to assure satisfactory parking arrangements are available to all.



5. Residents are responsible for making sure their guests and service providers comply with these requirements.

We encourage residents to more fully utilize driveways and garages to reduce the number of cars parked on the street and maintain safe access for emergency vehicles. We expect many residents on the “no parking” side of the street to elect this option rather than park on the other side of the street, especially if there is not available space nearby. We have decided not to add any enforcement of this item due to the Property Manager resources required to achieve compliance. We may need to reconsider this approach if there are more cars parked on the correct side of the street than space is available to accommodate them. If required, we plan to address this as an extension of our current existing compliance process.

While we understand that these changes may be considered a burden to some residents, these steps are absolutely necessary to ensure the safety of our residents. We are currently in the final review process of this policy and may make some minor changes. We plan to have the final version available for review at the upcoming Annual Meeting. We appreciate your cooperation.



FROM YOUR PRESIDENT OF THE BOARD OF DIRECTORS



Hello North Shore at Lake Hart Residents -

It has now been a couple of years since I took over as the President of your HOA Board of Directors. At that time, we knew our community was facing quite a few challenges that needed to be dealt with in order to maintain North Shore at Lake Hart as one of the most desirable communities in Central Florida. I am happy to report that, while there is still a lot of work to be done, the Board has made solid progress toward these goals.

When I became President, the most common complaint from residents was about the traffic in our community, especially during rush hour. As many of us remember, cars backed up quickly near Moss Park Elementary School, resulting in two to three hours of gridlock on North Shore Golf Club Blvd. Thanks to the hard work and hours of dedication by our Board Members – along with Orange County Commissioner Jennifer Thompson, the Orange County Sheriff's Office, Northshore resident Jamie Timko of the Moss Park Elementary PTA and Dr. Eric Cantrell, Principal at Moss Park – the school's traffic pattern for pick-up and drop-off was redesigned so that cars waiting in line were on school property instead of on the road where they were obstructing through traffic.

We have also focused a lot of attention and effort on the traffic circle on North Shore Golf Club Blvd. The primary issues at this roundabout were drivers driving straight through the circle and drivers not yielding to vehicles already in the circle as they entered the roundabout. With significant work, clear communication and quantifiable facts, I was able to convince Orange County that there is a safety problem at the traffic circle on this road.

You will soon see construction in that area to raise the curbs and change the lane markings, making it safer for drivers, pedestrians and golf carts. The new curbs will guide drivers around the circle and slow down speeders, without causing problems for trucks or buses. One of the issues we expect to solve is making it as clear as possible that cars entering the circle must yield to traffic already in the circle without exception. We are working closely with Orange County to make this process go smoothly. By the way, Orange County is paying the entire cost of this project, so it won't cost your HOA a penny.

Another area where we have made substantial progress is replacing the entrance gates with new, upgraded equipment. Permitting backups at Orange County have pushed our installation schedule back farther than we have planned, but we are close to having the enhanced gates installed. These will be two-step gates that are designed to cut down on the piggybacking of unauthorized vehicles, and operate without gate codes. Cameras with license plate recorders will be installed at every gate. Vendors and guests will have to be specifically allowed in by residents. Alternatively, vendors can visit the office, review the Vendor Rules and Regulations and can then acquire an entrance permit.

Kudos to Board Secretary John Dick, Community Area Manager Lisa Mason and the Grounds Committee for putting in the many hours of work required to make this long-needed upgrade happen. We were all frustrated with the old gates, which were at the end of their service lives, breaking down, as well as the lack of spare parts and poor control of access to our interior streets, so we're looking forward to this project's completion.

Additional accomplishments over the last two years include:

- Consolidating the HOA's legal services from the previous Board's use of three attorneys to one group, The Orlando Law Group.
- Stopping the county from tearing out the landscaping from the island by the Moss Park Elementary School crosswalk and Heron Point.
- Changing landscaping vendors, which has vastly improved the appearance of the community.
- Replacing First Service Residential with Aegis Community Management Services, a more responsive community management company that is locally owned.
- Improving the board's communication to all residents by publishing a newsletter, a new website that is in development, a community-only Facebook page, additional signage at each entrance and exit and regular signs at each gate exit announcing important events.

