

February 14, 2026



FEBRUARY NEWSLETTER

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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



HOA MANAGEMENT (FSR) WEBSITE:

<https://bellalagohoa.connectresident.com>



OFFICIAL BIOC COMMUNITY WEBSITE:

BellalagoHOA.com

February 14, 2026



A Message from Your Board of Directors



Building Unity Through Everyday Kindness

As we move forward together as a community, your Board of Directors wants to take a moment to reflect on what truly strengthens a neighborhood. It isn't just well-kept homes, shared amenities, or policies—it's the way we treat one another.

Unity grows when we choose patience over frustration, understanding over assumptions, and kindness over conflict. Every wave hello, every respectful conversation, every small act of consideration contributes to a community where people feel welcome, safe, and valued.

We all come from different backgrounds, experiences, and perspectives, but we share one important thing: this neighborhood is our home. When we lead with kindness, we create a place where everyone can thrive.

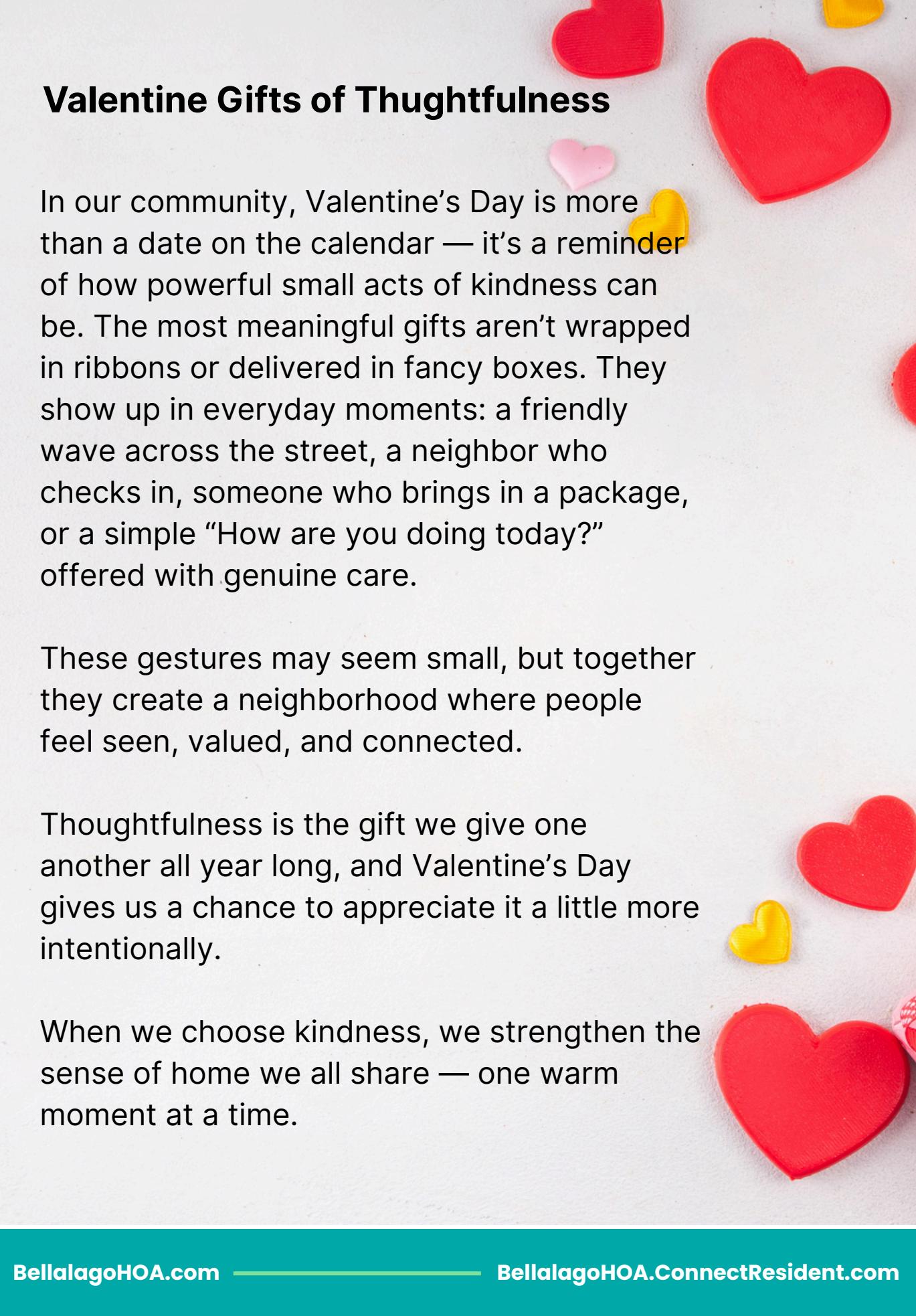
Thank you for being part of what makes our community special.

