



NORTH SHORE AT LAKE HART MAY - 2015 COMMUNITY NEWSLETTER



SOCIAL COMMITTEE UPDATE

COME OUT AND HAVE SOME FUN WITH YOUR NEIGHBORS!

Don't miss our End-Of-The-School-Year Movie Night. We'll be showing a popular film on the Rec Center grounds and it will be a lot of fun for your whole family! So grab your blankets and lawn chairs and join your neighbors for a great evening of family entertainment. Keep your eyes open for more details.

Also, we expect our annual 4th of July Celebration to be one of the best ever! The kids will have a blast playing on the bounce house and water slide with all their friends from the community. We'll also have face painting, games, door prizes and plenty of food, as well as other fun surprises! The atmosphere will be festive and fun with a DJ playing music

and entertaining the crowd! So come out and celebrate the birth of our great nation with friends and neighbors!

**End-Of-The-School-Year
Movie Night
Coming Soon!**

**4th of July Celebration
Saturday, July 4
11 a.m. - 3 p.m.**

FROM YOUR PRESIDENT OF THE BOARD OF DIRECTORS

As always, thank you for giving us the opportunity to work with you in continuing to make our community a great place to live. This is the second of our regular newsletters and communications, and I'm happy to report that our progress has continued moving forward.

Our community looks better by the week. The new landscaping vendor is working diligently to improve conditions, which were so poorly maintained by the previous vendors. They have planted annuals, replaced mulch and removed dozens of loads containing weeds and garbage. We continue to hear many compliments about this positive change.

The golf course is in very good shape. The owner, John Caporaletti, along with his superintendent and golf pros, has done a superb job getting North Shore Golf Club into excellent shape. John and his team are very hands on and their efforts are truly showing. A healthy, thriving golf course enhances our community and adds to all our home values, as well as providing a fun activity we can all enjoy without leaving our community. If you have not played North Shore in a while, I encourage you to do so.

New contributors to the newsletter. I have asked relevant guests and they have enthusiastically agreed to contribute to our association newsletter. Expect regular columns from County Commissioner Jennifer Thompson, Principal Dr. Eric Cantrell of Moss Park Elementary School, and Ramona Leccese, our Community Association Manager. We are also including a local Real Estate column, area news and a regular piece from the Golf Club.

Car stacking on NSGCB. The school has taken over the morning and afternoon OCSO spot. This frees up our budget for additional patrols and service. The feedback concerning the slowdown from new personnel has been passed on to the Orange County Sheriff's Office.

Beach volleyball court. The site recommended for the beach volleyball court has significant drainage issues. The Committee involved is proposing a new site and progress will start back up once the site is engineered.

Alternate side of the street parking. We continue to hear recommendations from law enforcement and other responders that the parallel parking narrows the streets too much for effective response. The residents' feedback has been very supportive overall and we will likely make a decision this summer. Your feedback is invited and encouraged.

Gate Codes. We are trying to see if our system can customize distinct codes for each homeowner, as opposed to having one for the whole community. This allows for better tracking and eliminates the need for quarterly code changes.

Thank you.

Dave Gordon
HOA Board President

Randolph Pinna
Vice President

Donald Zaremba
Treasurer

Mark King
Director

John Baker
Secretary

BoD@northshoreatlakehart.org

ADVERTISE YOUR BUSINESS TO YOUR NEIGHBORS!

If you are a business owner or a marketer and you like doing business with your neighbors, take out an ad in the community newsletter. A quarter-page ad is only \$325 for the first issue and \$250 per issue after that if there are no changes to the ad. For more information, please send an email to andy.cingolani@gmail.com.



FROM THE DESK OF...

ERIC CANTRELL, ED.D.

PRINCIPAL, MOSS PARK ELEMENTARY SCHOOL

I know that many of you within the North Shore at Lake Hart community attended our recent school carnival on Friday, March 13. The feeling folks left with was that it was a family fun event that brought the community together for an evening of games and entertainment. Included among this series of family entertainment events at Moss Park Elementary was the recent three days of performances of Aladdin, Jr. by our drama club, also known as The Moss Park Players. This was the eighth consecutive year for the Moss Park Players putting on a production and, as always, this year's play was outstanding and one that will be remembered for years to come.