- Holding open elections, allowing us to have quorums for the first time in several years.
- Firming up our volunteer committees with excellent leadership and participation.
- Worked with the City of Orlando to persuade AT&T that additional cell towers were needed to improve coverage throughout the community, which they have agreed to expedite.
- Managing the HOA's finances effectively, including our dedication to cost containment, which has allowed us to provide these improvements **without raising the 2016-2017 HOA dues by a single cent!**

Finally, I'd like to encourage every single resident to consider volunteering for one of the HOA committees. This is a great way to be involved with the HOA's continuing efforts to make North Shore at Lake Hart one of the premium residential communities in Central Florida. We have a specific need for volunteers to help the Architectural Review Board, which works with residents to make sure home improvement and landscaping projects are in compliance. Other committees include the Social, Grounds, Recreation, Safety, Finance and Communications Committees.

Also, please join me in welcoming long-time resident Lynn Sandford to the Board of Directors. Lynn brings a love of the community, solid perspectives, high energy and intelligence to the Board and we look forward to working with her.

It has truly been a pleasure and a privilege to work with one of the finest most desirable communities in the Orlando area. That said, even with everything we've accomplished, there is still a lot of work to do to. Our HOA Vice President James Timko and I hope to have your support in the upcoming election so we can continue our work in serving you, the residents of North Shore at Lake Hart.

Thank you!

Dave Gordon
HOA Board President

James Timko
Vice President

John Dick
Secretary

Sarah Crawford
Treasurer

Lynn Sandford
Board Member

BoD@northshoreatlakehart.org



GROUNDS UPDATE



Plenty of improvements have been made to common areas throughout our community, with more to come. Installation of the new gates continues, even though it has been stalled somewhat by permitting issues with Orange County. That said, new controllers have been provided and Spectrum has completed installing fiber optic cables from the gates to the HOA office in the clubhouse for centralized control and monitoring. We expect all the permitting and installation to be completed during the Summer.

Also, Orange County recently determined that there is a problem at the traffic circle on North Shore Golf Club Blvd. because drivers often drive straight through the circle and frequently don't yield to traffic already in the circle as they approach. So you will soon see construction in that area to raise the curbs and change the markings of the lanes in an effort to make it safer for drivers, pedestrians and golf carts. The new curbs are intended to guide drivers around the circle, but will not cause problems with trucks or buses. One of the issues we hope to solve is making it clear that cars entering the circle must yield to traffic already in the circle. We are working closely with Orange County to make this process go smoothly.

Finally, we are currently working on getting bids for our landscaping contract. To be clear, while we are happy with the work of our current vendor, it is our fiduciary duty to make sure we are getting the most value for your homeowner dues and the current landscaping vendor will participate in the bidding process.

It is our goal to make sure we communicate to residents regarding landscaping, ponds and common areas around the community. And we welcome your comments, questions and input so please feel free to share them. Also, we are currently looking for residents who are interested in keeping our community's esthetic appearance among the best in Central Florida by volunteering on the Grounds Committee. If you're interested, send an email to grounds@northshoreatlakehart.org

RECREATION UPDATE



Check out our ongoing Fitness Center upgrades!

In our continuing efforts to make North Shore at Lake Hart one of the area's most desirable communities, we have made further upgrades to our Fitness Center. One of the most well-received upgrades is the addition of flat hanging mats for floor exercises. Because they are hung up after each use, instead of rolled up, you won't have problems with them curling up while you're laying them on the floor. In addition to the hanging mats, we have also purchased new weighted balls and kettle bell weights to give you more workout options.

