



NORTH SHORE AT LAKE HART HOA NEWSLETTER

AUGUST | 2015

HAVE FUN AND SHOW OFF YOUR SKILLS... AT A NORTH SHORE GOLF COURSE TOURNAMENT!

One of the greatest things about living in the North Shore at Lake Hart community is that some of the finest golf in Central Florida is right in your own back yard! If you've played the course, you know it's a fun and scenic experience. The front nine is reminiscent of links-style golf and winds through native wetlands, while the back nine is carved through a century-old oak grove and has a Carolina feel.

Through the end of the year, the course is hosting several tournaments, starting with a two-person two-day team event on August 29-30. Late registrations are welcome for this event.

Feature tournaments for Fall/Winter include:

- The Couples Nine-Hole Scramble (Sept. 25)
- The Halloween Golf Classic (Oct. 31)

- The Thanksgiving Day Turkey Trot (Nov. 26)
- 2-Man Holiday Scramble (Dec. 19)

The cost for these tournaments is \$50 per player and includes range balls, a cart and lunch, as well as awards for the winners, longest drive, closest to the pin and more. There is also an optional "skins game" at these tournaments for \$20 per team. **Several other tournaments are scheduled throughout the rest of the year:**

- Individual Match Play (Sept. 1)
- Two-Man Better Ball (Sept. 12)
- "Bring Your Best" 4-Man Scramble (Oct. 17)
- Men's Club Championship (Nov. 14-15)

For more information, visit the website at www.golfatnorthshore.com or call **407-277-9277**

FROM YOUR PRESIDENT OF THE BOARD OF DIRECTORS

As you are probably aware, a little over a year ago, current Board of Directors member Randolph Pinna initiated a lawsuit against the sitting Board of the NSLH homeowner's association. As a result of this lawsuit, a court-appointed mediator took the unusual step of directing that all five Board positions be vacated and an entire new Board be elected. That, and an overwhelming desire to bring significant and much-needed change to our community, brought the current Board into office.

As your new Board completes its first year in office, this is a great time to express our gratitude to John Baker, whose term with the Board has expired, for his many years of volunteering to serve our community. We are truly appreciative of his dedication, knowledge and experience over the years. We'd also like to welcome John Dick, who has stepped in as the Board's new secretary. He brings solid and highly needed skills and experience to this position, with an extensive background in facilities management, contracting and procurement.

Additionally, I want to thank Dave Bauer, who oversees the Compliance Committee, and Brian Trago, who leads the Architectural Review Board, two very difficult and time-consuming committees to work on.

This is also a good time to reflect on what we've been able to accomplish and what our plans for the future. Over the past year, we've taken on a substantial number of initiatives intended to maintain our community's standing as a wonderful place to live.

One of the most impactful differences we've been able to make is a thorough examination of the association's finances. Thanks to the hard work of our Board treasurer, we are making sure contracted work is being done in the most cost effective way, challenging expenditures that are not bringing value to our community, and eliminating practices that have been egregiously wasteful.

For example, as part of our investigation, we discovered a property that the association held title to, which means indirectly, it was owned collectively by every homeowner in NSLH. Even though there were renters in the three-bedroom home, the association had not collected rent in approximately three years, even renewing the lease at one point despite the lack of rent payments. Furthermore, the home had been originally leased for only \$420 per month, and that included monthly association dues of \$97 for a net rent of \$323! And we still didn't collect rent for three years. In order to correct the situation, we had to hire an attorney to evict the tenant, and spend thousands of association dues on repairing damage left by the tenant. This is a clear example of how your dues were being wasted under the previous Board. The home is now being rented for \$1,295 per month.

Another example of our efforts is how elections are now handled. Prior to the settlement agreement and subsequent election of five new Board members, several years had elapsed since the last election. Our position is that elections were held, but then invalidated by the previous Board and their counsel. We are working hard to ensure that things like this do not happen again. It is our goal to make sure the community can come together to vote and be represented as they see fit. It is disappointing to see a few people putting so much effort into not allowing the fresh perspective of the new Board, which seems like a near obsession to control this community. We are striving to do the opposite, as detailed below such as focusing on compliance and not sending \$1,000 fines for small violations, letting residents speak early in the meetings. We welcome cooperative constructive participation, and strongly prefer to not be punitive toward residents.