As we returned from spring break (March 23-27), the new standardized testing, Florida Standards Assessment (FSA) began on April 1 and continued throughout most of the month. Students in grades three through five participated in this testing, with those in grade three and

four testing early in the month and fifth grade during the second half of April. End of Course exams are taking place in early May for all students in grades kindergarten through fifth.

A noteworthy topic for residents of the North Shore at Lake Hart community is the changes to our school parking lot, Phase 1 of which started during spring break with a substantial renovation. Phase 2, which will be completed during the summer, will be an extension of our car rider loop. The net effect of the project will be to increase the number of cars that can be stacked in our morning and afternoon car rider loop. We project this increase to accommodate between 75 and 100 additional vehicles stacked on school property as the car line moves. This will hopefully provide significant relief to the congested roadway on North Shore Golf Club Boulevard each school day.



LIKE YOUR COMMUNITY? LIKE OUR FACEBOOK PAGE!

Want the latest news and info about your community? Be sure to "like" our Facebook page at www.Facebook.com/NorthShoreatLakeHart. You'll find the latest news from the Board of Directors, updates on activities and social functions, alerts on traffic or safety issues and a lot more! We also have dozens of photos from around the community, including our exciting events!

NORTH SHORE GOLF CLUB

As your home golf course, we invite you to stop by and enjoy this beautiful course, visit the club for lunch, or drop in for a drink. Residents of North Shore at Lake Hart receive a 10% discount on greens fees, cart fees, merchandise, range balls and the snack bar (proof of residency required). In other news from our club:

- This year, we welcome The Jack Nicklaus Golf Academy to North Shore Golf Club, and are very excited about this partnership!
- Blake Jones, our head golf pro, is conducting walk-on clinics for juniors age 5 to 17 every Wednesday from 4 p.m. to 5 p.m. The cost is \$10 per student and clubs can be provided.
- Individual lessons for all ages are available 7 days a week.

For more information, please feel free to call Robbie Shaffer, PGA, at 407-277-9277 or visit our website at www.golfatnorthshore.com.



Starting with this issue, we are pleased to provide you with an update on the latest news and advice from the Real Estate world, specifically as it impacts our community. This update will be provided by real estate professionals who call North Shore at Lake Hart home, starting with Jamie Timko of Keller Williams. If you are a real estate professional and are interested in contributing an article for a future issue of this newsletter, please send an email to andy.cingolani@gmail.com for more information.

TOP 6 THINGS YOU CAN DO TO IMPROVE THE VALUE OF YOUR HOME

Have you ever wondered what home improvement items should be at the top of your list? With relatively minimal costs and a little time spent on the weekends, you can increase the value of your home substantially. Even if you're not planning to sell your home in the near future, these tips will help make your home more enjoyable, as well as more appealing.

Curb Appeal

The front of your house is like the cover of a book. It shows you have taken pride in your home and is a good indicator of how well you have maintained the rest of your house. In fact, a poorly maintained yard can drop the value of a home as much as 10 percent. This critical first impression subtly communicates to a buyer how much will need to be invested in repairs.

Interior Paint

Although that red wall may look great with your décor, it may not go with a buyer's furniture. Your best bet is to use light, neutral colors. Light colors make rooms appear larger and neutral colors allow buyers to visualize their furniture in the house.

Floors

Replace worn or stained carpets and broken tiles, preferably with tile or hardwood. The best return for your money is going to be with engineered or real hardwood flooring. Try to avoid laminate.

Bathrooms

This can be as simple as cleaning the grout, removing rust stains and applying fresh caulk. You may also think about replacing your cabinet hardware, updating the faucets and buying new toilet seats.

Kitchen

The kitchen is the heart of the house and is one of the main spaces that buyers focus on when purchasing a house. If you have money to invest, this is where you should start. Repaint, add a backsplash, restain or replace cabinets. Replace stained sinks and upgrade appliances.

Make sure you get appropriate permits and check with your HOA for approval before starting these kinds of projects (or any outdoor changes). You don't want any of the return on your investments to be spent on fines.



Lighting

Brighten up your space. It is amazing what light can do for a dark room. It opens the space up and gives a positive feeling. Natural light is always best. This can be accomplished with sun tubes or skylights. You can also add canned recessed lighting.