We encourage all of our residents to take full advantage of the recreational options in our community. For example, we have an outstanding community pool, as well as a play area with swings and several athletic fields. We do ask that you be considerate to your neighbors by limiting your usage to yourself and guests, and that when your guests use the community facilities, you are present with them.

NORTH SHORE GOLF CLUB UPDATE

If you've played North Shore Golf Club recently, you may have noticed some improvements. The biggest improvement is the addition of new golf carts. We encourage our residents to take advantage of this beautiful course, which is known throughout Central Florida for being one of the area's nicest and most enjoyable courses.

Plus, by playing our community's golf course, you are supporting the course in keeping its landscaping, fairways and clubhouse in tip-top shape. The cost for a round of golf starts at only \$20 and there are discounts for members of the military, police, firefighters and EMT, as well as student discounts for UCF and Valencia College students. For information on some exciting specials or to book a tee-time, call **(407) 281-4653**.

SOCIAL UPDATE

Look for info on upcoming Movie Nights!

The Social Committee is working hard on planning a series of movie nights, a new concept for our community. Look for more information on times, locations and which movies we will be showing.

The Social Committee is requesting your input! With Summer in full swing and throughout the rest of the year, our goal is to schedule fun, exciting events that will bring our residents out to enjoy and spend time with their neighbors. In the

past, we've had awesome events for holidays, including 4th of July, Halloween, Thanksgiving and Christmas and those will continue! We are also considering regular events for resident teens focused on having a lot of fun while also being safe!

Also, if you and some of your neighbors have talked about having smaller block parties, we would be happy to help coordinate and get the word out for you. Just send us an email and let us know what we can do to help!

Finally, we are currently looking for residents who like to have fun and would enjoy helping us plan events for the community by volunteering on the Social Committee. If you're interested, send an email to [**social@northshoreatlakehart.org**](mailto:social@northshoreatlakehart.org).

COMPLIANCE UPDATE

Time for some Summer cleaning!

For many residents, Summer is the perfect time to take a fresh look at your home's exterior, including the yard and landscaping, to freshen it up. That's a great idea, so let's look at a few ways that compliance with the community covenants can impact what you're planning to do. Also, remember that some changes may require approval from the Architectural Review Board, specifically anything that substantially changes the appearance of your property from the street. If you're not sure, just drop by the office or give us a call to discuss your ideas and we'll be happy to help!

Lawn Maintenance

Take a walk around your property and look for areas where the grass is thin and the soil is visible. If it's only a minor issue, this is a great time of year to apply fertilizer when the grass is really growing. And if you see spots that are infested with a lot of weeds, you should treat them as soon as possible because the further it gets into growing season, the harder they are to control. Also, you'd be surprised how much a very basic lawn service can help the appearance of your lawn, and some of them cost as little as \$30 a month.

Trees

Take a look at the trees on your property. Low hanging branches that are touching your neighbors' homes or obstructing the sidewalk need to be trimmed back. By the way, this includes some plants that you may consider "shrubs" between your house and your neighbors' houses that have grown to where they're taller than the house. If it's been a couple of years since you've trimmed them, they probably need to be cut back.

Exterior of Home

Some of the most common spring chores for the outside of homes include cleaning areas of stucco that are discolored by dirt and mildew. You might also inspect your home for excessive dirt on the trim, on the front door and on the garage door. Also, because most of the homes in our community are over 10 years old, it might be time to repaint if it hasn't been repainted already.

VIOLATIONS GUIDE

Recurring violations

Animals & Pets - Excessive Noise

Animals & Pets - Pet Waste

Rubbish & Debris - Trash Bins - Timing

Signs - General - Unapproved

Unightlyly - Water Hose - Improperly Stored

Vehicle Parking - ATV

Vehicle Parking - Parking

Fine: \$100 for confirmed first occurrence.

\$100 for each recurrence up to \$1,000 maximum total.