Some of the additional initiatives we've completed include:

CHANGED THE CULTURE OF THE MANAGEMENT OFFICE. The sole purpose of this office is to serve our residents with courtesy and respect. Under the previous Board, this was clearly not the case, so we worked with our management company to bring in a new Community Association Manager and the culture has changed for the better.

CONSISTENT COMMUNITY MANAGEMENT. At one point, First Service Residential, our property management vendor, had assigned four different community association managers in about a year's time, and about ten CAMs during the last several years. Because the property management company is our most essential vendor, this was not acceptable. Today, Ramona Leccese leads the team and she has proved to be the most competent CAM I have worked with since I moved to NSLH.

SHIFTED FOCUS FROM "FINING" TO "COMPLIANCE". We changed the name of the Fining and Compliance Committee to the Compliance Committee. This is more than just a name change. It reflects a change in strategy to where we work with residents to bring homes into compliance, as opposed to issuing fines as a first course of action.

BETTER TRAFFIC FLOW ON NORTH SHORE GOLF CLUB BLVD. We have worked with Orange County Public Schools, the Orange County Sheriff's Office and the Orange County government to improve car stacking at Moss Park Elementary and reduce congestion on NSGCB. We also stopped the removal of the landscaped island by the crosswalk, which was planned by the previous Board, because it was determined that it would have had a minimal effect on traffic.

STREAMLINED OUR LEGAL SERVICES. Upon taking office, we discovered that the HOA's legal fees were highly excessive and that we were needlessly using multiple law firms working on a single account. We now work with a single firm with an office in the Lake Nona area.

CONFLICT OF INTEREST RULES. We have made it a policy that Board members cannot do business with or be employed in any way with our property management company. This is clearly a potential conflict of interest that had existed under the previous Board.

IMPROVED LANDSCAPING/POOL SERVICE. We now use North Shore Golf Club as our landscaping vendor. Because they are working on the golf course landscaping every day, the entire community receives attention seven days a week and they respond more quickly to requests. The improvement since we made this change has been dramatic and we have budgeted for additional landscaping improvements next year. We also changed pool vendors and the pool is now maintained five days a week during the summer, including Saturday.

MAINTENANCE OF LIGHT POLES. As we were diving into the details of our association, we learned that the original developer had entered into a ten-year agreement with OUC to rent our light poles, an agreement that cost the association more than \$1.2 million. At the end of the agreement, we should have owned the light poles, but the previous Board allowed it to renew for another ten-year agreement, which is estimated to cost us an additional \$1.3 million over the term of the agreement, approximately \$1,250 per household. Furthermore, the poles were not regularly maintained and we had to pressure OUC to prime and repaint the poles, per our contract.

ENHANCED COMMUNICATION WITH RESIDENTS. This is the third newsletter this year and it includes regular contributions from County Commissioner Jennifer Thompson and Moss Park Elementary Principal Dr. Erik Cantrell. We have also started accepting advertising to offset the cost. Additionally, we have a community Facebook page and are planning to upgrade our website. We are absolutely dedicated to making sure that our actions as a Board serve your needs as homeowners, so please share your thoughts and ideas with us.

SHORTER BOARD MEETINGS. We encourage as much resident participation as possible at our Board meetings, so we have made them shorter. Also, residents who have business to bring to the Board are asked to speak at the beginning of the meeting, as opposed to waiting until late in the evening.

GOLF COURSE MAINTENANCE. We have worked closely and spent a lot of time with the golf course management to ensure that the course and all facilities are properly maintained.

PLAYGROUND SHADE CANOPY. We have installed a shade canopy over the playground slide and are soliciting competitive bids to install one over swingset as well.

REPAIR AND CLEAN-UP OF THE DOCK. After several years of neglect, the dock has been cleaned up and necessary repairs have been made. Also, it is important that we treat this amenity with respect so we can all enjoy it. Recently, severe damage was caused when someone set the trash can on fire. There is a reward for information leading to the arrest of the individuals responsible, so call the Board, visit the management office or call the Orange County Sheriff's Office if you have any information.

While we have done a lot, we have even more initiatives in the planning stages, including:

BUILDING GATES ON NSGCB. Currently, NSGCB is frequently used as a shortcut between Moss Park Rd. and Narcoossee Rd., which results in a lot of speeding, most of which is committed by non-residents. It also makes it easy for trespassers to be in the community. With upcoming development in the area, this problem will only get worse. We have sent out a survey about placing security gates at both ends of NSGCB, with a guarded gate on the MPR side, and encourage everyone to provide feedback, including comments and suggestions.

