



## FROM MANAGEMENT

### HAPPY NEW YEAR

I hope everyone has a safe and happy holiday.

I would like to formally announce that I have hired a manager to assist me with the management of Wimbledon Park Orlando No. 1

**Garth Olson, CAM**  
**Cell: 407-462-0400**

Garth will be handling the weekly inspections, violations, complaints, owner correspondence and vendor coordination. I will still be handling all aspects of the accounting and assisting Garth where needed. You can contact Garth as following:

Office Phone: 407-643-8792  
Cell Phone: 407-462-0400  
E-mail: [guildhousemgnt@aol.com](mailto:guildhousemgnt@aol.com)

Please visit the web site at [www.Wimbledon1.com](http://www.Wimbledon1.com) to obtain copies of all meeting minutes, approved budgets, year end audits, condominium documents, lease information, and rules and regulations.

We are working on having all communication via e-mail or web site, so please e-mail me or Garth with your unit and contact information.

Thank you  
Tracy L. Mitchell, LCAM

## PROJECT UPDATE

The Special Assessment projects are almost complete. The following projects were completed last year:

1. Updated all tall poles to LED lighting
2. Repair sidewalks in several areas
3. Installed Gutter Guards where there are trees overhanging the building to help with leaf control
4. Removed the hedge along 436 and planted a new hedge
5. Installed a new fence between Centre Court and Wimbledon
6. Installed a new fence between Bellagio and Wimbledon

The only projects remaining are the plants along the Centre Court fence and the breezeway planting upgrades which we will be starting soon. Once this project is complete we will mulch the entire property. Thank you for continuing to pay your special assessment through December 2023.

## VIOLATION CLEAN-UP

**CLEAN-UP TIME:** With Garth starting to take over the violations this is a good time to clean up. He will be inspecting the property for violations and posting notices to anyone not complying with the following:

- Christmas decorations must be removed the first week of January
- No items are permitted to be placed on your front door and only one mat in front of your door.
- No shoes, garbage, plants, etc. are permitted in the breezeways and outside your door at any time
- The back patio is not to be used as storage and all boxes, appliances, hanging clothing, piles of toys, etc. must be removed.
- No plants, decorative items, fake plants, bird baths, etc are permitted outside the unit or hanging on trees.
- No items are to be placed on your window sills or adhered to your windows. Please have all tape, stickers, items on your bath and bedroom windows removed.
- All blinds must be white and in good condition. This include blinds that are on your back porch. If they are not white or they are damaged, please remove them and put the correct color or repair. No sheets are permitted.
- Screens and screen doors must be in good repair.

We thank you in advance for correcting your violations.