Animals & Pets - Not on Leash

Animals & Pets - Unattended

Rubbish & Debris - Improper Disposal

Rubbish & Debris - Trash Can Visible

Sports Equipment - Basketball Goal - In View

Unightlyly - Garage Door Open

Vehicle Parking - Commercial Vehicle

Vehicle Parking - Parking Permit

Minor violations

Exterior Maintenance - Address Numbers

Exterior Maintenance - Holiday Lights

Exterior Maintenance - Rain Gutters

Landscaping - Driveway Pavers

Landscaping - Weeds / Grass in Beds

Fine: \$250 for confirmed first occurrence.

\$250 for each additional if not corrected up to \$1,000 maximum total.

Exterior Maintenance - Clean Driveway / Side Walk

Exterior Maintenance - Mailbox Clean, Paint & Repair

Fence - Clean

Landscaping - Edging

Unightlyly - Conceal from View

Major violations

Exterior Maintenance - Clean / Paint Garage Door

Exterior Maintenance - Exterior Painting

Exterior Maintenance - Repair Driveway

Exterior Maintenance - Replace Mailbox

Exterior Maintenance - Screens

Landscaping - Borders

Landscaping - Dead Sod

Landscaping - Mowing

Landscaping - Trim Shrubs

Landscaping - Trim Palms

Landscaping - Weeding of Sod

Fine: \$1,000 for confirmed first occurrence.

Exterior Maintenance - Cleaning of Exterior

Exterior Maintenance - Lighting

Exterior Maintenance - Repair Garage Door

Exterior Maintenance - Roof Cleaning

Fence - Repair Fence

Landscaping - Dead Landscaping

Landscaping - Fertilize Lawn / Shrubs

Landscaping - Stump / Dead Tree

Landscaping - Trim Trees

Non - Compliant - Other - Architectural Modification



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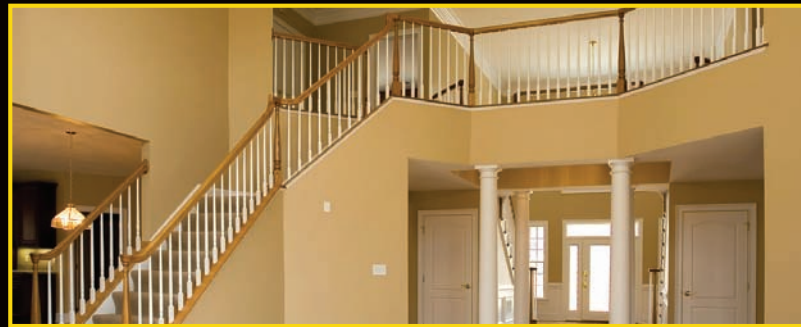
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North Shore at Lake Hart

Your Community Newsletter

9339 North Shore Club Boulevard
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SPECIAL THANK YOU!

We would like to thank all of our Committee members, who volunteer their time and energy to making our community a great place to live!

SOCIAL

Tijuanna Compton Nunn
Thayer El-Dajjani
Alisha Vozella
Susana Cruz

SAFETY/HURRICANE/ EMERGENCY

Chuck Mullins
Mike Johnson
Dave Gordon (Board Liaison)

COMPLIANCE

Dave Bauer
Paul Foxworthy
Gene Gossman
Joe Schott
Hitesh Barde

FINANCE

Jose Dominguez
Pam Yacko
Hitesh Barde
Sarah Tombone
Dave Bauer
Sarah Crawford (Board Liaison)

GOLF COURSE LIAISON

John Dick (Board Liaison)

ARCHITECTURAL REVIEW BOARD

Ruben Herrera
John Baker
Lucy Eguiluz-Catrone
Joe Gulino
Lynn Sandford

GROUNDS COMMITTEE

John Baker
Andrew Piercy
Brian Trago
Susan Broadwell
John Dick (Board Liaison)

RECREATION

Tom Shortlidge
Edward Rieck
Dennis Mignott
Dave Gordon (Board Liaison)

COMMUNICATIONS/WEBSITE/ NEWSLETTER

Jamie Timko
Leslie Stull
Tijuanna Compton Nunn