EXPANSION OF AMENITIES. The clubhouse, fitness center and pool are clearly too small for a community of our size, so we are starting the work of planning and budgeting for an expansion of these important amenities.

EXISTING SECURITY GATES. The original security gates are nearing the end of their useful lives. We are researching new gating systems equipped with cameras with the goal of finding one that is more reliable, improves security and reduces piggybacking of multiple cars.

RESURFACING ROADS. The roads will need maintenance and resurfacing soon and we are planning ahead for this. And because the last resurfacing did not last as long as we would like, we will be seeking a new contractor.

As mentioned previously, we are committed to being open and transparent with you, our neighbors, and we value your input tremendously. If you have a suggestion or see an area in need of improvement, please contact the office staff and let them know. It's important to remember that North Shore covers hundreds of acres and there are more than 1,000 homes, so they may not be aware of a problem until someone reports it. The office is staffed during regular business hours and the after-hours phone number, which is listed on every gate, is **1-866-378-1099**. So if you see an issue that you feel needs to be addressed, reaching out to us is a far more productive way to do it than simply posting it on Facebook.

Finally, we need volunteers who can get involved with the HOA. Sadly, we had to cancel the 4th of July celebration simply because there were not enough people to do the work. We also need volunteers for the Compliance Committee and the Architectural Review Board. Volunteering with the HOA is a great way to get involved in making your community a better place to live, and a rewarding way to socialize and network with your neighbors. If you're interested please send an email to BoD@northshoreatlakehart.org.

As always, thank you for the opportunity to serve you. The work we do is challenging, but like you, we love our community at North Shore at Lake Hart and are dedicated to making it a quality living experience.

Thank you,

Dave Gordon
HOA Board President

Mark King
Vice President

Donald Zaremba
Treasurer

John Dick
Secretary

Randolph Pinna
Director

JACK NICKLAUS ACADEMY OPEN AT NORTH SHORE GOLF COURSE

The Nicklaus Academy Orlando at North Shore Golf Course

features the latest teaching tools matched with the proven instruction philosophy of Nicklaus Academies. The Nicklaus Academy curriculum mirrors much of how Jack Nicklaus was taught the game of golf and reinforces the solid fundamentals and swing concepts that captured 18 major championships and title of "The Greatest Golfer of All Time."

"For a limited time, North Shore at Lake Hart residents will enjoy a 15% discount on all lessons at the Nicklaus Academy."

With academies open in more than 10 countries, Nicklaus Academies is regarded as the top golf academy in the world. The curriculum is continually updated by Mike Malaska, the world-wide Director of Instruction and the 2011 PGA National Teacher of the Year. All instructors working under the Nicklaus Academy banner are trained and certified by Malaska and Nicklaus Academies.

The Academy features the following technologies:

- Nicklaus Academy / Swing Catalyst High-Speed Video Capture and Analysis
- Flightscope X2 Ball Launch Monitor
- BodiTrak Pressure / Balance Mat
- K-Vest 3-D Kinematic Evaluation and Training Program
- TOMI Putting Analysis Program
- SkyPro Putting Training App
- THINQ Golf Mental Training Program
- MobiCoach Live Remote Coaching App

Nicklaus Academy Orlando is under the direction of Ted Britschgi, rated by both Golf Digest and Golf Magazine as one of the top regional golf instructors and a veteran lead instructor at a number of golf academies. Ted has taught extensively in Florida, New York, Arizona, Colorado and Mexico. Most recently, Britschgi opened and operated the first Jack Nicklaus Academy of Golf in South America near Sao Paulo, Brazil, where he was rated the #1 Instructor in Brazil by Golf and Leisure Magazine.

Individual lessons (available in packages of 5 and 10 sessions) for adults, seniors and juniors are available, along with adult clinics (twice per week) and junior clinics (three times per week), which are available at affordable rates. Group clinics and golf schools, custom club fittings and more are also available. Nicklaus Academy Memberships will also be available. Ted and his staff will customize the instruction programs to match the needs and goals of the student.

For more information, contact Ted Britschgi at **407-496-1635** or tedbrits@aol.com.



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Visit: www.golfatnorthshore.com

NSLH RESIDENTS RAISE \$35K FOR CHARITY WITH ANNUAL PIG RUN!

