



August 17, 2025

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HOA Mailing Address:

FirstService Residential
1220 Lago Vista Ct
Kissimmee, FL 34746



Customer Service Phone Number

24 hours a day / 7 days a week:
1-866-378-1099



General HOA Email Inquiries:

Bellalago@fsresidential.com



Resident Only Website:

<https://bellalagohoa.comectresident.com>



External Resident Website:

BellalagoHOA.com



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AUGUST 2025

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|--------|--------|---------|-----------|----------|--------|----------|
| | | | | | 1 | 2 |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | | | | | | |

Board Meeting Change

To provide more up-to-date financial information, our Board meetings will now be held on the last Tuesday of every month, whether there are 4 or 5 Tuesdays.

We hope to see you at the next meeting: Tuesday, August 26, 2025, at 6:30 PM Bellalago Recreation Center.

Time is Running Out

Hotwire **IN PERSON** Sign-Up Deadline Aug 22! Internet is included with your HOA dues – don't pay extra! Don't miss this freebie! Or call 239-217-3262

See Joel, Hotwire Representative, at the Rec Center for in-person sign-up M-F 9-5.



HOA no longer pays Spectrum – expect higher bills if you don't switch.

Lake & Ponds Committee News

One of the long-term goals of the Lakes and Ponds Committee is to create a natural buffer around Lake Bellalago. This buffer is essential to help protect our shoreline from the natural erosion that occurs over time.

To support this effort, residents are asked not to mow closer than two feet from the water's edge. Leaving two feet of unmowed plants at the shoreline gives the lake a natural "root fence" that holds the soil in place and stops waves and rain from washing it away.

The committee is also working closely with the Landscaping Committee to ensure our landscaping vendor follows the same guidelines. Together, we can help preserve the beauty and health of Lake Bellalago for years to come.



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Bellalago & Isles of Bellalago to Pilot a New Incident Reporting Application

PILOT PROGRAM

Bellalago & Isles of Bellalago has been selected to pilot a new incident reporting app! From August 18 to October 8, residents are invited to beta-test app features, report issues, and provide feedback to the developers. We're proud to help launch this innovation right here at home!

Who We're Looking For:

- Outdoor enthusiasts and observant residents who frequently notice things like landscaping problems, damaged amenities, or maintenance issues.

What You'll Do as a Pilot Participant:

- Install the Tellit app on your mobile device
- Report issues you observe in the community
- Share constructive feedback and ideas to help improve the app

How Do I Sign-up?

To participate, email your name to Pilot@tellit-project.com! More information on submitting reports and a registration code will be sent to you.



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Fining Committee News

In Florida, HOAs must provide at least 14 days' written notice to homeowners of their right to a hearing before imposing a fine. Our Fining Committee is made up of homeowners just like you. Once the Board approves the list of potential fines, it moves to the Committee for a resident hearing.

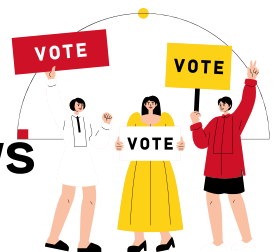
You don't have to go all the way to a hearing if you don't want to. You can:

- Request an extension if you need more time to address the issue, or
- Fix the issue and send photos via email showing it has been resolved.

Read the notice carefully, as it provides the direct email to ask questions, request an extension, or submit pictures. If you do wish to dispute a violation, you will have the opportunity to speak directly to the Fining Committee and present your facts to your fellow residents. This ensures a fair, resident-led review process.



Election Committee News



There's an election in November for two board of director seats. Serving on the board is a great way to make a difference in your community! You'll help shape decisions, protect property values, and strengthen neighborhood connections.

Residents can vote electronically by picking up a consent form at the Rec Center any day. **If you completed this form for a prior election, you don't need to do it again** — you're already set.

The Election Committee has been working diligently on the election timeline. You will soon receive your first notice of the upcoming election, along with a solicitation for candidates.

Landscaping Committee News

Irrigation Update

The Landscaping Committee is making steady progress on our community's irrigation system:

- Cost savings: Centrally monitored systems now run on modems instead of landlines, cutting monthly costs.
- Water conservation: New rain sensors will stop sprinklers after rainfall.
- System upgrades: Master valves are being replaced, and community/homeowner valves serviced as needed.

These improvements may not always be visible, but they're already saving money and conserving resources! If you need to report an irrigation issue (and it hasn't already been reported since June 2, please use this [link](#).

Bellalago Drive Beautification

Our monuments along Bellalago Drive have a fresh new look! From lush plants to decorative boulders, and other beautiful touches. The drive through Bellalago looks great!. A big thank-you to the Landscaping Committee — always finding ways to make Bellalago and Isles of Bellalago shine! Isles received their beautification previously. Below are a few of the monuments.





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Committee Open House

Our July Committee Open House was more than just fun — it was packed with learning! Attendance tripled a typical board meeting as residents toured each committee table, filled their punch cards, and entered to win one of ten beautiful plants.

Along the way, neighbors discovered our new community website, learned about environmental concerns and lake preservation efforts, got the scoop on fining procedures, heard about the upcoming elections, and picked up plenty of other community tips and tidbits.

The verdict from both residents and committee members? Fun. Informative. Worth repeating. Ideas are already blooming for the next event!

