



# 2025 Newsletter

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*Stay Informed  
&  
Updated!*



HOA Office  
1220 Lago Vista Ct  
Kissimmee, FL 34746



FSR Customer Service  
Line: 1-866-378-1099



General Bellalago Email:  
[Bellalago@fsresidential.com](mailto:Bellalago@fsresidential.com)



Resident Portal:  
<https://bellalagohoa.comectresident.com>





## **Check it Out!**

The Communications Committee has been diligently working on creating the first-ever homeowner website. We trust you will find the information on BellalagoHOA.com to be valuable and user-friendly. Please note that our legal documents, including contracts and financial statements, will still be accessible on the [FSR website](#).

On the [resident site](#), you'll discover important phone numbers, links to contact board members via email, descriptions of committees and their meeting times, as well as various resources for homeowners. We encourage you to take a few minutes to explore. If you have any suggestions, feel free to reach out at [communicationbiob@bellalagohoa.com](mailto:communicationbiob@bellalagohoa.com).

### **Did You Know We Have 10 Community Committees?**

You might be wondering—why so many committees? These committees exist to give residents like you a greater voice and active role in shaping our community. While voting for board members is important, committees offer a hands-on way to contribute to HOA governance and foster a deeper sense of ownership beyond just our individual homes.

Whether your interests lie in communication, landscaping, safety, or another area, there's likely a committee where your skills and experience could make a meaningful impact. Many residents have valuable knowledge—from budgeting and contracts to law enforcement or legal expertise—but may not have the time to serve on the board. Committees are a great way to get involved with a smaller time commitment—often just one meeting a month.

By joining a committee, you help guide decisions, propose solutions, and ensure that community concerns are addressed thoughtfully and effectively.

Committees provide diverse perspectives, evaluate issues independently, and offer informed recommendations to the board. This process helps ensure decisions are well-rounded, transparent, and considerate of our entire community.

If you're interested in joining a committee or learning more, we'd love to hear from you! Take a look at the Committee Description page on the resident website, [BellalagoHOA.com](#), and click on the [committee description link](#) for more information about any or all of the committees.



We are proud to have dedicated members of the Osceola County Sheriff's Volunteer Services Unit as part of our community. These individuals bring a wealth of knowledge and specialized skills gained from years of personal and professional experience. Wearing their uniforms with pride, they serve in various important roles that help keep our neighborhoods safe and connected.

Most recently, they played a vital role in ensuring the safety of participants and speakers during the flag-raising ceremonies held in both Bellalago and Isles of Bellalago. Before stepping into their roles, each volunteer completes extensive training to prepare them for the responsibilities they take on.

In addition to event support, these volunteers actively patrol our community in the designated volunteer patrol vehicle. Their duties include monitoring common areas, individual neighborhoods, and performing home vacation checks. Trained to observe and report, they help identify and communicate any suspicious activity to law enforcement.

If you're interested in joining this exceptional team or contributing to the Safety and Security Committee in other ways, please contact us

at [sascommitteebiob@bellalagohoa.com](mailto:sascommitteebiob@bellalagohoa.com).





## Irrigation Reporting Update for Single-Family Homes

**(Townhomes and common HOA areas not included in this process)**

### New Process – Effective Immediately

Residents previously contacted Floralawn to report irrigation issues. This is no longer the case.

 A new vendor is now assisting the Association in monitoring and managing the irrigation system. To improve how issues are tracked and addressed, we are streamlining the reporting process.

### What You Need to Do

 Do NOT contact Floralawn.

 Instead, use the official form to report your irrigation issue.

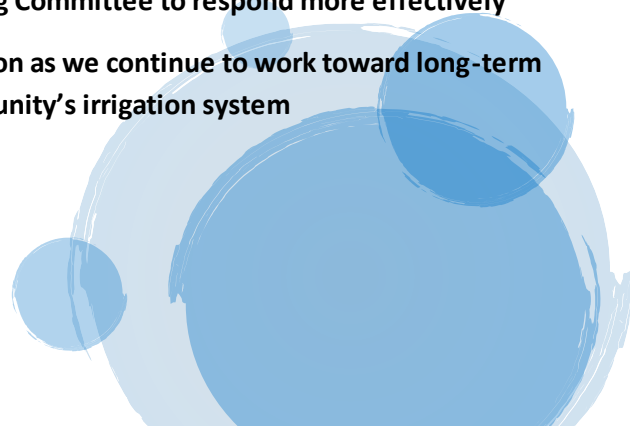
 Even if you already called or emailed, you must still complete the form.