For North Shore at Lake Hart residents Dr. Mike Oslund and his wife, Janna, running the Pig Run of Lake Nona is a fun way to raise money for children's charities, pig out on donuts and have a blast. Held every April on the Saturday of Easter weekend, the 5K walk/run starts and ends at the Lake Nona YMCA, but the highlight of the route happens right about in the middle.

"That's where you get to stop and eat donuts," says Mike, who is a dentist at Lake Nona Dental Group. "It's not required, but if you want to, you can devour up to a dozen donuts before you head to the finish line."



You read that correctly. This is probably the only charity 5K that features an opportunity to down up to 12 donuts, thanks to Larry and Sonia Lemos, owners of the Lake Nona Dunkin' Donuts, who donate all of the donuts for the event.

"We don't really consider it a competitive race, as you might guess," Mike says. "We pass out rubber pig snouts that people wear on their noses the whole time. It's a way for the community to get together and have some fun while raising money for charity."

The 2015 Pig Run took place on April 4 with 1,200 participants, which is the maximum number the event could accept, and raised more than \$35,000. The Nemours Children's Hospital Child Life program received \$30,000, which went toward the purchase of arts & crafts, books, toys, pajamas, theme park tickets, and more to patients at the hospital. Additionally, Camp Boggy Creek received \$5,000, which is enough to cover the cost of two campers.

The event started in 2010 with only 65 participants and has grown steadily over the last five years. *"We really started it as a way to have fun and do something for the community," Janna says. "It was just us and a few friends and neighbors that first year. We had no idea it would grow into anything this big. It's been a lot of fun and it's very rewarding."*

The Pig Run of Lake Nona is possible thanks to the support of 29 corporate sponsors, including title sponsors Dunkin' Donuts, the Lake Nona Dental Group, the Donald D. Mateer Foundation and Duct Detectives.

"I guess some people think it's kind of strange that a dentist would help organize an event that involves eating a large amount of sweets," Mike says. "Like I tell my patients, just make sure you brush and floss afterwards and your teeth will be fine!"

Registration for the 2016 Pig Run will begin in December and will be capped at 1,400 participants with a \$35 entry fee.

Check out the event's Facebook page for more information. Just go to Facebook and search for **"Pig Run of Lake Nona"** to find it.



ORANGE COUNTY CUTTING TRASH PICK-UP TO ONCE A WEEK

NEW SCHEDULE BEGINS JANUARY 1

Starting with the new year, big changes are coming in how Orange County picks up trash and recycling at your curb, which includes reducing the number of pick-up days to once a week. As part of the transition, the county will be delivering new 95-gallon trash cans that are designed to be wheeled out to the curb. They will be picked up and emptied by an automated arm. This means that residents will no longer be able to use their own trash cans.

Later this year, the county will distribute two of the new trash cans to every resident in unincorporated Orange County. One will have a green lid and is for garbage; the other will have a blue lid and is for recyclables, including aluminum cans, plastic bottles, glass bottles, cardboard and paper. (This means no more separating your recyclables.) For pickup of larger items, like furniture or large appliances, residents will be required to call and schedule the pick up.

When the schedule is implemented, there will be a separate day each week for garbage, recycling and yard waste. Yard waste will

still have to be bundled in three-foot lengths. The benefits of the program, according to the county, is that it will save \$8.2 million dollars a year and is expected to increase participation in recycling.



Also, new trucks that run on compressed natural gas will be used, reducing emissions.

One challenge residents may experience is the size of the new trash cans, which are typically larger than the ones they currently use. It's a good idea to make sure that you have a little extra space inside your garage because, per the community deed restrictions, trash cans must be stored out of public view.

According to the county, they will be sending more information to residents by mail as the transition gets closer and will post it online at www.ocfl.net. If you have any questions, **call the Orange County Utilities Solid Waste Hotline at 407-836-6601.**

DO'S AND DON'TS OF RECYCLING



Recycling is a great way to reduce the amount of waste that goes into landfills and help out the environment. However, it does take a little extra effort. Until the new process takes effect on January 1, please remember to separate the paper and cardboard from mixed recyclables like plastic, glass and aluminum. As some of our residents have learned, the county will not empty recycling bins that have paper and mixed recyclables combined in the same bin. Also, it's important to remember that used pizza boxes are not recyclable due to the grease that soaks into the paper. In fact, if a pizza box is accidentally processed at the recycling center and mixed with other paper, it contaminates the entire batch and all of it is sent to the landfill.