Jamie Timko

Keller Williams

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407-712-0988

A NOTE FROM YOUR COMMUNITY ASSOCIATION MANAGER

Dear North Shore at Lake Hart Residents,

As your Community Association Manager, my goal is to work toward bettering your community wherever the need arises by assisting your Board of Directors in maintaining the common assets and enforcing the Association documents.

With nearly 30 years of experience as a CAM, I have served as an on-site manager as well as a portfolio manager with up to eight properties at any given time.

Assisting me in the office is Diana Heider and Guerdine Mersilus, and our maintenance person is Al Tibaud. If you need to reach us, please call **407-207-0520** during business hours, or **1-866-378-1099** after hours.

I just want to express my gratitude, and the gratitude of my team, to the HOA Board of Directors for the opportunity to serve as your CAM.

Thank you!
Ramona Leccese

DISTRICT FOUR UPDATE

by Jennifer Thompson
Orange County Commissioner

A HIDDEN TREASURE: BACK TO NATURE WILDLIFE PRESERVE

In February 2014, a little more than a year ago, the Back To Nature Wildlife Preserve moved into its new home on Clapp Sims Duda Road in the Lake Nona area. Back To Nature is a non-profit organization that has been dedicated to rescuing, rehabilitating, and releasing injured or orphaned Florida native species since 1989. The new facility, built on a 20-acre parcel of conservation land granted to the organization in 2007, gives Back To Nature an opportunity to provide care for the animals they serve and also educate the public about respecting and preserving the beauty of Florida's natural environment.

Located just south of Lake Hart, the Back To Nature Wildlife Preserve is only about 15 minutes from the front gate of your community. **Admission is \$5 per person. For more information, please visit www.btnwildlife.org or call (407) 568-5138.**

ARCHITECTURAL REVIEW BOARD UPDATE

CONTRACTOR USE OF COMMON AREAS

If a vendor, such as a pool builder, needs to cross HOA common property to access a job site, it requires approval, in advance, by the Architectural Review Board and Board of Directors. This policy actually protects you, the homeowner, as well as your vendor from liability if any damage results from the work, such as inadvertently cutting a power line or damaging an underground drain pipe.

Fortunately, this is simply a matter of communicating with us and providing minimal information that the contractor should have readily available. It can usually be addressed during the ARB review process as part of your documentation. Many contractors will do this on your behalf, or you can get in touch with us on your own.

Please remember to have your vendor replace any sod they damage while working on your behalf and to clear the street of any dirt. We also require that they place barriers over the storm drains while they are working.

Finally, please be sure to adhere to all stipulations made by the ARB committee. There are often important details in the approval documentation that are intended to serve as a guide to you and your contractor in completing the work. Homeowners are also required to advise the office when work is completed.

If you have any questions, please contact us. The best way to reach the ARB is by visiting the office or by email at arb@northshoreatlakehart.org.

COMPLIANCE COMMITTEE UPDATE

THE REASONS BEHIND ALL THOSE HOA RULES ...

In communities throughout Central Florida and across the country, neighbors gather on front porches and driveways to chat or enjoy a walk through the neighborhood, and one topic frequently comes up: the HOA and its rules. And sure, if your only contact with the HOA is when you or a neighbor receive a notice to correct a problem, it can seem like their only purpose is to strictly enforce “the rules.”

“We hear it all the time,” says Dave Bauer, a member of the North Shore at Lake Hart Compliance Committee. “And we get it. Receiving one of our notices will never be the best part of anyone’s day. But it’s truly how we help keep the community a desirable place to live.”

According to Bauer, the Compliance Committee follows the deed restrictions – also known as the Covenants, Conditions, and Restrictions – that all homeowners agree to when purchasing their homes. The process for identifying issues and resolving them is a lengthy one with numerous checks and balances, designed to give homeowners ample opportunity to resolve any issues. The purpose of the CC&R is to maintain the street appeal of the homes across the community, which has a direct impact on quality of life and property values.

Read the CC&R documents by logging in at www.northshoreatlakehart.org and looking under “Resources.” Pay particular attention to “Part 1 Document”, pages 25-26 and pages 34-42.

“We pride ourselves on being supportive when it comes to getting these corrections made,” Bauer continued. “All of us on the committee have jobs and families and we understand how these things can get away from people. The good news is that most of the notices we send out can be corrected with a couple hours’ work and for little or no cost. It’s things like edging the sidewalk or trimming shrubs.”

