



September 5, 2025

Inside this Edition Helpful Tidbits if new to an HOA

- Living in an HOA
- What Governs the HOA?
- Understanding HOA Rules
- Can I Paint My House Any Color?
- Mark Your Calendars
- Why so Many Rules?
- Your Role as a Resident
- Upcoming Annual Meeting



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.com/connectresident.com>



External Resident Website:

BellalagoHOA.com



Living in an HOA: What it Means

With many new members in our community, we want to say, "Welcome Home!" This newsletter is for you, especially if you have not lived in an HOA previously.

Choosing to live in a Florida Homeowners Association (HOA) means you're joining a community with shared standards, amenities, and responsibilities.

Your HOA exists to protect property values, manage common areas, and create a framework for neighborhood harmony. As a resident, you gain access to maintained common grounds, community conservation areas, and a structured set of rules designed to keep our neighborhood safe, attractive, and enjoyable

What Governs the HOA?



Florida HOAs are governed by three main things:

1. Florida Statute Chapter 720 – The state law that sets the legal framework for HOAs.
2. Governing Documents – Our Declarations, Articles of Incorporation, and our Bylaws.
3. Board Policies & Rules – Adopted by your elected Board of Directors to interpret and apply the governing documents in daily operations.

Together, these documents outline the rights and responsibilities of both the Association and the homeowners.



September 5, 2025

Understanding HOA Rules and Restrictions

Every HOA has rules, but they're not arbitrary. They're meant to maintain property values, ensure safety, and foster a consistent look and feel. Common rules address:

- Architectural changes (painting, additions, fencing)
- Landscaping and lawn care
- Parking and vehicle restrictions
- Use of common areas (lakes and conservation areas)

Rules are enforced fairly across the community, and most violations are handled first with friendly reminders before fines or further action.

There is a fining committee that meets monthly to review board approved violations. This is an opportunity for residents to have a hearing in front of fellow community residents.

The most important takeaway is to not ignore a notice about a potential violation. You have the ability to fix or dispute before it even goes to a hearing!



Can I Paint my House Any Color?



The short answer is no. Exterior paint colors, roof colors, roof material, and any change to the exterior of your home or lot requires Architectural Review Committee (ARC) approval. This process ensures homes blend with the community's aesthetic and don't harm property values.

As a homeowner, it is only necessary to submit a simple application with the specifics of your project (house color, fence type) with applicable design plans. Once approved, you can move forward. Don't make the unfortunate, sometimes expensive mistake, of requesting approval after the project is completed. The goal isn't to limit creativity, but to preserve harmony in the neighborhood.

Great news is on the horizon! The Architectural Committee, made up of residents just like you, is looking into adding some additional colors to the paint schemes to add a fresh look around our community. Stay tuned!

Mark your Calendars

- Sept 9 Lakes and Ponds Committee 10am at Rec Center
- Sept 9 Landscaping Committee 6pm at Rec Center
- Sept 10 Finance Committee 6pm at Rec Center
- Sept 11 Fining Committee 3pm at Rec Center
- Sept 11 Committee Chair Meeting 6pm in Fishing Club Building
- Sept 18 Architectural Review Committee 10 am at Rec Center
- Sept 21 Election Committee 3pm at Rec Center
- Sept 30 Board Meeting at Rec Center 6:30pm



September 5, 2025



Good Grief! Why So Many Rules?

Some highlights of HOA living include:

- Protected Property Values – Rules keep yards neat, homes consistent, and streets attractive.
- Community Common Areas – Streets, conservation areas and our main boulevards are funded and maintained through your HOA dues.
- Shared Costs – Large expenses like landscaping, security, or road maintenance are distributed fairly among homeowners.
- Conflict Resolution – Rules provide a framework to handle disputes between neighbors.

HOAs offer a level of structure that helps preserve the long-term quality of life for all residents.

Your Role as a Resident



Being part of an HOA community isn't just about paying dues. As a resident, you can:

- Attend Board meetings and share input.
- Volunteer for committees to shape landscaping, communications, or security
- Stay informed by reading newsletters, checking e-blasts, or visiting the HOA website
 - BellalagoHOA.com and
 - our secure site: bellalagohoa.connectresident.com
- Follow the rules and encourage your neighbors to do the same.

The more engaged residents are, the stronger and more vibrant the community becomes.



September 5, 2025

Upcoming Annual Meeting November 11, 2025



This November, our community will hold its Annual Meeting, an important event where every homeowner has the opportunity to shape the future of our Association. Please mark your calendars and plan to participate.

Key Items on the Agenda

1. Elect two directors
 - a. This is your chance to help choose the leaders who will represent homeowners and guide our community in the years ahead.
2. Vote for or against a Defect Lawsuit against the developer
 - a. Homeowners will decide whether the Association should pursue legal action related to identified defects. This vote carries significant long-term implications for the community's finances and property values.
3. Possible Amendments to the Governing Documents
 - a. Amendments to our governing documents may be considered. Any changes would affect how the Association is managed and how residents interact with community rules.

More details on each of these items will be shared in upcoming newsletters as we approach the meeting date.

Register for Electronic Voting NOW

For your convenience, homeowners now have the option to vote electronically instead of receiving a paper ballot. To register, simply download the registration form at:

👉 <https://bellalagohoa.com/elections>

Once completed, submit the form to the HOA office at your convenience. Registering early ensures you'll be ready to cast your electronic ballot when voting begins.