If you need recycling bins, they are free by visiting www.orangecountyfl.net and clicking on the Residents tab. From there, click on "Water, Garbage & Recycling" then click on "Residential Garbage & Recycling." The link to a "Recycling Bin Request Form" will be on the upper left.

CONGRATULATIONS!

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I'm Deanna Armel...

... proud real estate broker and a 12-year resident of **North Shore at Lake Hart**. And I have seen amazing growth in this area that I call home over the last five years.

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DISTRICT FOUR UPDATE

BY JENNIFER THOMPSON | ORANGE COUNTY COMMISSIONER

MAKE A DIFFERENCE IN YOUR COMMUNITY. BE A CROSSING GUARD!

Starting with the new school year, drivers on Narcoossee Road near Laureate Blvd. will notice a new school zone near Eagle Creek Elementary School. This is a stretch of road that many North Shore at Lake Hart residents use every day. Unfortunately, even though the Orange County Sheriff's Office has approved and posted the open positions, only one of the three crossing guard positions has been filled due to a lack of applicants.

If you're interested in applying for one of the two open positions, you can only do so by visiting the OCSO website at www.ocso.com and going to the Administrative Services tab, then the Human Resources Division link below it. From there, click on the Support/Civilian Positions link, then scroll down to the Crossing Guard listing and follow the directions.

Crossing Guards only work for a few hours in the mornings and afternoons, which makes it a great way to earn a little extra money on a part-time basis, while making your community a safer place. Also, with the new school zone, you will see signs and lane markings indicating the reduced speed limit in the morning and afternoon. So, as with any school zone, please slow down, drive safely and stay focused.

Finally, a new traffic signal has been approved for the intersection of Narcoossee Road and Weller Blvd., which will be installed during the summer of 2016.

If you have any questions, concerns or feedback, I'd like to hear from you. Please feel free to call my office at **407-836-5916** to share your thoughts.

SOCIAL COMMITTEE

JOIN US FOR THE BACK TO SCHOOL LUAU ! SATURDAY, AUGUST 29 AT 4 P.M.

The best way to celebrate a great summer and the start of a new school year is by joining your neighbors at our Back To School Luau on Saturday, August 29. Plenty of delicious food will be served until 6 p.m. Plus, we will have plenty of activities for families and children, including a bounce house, games, crafts and entertainment. This is a great way to get out and mingle with your friends and neighbors in a fun, festive atmosphere, so save the date and don't miss it!

Also, if you're interested in volunteering to help with this event, we want to hear from you. You can email the Social Committee at social@northshoreatlakehart.com if you want to get involved and we are only asking people to work in two-hour shifts. The Social Committee is working to bring fun events that build relationships and connections among neighbors throughout the year. And you can volunteer for just a few hours a month and still make a real difference!

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REAL ESTATE UPDATE

THREE KEYS TO SELLING YOUR HOME

If you've never sold a home – or even if you have! – putting your house on the market can seem a little overwhelming. For most people, the largest financial transaction they will ever be involved in is the purchase or sale of a home. The strategies you should use to sell your home depend primarily on your goals, your expectations and, of course, the market. The initial step in selling your home is to take a deep breath and review these with your Realtor.

PRICING

Often the seller's opinion on pricing their property is very different than what a buyer is willing to pay for it, and may be different again when the home is appraised for lending purposes. To determine the price that will get you the most money in the shortest amount of time, your Realtor will review the market for comparative sales and make any necessary adjustments for square footage, additional baths, and other major items to determine a fair market value.

PREPARATION

Making minor repairs, freshening up with neutral paint choices for walls and ceilings, de-cluttering and, of course, working on the all important "curb appeal" will help get more potential buyers to view your home. While you may be tempted to invest in some major improvements, when you're putting your house on the market, you should only proceed if the improvement will add to the sale price. So while nice window coverings, molding and other decorative improvements may help sell your home faster if you find a buyer who has similar tastes, they may not impact the selling price. So check with your Realtor before starting any work.