For larger or more costly issues, like the need to repaint the exterior, the committee members make every effort to work with the homeowner to allow a little extra time. However, in order to do that, it’s absolutely essential to contact the committee to discuss the matter.

“If you can’t correct an issue by the requested date on the violation notice, please contact us,” he said. “We’ll work with you to make the whole process as flexible as possible.” Homeowners can follow the instructions for contacting the Compliance Committee on the violation notice, or send an email to compliance@northshoreatlakehart.org.

SAFETY COMMITTEE UPDATE

DON'T FORGET YOUR REC CARD WHEN USING COMMUNITY FACILITIES

As we mentioned in the March newsletter, the Safety Committee has been working hard to address some trespassing issues at our facilities, including the fitness center and community pool. Unfortunately, trespassing is more than just a nuisance. If it gets out of control it can present a safety issue to our residents. Our goal is to minimize trespassing before it becomes a safety problem, so if authorized personnel requests that you present your North Shore Rec Card, please don't be offended. They're simply making our community a safe place to live and play!

RECREATION COMMITTEE UPDATE

GOT AN IDEA FOR A COMMUNITY ATHLETIC CLUB? LET US KNOW!

Do you have a passion for a specific sport or fitness activity, like frisbee golf, bicycling, softball or weight training? No matter what it is, there are probably others in your community who either share the same interest or would like to learn about it. So why not start an athletic club? The Recreation Committee would like to hear your ideas. We'll be happy to help you organize the club, reach out to community members and make the clubhouse or recreation facilities available to you for meetings, practice, games or events. Send us an email at recreation@northshoreatlakehart.org for more information.

NON-RESIDENT TRESPASSING

As we mentioned in the last newsletter, we are still having issues with unauthorized non-residents using the recreation facilities, especially the fitness center and tennis courts. Because these facilities are paid for and maintained by the homeowners through their HOA dues, we limit their use to residents and two guests per household, who must be accompanied by the resident. The purpose for these rules is to protect the facilities and their equipment from being damaged or worn out due to overuse and to make sure they are available to residents when they want to use them. Please remember to carry your North Shore ID badge when using any of the recreation facilities and be ready to present it upon request.

RECREATION UPDATES

Important Reminder: If you are using the fitness center or the tennis courts at night, please be sure to leave before the doors completely seal

at 10:55 p.m. We have had a few cases of residents being locked in and needing to call for assistance.

The recreation facilities are available to North Shore residents for special events, like team practices, athletic events, birthday parties or picnics, but they must be reserved in advance. All you have to do is drop by the office and let them know and they will make the reservation.

The condition of the baseball field has improved dramatically since its maintenance was taken over by CGM, the same vendor that maintains the golf course and recently took over all of the landscaping throughout the community.

The tennis courts are now open until 11 p.m. every night, so if you like to play in the evening when it's cooler, the courts are available.

Please remember that, in order to use the parking lot at the Rec Center, you must have the orange parking sticker displayed on your car. They are free and can be requested at the management office. Cars parked in this lot without the sticker are subject to towing.

GROUNDS COMMITTEE UPDATE

FOUNTAIN PUMP IS BEING REPAIRED

As most of you know, the decorative fountain that welcomes residents and visitors to our community was struck by lightning a few months ago and has been out of commission ever since. After researching several qualified vendors, the Board selected the one that made the most sense and the pump is being repaired.

Currently, our ongoing projects include the installation of a sand volleyball court at the recreation center. We are also considering upgrades to the baseball field and construction of a dog park. We welcome input from residents and encourage you to share your thoughts on any other projects that you feel would make our community a better place to live. You can email your ideas to us at grounds@northshoreatlakehart.org.

YES! This is a HOT MARKET
for motivated sellers as well as buyers.



Contact me **TODAY** to learn what is selling and how your home compares to others in your market.

(321) 247-7797

I can provide you with a **FREE** Comparative Market Analysis that will help us evaluate how much your house is worth today.

Jasta Meade
REALTOR



Email: jastameade@kw.com | www.JastaMeadeProperties.com

North Shore at Lake Hart

Your Community Newsletter

9339 North Shore Club Boulevard

Orlando, Florida 32832



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!

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Randolph Pinna - Vice President
Donald Zaremba - Treasurer
Mark King - Director
John Baker - Secretary

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