### [IRRIGATION ISSUE REPORT](#)

 (Takes just 2 minutes to complete)

### Why This Matters

- Ensures your issue is documented and not overlooked
  - Helps us identify patterns and system-wide failures
  - Allows the new vendor and Landscaping Committee to respond more effectively
- We appreciate your patience and cooperation as we continue to work toward long-term solutions for our community's irrigation system







## Why Architectural Review Requirements Matter in Our HOA

Dear Homeowners,

As we continue working together to preserve the beauty and value of our community, we'd like to take a moment to highlight an essential part of our community operations: the Architectural Review process. Whether you're thinking of repainting your home, installing a new fence, or expanding your patio, understanding the role of architectural guidelines is key. Here's why these requirements exist—and how they benefit everyone:

### Maintaining Community Standards

Our HOA has design guidelines in place to ensure the neighborhood maintains a cohesive look. These standards apply to landscaping, exterior colors, fencing materials, and home additions. Architectural review helps uphold these rules consistently.

### Preserving Curb Appeal

First impressions matter! By keeping our community visually appealing, we maintain a high standard of curb appeal that reflects pride of ownership and makes our neighborhood a place we're proud to call home.

### Protecting Property Values

Homes in well-maintained, consistent neighborhoods tend to hold and even increase in value. The architectural review process helps ensure individual changes support—not detract from—our overall property values.

### A Fair and Standardized Process

The architectural review process gives every homeowner a fair, transparent way to request modifications. This ensures that all proposals are reviewed objectively and in alignment with our governing documents.

### Preventing Disputes

Clear guidelines reduce misunderstandings. When everyone knows what's expected, it leads to smoother communication and fewer conflicts between neighbors and the HOA.

### Ensuring Safety

Some changes, like building a deck or fence, can impact structural safety. The review process includes evaluating these aspects to help keep our community safe for all residents.

### Building a Stronger Community

A neighborhood that looks great and follows shared standards fosters a strong sense of community. When everyone follows the same rules, it builds trust, pride, and a welcoming environment for all.

Planning a change to your home's exterior? Be sure to submit an architectural review request before getting started! Forms are available on our HOA website or at the management office.

Thank you for doing your part to keep our community beautiful and thriving.

—Your HOA Board

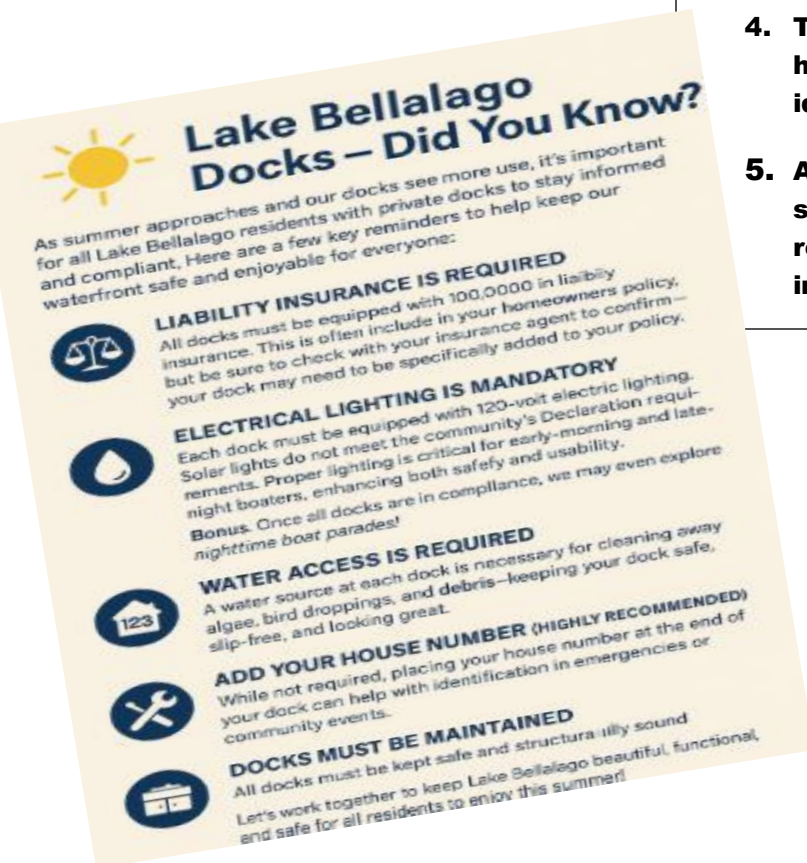


## Lake Bellalago Docks - Did you know?

Summer is quickly approaching with docks and boats getting more and more use. There are important things to know as a resident if you have a dock in Lake Bellalago.