MARKETING

Working with your Realtor for easy access when "showings" are requested and keeping the property in "show" condition at all times is very important for a good first impression. Today's Realtor will likely take full advantage of social media as a marketing tool, as well as providing information to the top internet consumer websites, such as Realtor.com, Trulia, Google, Zillow and others. Traditional marketing strategies, such as providing "For Sale" signs, flyers, and placing photos and a description of your home in Multiple Listing Service (MLS), are also proven strategies.

Fortunately, the market in Central Florida is on the upswing. In June of this year, the number of home sales increased by 20 percent compared



to June 2014 and the median price for existing homes went up by nearly 8 percent during the same time period. Plus, homes are not sitting on the market for as long as they were just a few years ago. By working with your Realtor to follow these key strategies, you'll have the best chance for a successful selling experience.

Leslie Stull

Z House Realty Group

407-257-1661

leslie@lesliestull.com | visit: www.lesliestull.com

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!



Leslie Stull
REALTOR®, CDPE®, ABR®
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COMPLIANCE COMMITTEE

THE 4 MOST COMMON VIOLATIONS (AND HOW TO AVOID THEM!)



While the list of possible violations in our community is pretty long, the bulk of the violation notices we send out falls into one of three categories. Fortunately, they are fairly easy to avoid by simply paying attention to these areas and addressing any issues before they trigger a violation notice.

1. MAINTAINING YOUR LAWN. Fortunately, we live in a community where residents care about their homes and their neighborhood and want the community to look nice. Still, we all lead busy lives, so it can get away from us, especially during the summer when the Florida sunshine and daily rain makes the grass grow quickly. During the summer, lawns have to be cut and edged at least once a week. First, this keeps the yard looking attractive. Plus, any weeds that may have crept into your lawn are more likely to be cut before they go to seed and that will keep the weeds from spreading. For more info on how to maintain a lawn in Florida, check out the Florida Extension Service website at solutionsforyourlife.ufl.edu.

2. NOT PRESSURE WASHING. With the humidity and warm climate comes mold and mildew, which becomes unsightly if allowed to build up. The most common places to find mold and mildew is on sidewalks

and driveways, exterior walls and roofs. Be sure to keep an eye out for that tell-tale green residue and use a pressure washer to clean it off.

3. PUTTING OUT THE TRASH. Remember that trash cans must be set at the curb no earlier than 6 p.m. the night before pick-up and the empty trash cans must be brought in no later than 6 p.m. the next night. Also, all trash must be placed in a can. Garbage bags outside of a can attract animals – like raccoons, armadillos, vultures, etc. – looking for food and they don't clean up after themselves when they're done, leaving quite a mess. Finally, trash cans should not be stored in your driveway or beside the house where they can easily be seen from the street.

4. MAKING HOME IMPROVEMENTS WITHOUT ARB APPROVAL. Any home improvement that changes the exterior appearance of your home must be submitted for review to the Architectural Review Board. This rubs some people the wrong way, but without this rule, there would be nothing to prevent a homeowner from painting the exterior of their home in fluorescent purple. So if you are thinking of an improvement, and you're not sure if it needs to be submitted for review, just call us. We're here to help.

COMPLIANCE COMMITTEE (CONTINUED)

OVERVIEW OF VIOLATIONS

The North Shore at Lake Hart Board of Directors is dedicated to protecting the investments you have made in your home, enhancing the appearance of our community, and keeping property values high. We base our decisions on The Covenants of the North Shore at Lake Hart Homeowners Association, which spells out in detail what types of issues require a notice and what the process is for enforcing the covenants. We encourage you to review this document by logging into the community website. For a convenient reference of violations, see the list below.

RECURRING VIOLATIONS

- Basketball – Conceal from View
- Garage – Keep Door Closed
- Inappropriate Behavior – Misconduct
- Lawn Ornaments & Signage – Not Approved
- Nuisance – Excessive Noise
- Nuisance – Other
- Pets – Excessive Noise
- Pets – Unattended
- Pets – Not on Leash
- Pets – Clean Up After Pet
- Other – Water Hose
- Trash – Remove Debris
- Trash – Improper Disposal
- Trash – Improper Storage
- Trash – Out Too Late
- Trash – Out Too Early
- Trash – Plastic Bags Not Permitted
- Unauthorized Object – Other
- Vehicles – Watercraft / ATV
- Vehicles – Commercial Vehicle
- Vehicles – Improperly Parked
- Vehicles – Parked on Grass

