

WINTERMERE POINTE HOMEOWNERS ASSOCIATION

SouthWest Property Management
P.O. Box 7
Gotha, FL 34734
Phone: (407) 656-1081

HOA Website: www.SouthwestPropertyManagement.com

Dear Fellow Homeowners:

Spring 2018

This is our general "Housekeeping" letter that is sent out by the HOA Board as a guideline to remind us all of some of the property maintenance items that are easy to overlook. Please examine your property with the list of items below in mind. Some issues are minor, but others are more visible and can make a big difference in the appearance of our community, as well as the value of our home investments. If you have any of the below noncompliance issues, please address them within the next 30 days.

If you have already received an HOA covenant violation letter, that takes precedent, and this letter will serve as a general guideline for lots in the entire community. Should you be unable to attend to these issues within the time given, please *WRITE* to the management company at the address above, or email our property manager, Susie Smith at Susie@swpmcfl.com with your timeline to remedy.

We are working closely with an Engineer to evaluate and make some repairs to our storm water drain system, as some concerns were noticed when we completed our regular road and reserve study. This will be a significant cost to the community, but at this time is within our budget. ***Please do not put yard waste in front of the storm water drains or park large heavy commercial vehicles in front of the drains. The storm water system is the responsibility of the Association, and as members we have to bear the cost for any repairs and general maintenance.***

We have also just recently made some repairs to our outside brick walls, and was successful in receiving a grant from Orange County for a portion of the cost. We will also be working on a project to update and consolidate signage at the front entrances and around the community. ***In the event a homeowner has a tree and the roots are encroaching under the brick wall resulting in damage to the wall, the homeowner is responsible for the cost of repairs.***

We are also working on keeping the gates maintained. We thank you for your patience. These are very old gates and will need maintenance in the near future. Please report any issues to Southwest immediately.

If you are unsure of the Rules & Regulations for your Homeowners Association, or would just like a copy, they can be downloaded FREE on the HOA website - www.SouthwestPropertyManagement.com.

As always, we welcome your comments and suggestions. You may visit the HOA website (wintermerepointe.com) and email the Board via the link there. You are also encouraged to attend a Board meeting and voice your comments in an open forum.

Also, we now have a Facebook Page for general discussion and to encourage socialization with neighbors. Search for Wintermere Pointe and request to be added to the group. It is not managed by

Southwest or your HOA board, but we encourage being active, so we can all have a stronger sense of community.

Please take a moment and read the information on the reverse side regarding general maintenance and restrictions outlined in the Associations Rules & Regulations.

Housekeeping Items

1. **Lawns** – Lawns are one of the most highly-visible parts of our properties. Currently there are several properties in the community with lawns that are in disrepair. It is only with the cooperation of all homeowners that we can maintain our community standards and protect our home values. Please maintain your lawns with consistent pest & fertilization treatments, and water per the local irrigation guidelines. Also, if a homeowner's lawn care provider damages the HOA wall, it is the homeowner's responsibility to repair.
2. **Boats, Trailers, RVs, Commercial Vehicles** – These are not allowed to be parked in the community for more than 24 hours.
3. **Roof & Home Exterior Surfaces** – Clean to remove dirt, mold & mildew regularly – do not let them accumulate.
4. **Sidewalks, Curbs & Driveways** – Please clean to remove dirt, mold & mildew. If you choose to use a pressure washer, they can be rented at home improvement stores & shared with neighbors. Also please remove the weeds in your driveway and walkways.
5. **Landscaping** – Please maintain weekly yard mowing, edging, & trimming and replace dead sod patches when necessary with similar sound and healthy plant materials. Please do not blow yard waste onto the street (especially dead, weedy or diseased grass) or **down storm drains**. Unkempt areas of lawn encourages habitat for animals and insects.
6. **Tree & Landscape Bed Trimming** – Please trim any branches over-hanging or obstructing sidewalks, roads, signs or lights to a minimum of 8ft clearance, and keep plant material in landscape beds neatly pruned and mulched. Remove all dead fronds from palm trees.
7. **Trash & Recycling Bins** – Please make sure to put trash in the receptacles due to rodents and wind. Store trash and recycling containers inside garage (or otherwise out of sight from the street), and only put out in the morning to avoid critters getting into the trash. Please put away the same day as pick up. ***Yard waste should not be stacked on drainage inlets or in front of drains.***
8. **Satellite dishes** – Please make sure not to put satellites on the front of the home. They should only be installed on the side after ARC approval.
9. **Miscellaneous Items on Lot** – Please keep your lot free of any loose, miscellaneous items including building materials, equipment, plant containers, unused vehicles, trailers, etc.
10. **Automobile Repair** – Please do not repair any automobiles on streets or in your driveway – it is not allowed.

11. **Exterior Additions/Improvement** –All Exterior Paint colors & external home improvements must be pre-approved by ARC. You may do this by logging into your homeowner account page at www.SouthwestPropertyManagement.com with your username and password, to submit all architectural changes to your property and track your requests.
12. **Other Exterior Maintenance** – If you have any exterior home, garage, fence or wall damage or mold, please don't delay in making the repairs.
13. **Mailboxes** – Please keep freshly painted and clean. Replace loose and /or missing parts, straighten post, etc. House numbers should be clearly posted on the mailboxes and the house. Mailboxes must be all black. ***If replacing, you must submit an ARC request.***
14. **Pets**- When walking pets around the neighborhood please make sure you pick up after them.

Thank you in advance for your continued cooperation!

Your Neighbors...Wintermere Pointe HOA Board of Directors