### Did you know...

1. Every dock must carry \$100,000 minimum liability insurance coverage. In most cases, this will come with your homeowner's policy, but you should ask the question of your insurance agent to see if your dock needs to be added to your policy.
2. All docks must have 120 volt electric to power a dock light, solar lights do not meet our Declaration requirements. These lights will add those leaving for fishing tournaments very early in the morning or returning later in the evening. Once full compliance with dock lights is achieved, there could even be future boat parades outside of daylight hours!
3. Water is required at each dock. This is necessary to keep the dock clean of debris, algae and bird droppings that could make the dock slippery (and unsightly).
4. Though not required, it is highly recommended to add house numbers to the end of docks for easy identification.
5. All docks must be maintained for safety and soundness. Many docks are aging, with several now reported as unsafe. Contact any dock builders to inspect your dock and make recommendations.





### **Is the Grass Taller Than Your Flip-Flops?**

**We see it too—things are looking a little wild out there!  
But don't worry, we're on it.**

**Starting in July, we're kicking off our summer mowing schedule, which means weekly mowing around all the lakes and ponds from now through October.**

**So, if the grass has been trying to sneak into your summer selfies, it won't be for much longer.**

**Thanks for hanging in there—greener (and shorter!) days are ahead!**





## Bellalago & Isles of Bellalago 2025 *Hurricane Plan*

With the 2025 hurricane season starting June 1, your HOA has developed a Resident Hurricane Plan to help keep you informed and prepared before, during, and after a storm—should our community be impacted.

### **What to Expect This Season**

This year's forecast from NOAA indicates a 60% chance of an above-normal hurricane season in the Atlantic. That means more named storms and hurricanes than average, beginning with:

- Andrea
- Barry

**Access the 2025 Hurricane Plan** the Resident Bellalago Isles of Bellalago Hurricane Plan includes detailed guidance tailored for our community to help you stay safe and ready.

👉 [Review, download, or print the plan here](#)

Stay safe and be prepared!

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## **REMINDER**



### **Hotwire Consultations**

If you haven't yet set up your consultation with Hotwire, we encourage you to stop by the **Rec Center Monday–Friday**. Joel and other Hotwire representatives are available to answer your questions and help schedule your service.



for direct assistance, please call **239-217-3262** or email **[bellalagocommunity@hotwiremail.com](mailto:bellalagocommunity@hotwiremail.com)**.

## ***Community Updates:***

- Pothole repairs around the community are still in progress. Please use caution when workers are present.
- Storm drains - A vendor has been contacted to complete an inspection for the community storm drains. This inspection is part of our preparation for hurricane season.
- Pavers at the entrance of the main gate & in front of the access gate are scheduled to be completed within the next two weeks.
- **Mailboxes** - Our maintenance technician has actively been cleaning, painting, and adding new numbers to the mailbox clusters.

-We encourage all residents to take this opportunity to **repair or replace any damaged or worn mailboxes** before violation notices begin.





## ▪ ***Friendly Community Reminders:***

- Barcodes are to be retrieved at the HOA office and have a cost of \$10.00 for new and/or replacements.
- HOA payments are to be made through the Resident Portals, grace period is from the 1st to the 15th of the month.
- Street parking overnight is not permitted unless approved with a parking pass. Unapproved street parked cars can be tagged/towed.
- Street parking is allowed during the day from 7am-11pm.
- Trash cans are to be stored out of sight from neighboring properties or from the street during non-pick-up days.
- Ensure lease renewals are submitted prior to expiration to avoid barcode deactivation and possible violations.



## Opt in for Text Alerts – Stay in the Know!

Want to receive real-time updates, reminders, and important news straight to your phone?

**Opt in for our text message notifications today!**

It's quick, easy, and ensures you never miss out.

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**HOW?** Log into your resident portal and opt in for text messaging.

**Need Assistance?** Please email [Bellalago@fsresidential.com](mailto:Bellalago@fsresidential.com).





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### **BOARD of DIRECTORS:**

PRESIDENT: Debbie Rambis

VICE PRESIDENT: Eric Montgomery

DIRECTOR: Bobby Huynh

SECRETARY: Tom Crary

TREASURE: Daniel Macdonald

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### *HOA Management:*

PROPERTY CAM: DESERA RAMOS

EMAIL: [DESERA.RAMOS@FSRESIDENTIAL.COM](mailto:DESERA.RAMOS@FSRESIDENTIAL.COM)

ASSISTANT CAM: ROSEMARY CABRERA

EMAIL: [ROSEMARY.CABRERA@FSRESIDENTIAL.COM](mailto:ROSEMARY.CABRERA@FSRESIDENTIAL.COM)

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### **NUMBERS TO KNOW:**

Front Desk: (407)848-1904

FSR Customer Service Line: (866)-378-1099

Hotwire: (800)355-5668

Flora Lawn: (863)-668-0494

City of Osceola Police (non-emergency):  
(407)348-1100

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