MINOR VIOLATIONS

- Driveway – Remove Grass From Pavers
- Driveway – Needs to be Cleaned
- Equipment – Conceal from view
- Sidewalk – Needs to be Cleaned
- Fence – Clean
- Gutters – Clean
- Landscaping – Need Edging
- Mailbox – Clean/Paint
- Mail Box – Display House Number
- Mailbox – Repair

MINOR VIOLATIONS (CONTINUED)

- Maintenance/Repair – Address Numbers
- Other – Holiday Decorations
- Other – See Photo

MAJOR VIOLATIONS

- Architectural Modification – Not Approved
- Driveway – Repair
- Exterior of Home – Needs to be Cleaned
- Fence – Need Approval
- Fence – Repair
- Garage – Clean Doors
- Landscaping – Fertilize Lawn/Shrubs
- Landscaping – Replace Dead Landscaping
- Landscaping – Other
- Landscaping – Remove weeds from sod
- Landscaping – Remove Weeds from Plant Beds
- Landscaping – Trim Shrubs
- Landscaping – Trim Trees
- Landscaping – Remove Tree Stump/Dead Tree
- Landscaping – Palm Trimming
- Landscaping – Needs to be Maintained
- Landscaping – Cut Lawn
- Landscaping – Borders: Repair or Replace
- Landscaping – Replace Dead Sod
- Mailbox – Replace
- Mailbox – Non Compliant
- Maintenance/Repair – Clean Roof
- Maintenance/Repair – Screening
- Maintenance/Repair – Light Fixtures
- Maintenance/Repair – Garage Door
- Paint – Clean and Paint
- Rear of Home – Landscape
- Rear of Home – Exterior maintenance
- Rear of Home – Dirty Roof

SAFETY COMMITTEE

STAYING PREPARED FOR HURRICANES



Just because summer will be winding down soon, residents should be ready just in case a big storm blows our way. Hurricane season officially lasts into November and powerful storms have made landfall in Florida late into the season, such as Jeanne in September, 2004 and Wilma in October 2005.

Around your home, it's important to pick up fallen branches and prune large, weak branches back from large trees. Also, if the winds are powerful enough, anything left outside can become a missile that could fly through your neighbor's window. So

if a storm is coming, bring potted plants, patio furniture, yard decorations and any other loose items inside.

Finally, don't wait until the last minute to make sure you have gas in your car, cash in your wallet and any essential medications you may need. If you have an electric stove, it won't work if the electricity is out, so fill all your propane tanks so you can grill. Bottled water and canned food is also a good idea to have in the pantry. And make sure you have a manual can opener that doesn't need electricity.

AUTO SAFETY TIPS

We have received occasional reports of items being stolen from cars and, almost without exception, the thieves were opportunists who stole purses, wallets, cell phones, iPods, etc., from unlocked cars. So if you park outside your garage, be sure to bring your valuables in the house and lock your vehicle.

Also, if you have to park on the street, be sure not to park directly across from another car. Most of our streets are not wide enough for traffic to get between two cars parked opposite of each other. And while it may be just a nuisance for residents, it's actually a safety concern if emergency vehicles need to pass through that narrow gap. Starting this Fall, in fact, we will be instituting a new policy that allows parking only on one side of the street, with the even side being used in even numbered months and the odd side available in odd numbered months.

Finally, we hear from residents frequently complaining about the speeding in our neighborhoods. Please remember that we have many families with children in the area and it's not worth a child's life for you to get where you're going a few seconds faster.

GROUNDS COMMITTEE

PLEASE PARTICIPATE IN OUR EMAIL SURVEY!

We are currently reaching out to homeowners in the community for feedback on ways to enhance the grounds and facilities. Some of the suggestions we've heard so far include building a dog park where owners can take their pets to run, play and even meet a few of their canine neighbors. Another interesting recommendation is to transform some of the landscaped islands into parks where residents can take a walk and enjoy the scenery.

We will be sending out surveys to request feedback, so it's important that we have your current email address. If you have not been receiving emails from the HOA, please send a note to manager@northshoreatlakehart.org and we'll make sure you start receiving them. Or, feel free to drop by the HOA office and they'll be glad to help.

ADDITIONAL UPDATES

As most residents are aware, speeding on North Shore Golf Club Blvd. is an ongoing issue, primarily because it is a cut-through between Moss Park Road and Kirby Smith Road that commuters can sometimes use to bypass traffic on Narcoossee Road. In fact, the vast majority of the speeding that occurs on NSGC is done by non-residents. That's why we are currently researching the feasibility of acquiring the road from Orange County. While this will mean that maintenance of the road will become the HOA's responsibility, it would allow us to install gates at both ends, and that will cut down on speeding and improve safety.

Finally, we are planning to repaint the existing gates in the community and re-seal the streets behind the gates in the coming months, so look for those improvements to begin soon.

If you want to receive emails from the HOA, you **must** make sure we have your current email address. Just drop by the HOA office or send a note to manager@northshoreatlakehart.org.

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ARCHITECTURAL REVIEW BOARD

NEW EXTERIOR PAINT COLORS AVAILABLE SOON

If you're thinking of repainting the exterior of your house, we have good news for you! The ARB is in the process of adding a few new options to the paint palette, giving homeowners some additional flexibility when selecting colors. We are also updating the process and options for selecting colors for doors and trim.

That said, there may be colors on the approved palette that are not available to your home, depending on the colors used by your closest neighbors. So please remember that it is required that you or your painting contractor choose from the approved palette and get your plans reviewed and approved by the ARB before you begin work.

A few additional tips to make all your home improvement projects go more smoothly: Don't forget to include a site plan of your home with your application for ARB review. Our main concern



is the street appearance of your home and the site plan helps us understand how your project will impact the overall look of your house. Also, please refer to the checklist we provide when planning your project to make sure you don't forget any key requirements.

RECREATION COMMITTEE

UPDATE ON EXPANDING OUR FACILITIES

As many of our residents have pointed out, the clubhouse, fitness center and swimming pool are not big enough to accommodate a community as large as ours. So we are in the process of researching options to expand the fitness center and clubhouse and possibly build an additional pool. Also, we are researching bids to build a shade canopy over the swing set, similar to the one recently built over the playground.

NON-RESIDENT TRESPASSING

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. Also, lending your card out to others is not allowed.

Finally, if you see trespassers on our facilities, or if you witness poor behavior in general, please call the HOA office at **407-207-0520** during business hours, or **1-866-378-1099** after hours.

Finally, please join the NS walker's club Tuesdays and Thursdays at 6 p.m. at the golf course clubhouse. Email judyking1@aol.com for more information. EVERYONE IS WELCOME!

FROM THE DESK OF...

ERIC CANTRELL, ED.D. PRINCIPAL, MOSS PARK ELEMENTARY SCHOOL



I hope you have relaxed and enjoyed your summer, spending time with family and friends, maybe even going on a vacation or two. As mentioned in my article for this newsletter in the spring, Moss Park Elementary will be undergoing phase 2 of our traffic and parking relief project. The project is designed to be an extension of our car rider loop, with the intention of relieving traffic by stacking additional cars on school property as the car line moves. This will hopefully provide relief to the congested roadway on NSGC Boulevard, especially during our morning arrival peak (8:00-8:45) and afternoon dismissal peak (3:00-3:30).

Please continue to visit our school webpage at: www.mossparkelem.ocps.net for information and updates. I hope you continue to enjoy the rest of your summer. Thanks for your continued support of Moss Park Elementary.

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 \$375 for the first issue and \$250 per issue after that if there are no changes to the ad. Half-page, full-page and two-page spreads are also available. For more information, please send an email to andy.cingolani@gmail.com.



A NOTE FROM YOUR COMMUNITY ASSOCIATION MANAGER

Dear North Shore at Lake Hart Residents,

It's important that all residents drop by the HOA office to pick up a new parking decal to replace the ones that expired on June 30. Any vehicle parked in the clubhouse parking lot without a current sticker will be subject to towing at the owner's expense. Towing is strictly enforced.

If you have not yet obtained a parking decal, please come by the front office with your vehicle registration so that we may provide you with one at no charge. Please note that the decal must match the vehicle to which it is assigned and cannot be

used with any other vehicles. For non-resident guests of NSLH residents, a temporary parking pass is available at the HOA office.

As always, if you have any questions or concerns, please call us at the HOA office at **407-207-0520** during business hours, or **1-866-378-1099** after hours.

Thank you!
Ramona Leccese

North Shore at Lake Hart

Your Community Newsletter

9339 North Shore Club Boulevard
Orlando, Florida 32832



Visit: www.NorthShoreatLakeHart.com

Come get social with us on: facebook.com/NorthShoreatLakeHart