Let's continue to look out for one another, communicate with respect, and build a neighborhood we're proud to call home.

Warm regards,
Your Board of Directors



Valentine Gifts of Thughtfulness



In our community, Valentine's Day is more than a date on the calendar — it's a reminder of how powerful small acts of kindness can be. The most meaningful gifts aren't wrapped in ribbons or delivered in fancy boxes. They show up in everyday moments: a friendly wave across the street, a neighbor who checks in, someone who brings in a package, or a simple "How are you doing today?" offered with genuine care.

These gestures may seem small, but together they create a neighborhood where people feel seen, valued, and connected.

Thoughtfulness is the gift we give one another all year long, and Valentine's Day gives us a chance to appreciate it a little more intentionally.

When we choose kindness, we strengthen the sense of home we all share — one warm moment at a time.

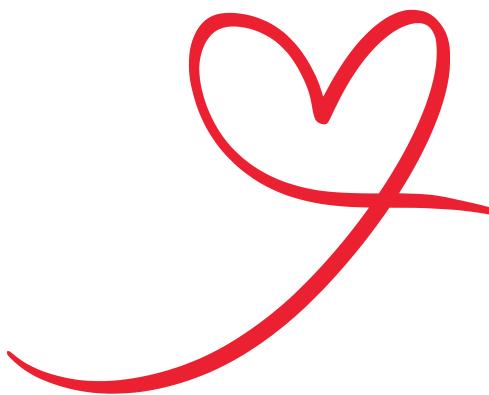
Guest Access at our BLOB Gates

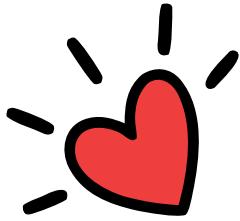
Just a reminder to all residents that Bellalago Club IDs are NOT accepted as a form of identification for entry into the community. The only accepted forms of ID are:

- A valid state or government-issued ID card
- A driver's license
- A passport

Additionally, please remember that all incoming guests and vendors must be registered in the DwellingLive system prior to arrival.

Calling the Rover phone to notify security of an incoming guest or vendor will NOT grant them access and will not expedite entry.





Tellit - incident reporting



What Tellit Does for Us

- Simplified Reporting: Residents use the Tellit app to report issues like irrigation issues/leaks, lighting failures, overflowing trash, wildlife concerns, or safety hazards. The app provides a pre-set list of reportable items tailored to our HOA's needs.
- Multimedia Support: Users can attach photos or videos to their reports, helping out HOA to better understand and prioritize the issue.
- Automatic Routing: Reports are sent directly to designated recipients (e.g., property managers, maintenance teams, or board members) without residents needing to know who to contact. This eliminates confusion and delays.
- Anonymous & Confidential: Residents can submit reports anonymously, which encourages participation and transparency without fear of retaliation.
- Tracking & Confirmation: After submitting a report, users receive a report number to track the status of their concern if desired.

Origins of Valentine Day

Named for early Christian martyrs named Valentine, executed in the 3rd century.

Linked to the Roman festival Lupercalia, a mid-February fertility celebration.

February 14 became a Christian feast day, honoring Saint Valentine.

Medieval writers like Chaucer helped connect the day with romance and courtly love.

The traditions—cards, gifts, and expressions of affection—grew over the centuries into today's celebration.

Sweet Treats for Kids

FRUIT KEBABS

RECIPE

INGREDIENTS

- strawberries
- watermelon
- pineapple

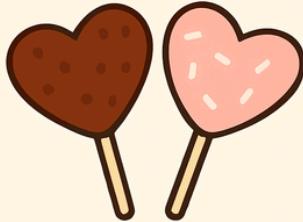
DIRECTIONS

Thread pieces of fruit onto skewers.



COOKIE POPS

RECIPE



INGREDIENTS

- cookie dough
- pizza sauce
- shredded mozzarella
- pepperoni

DIRECTIONS

Form the dough into hearts. Insert sticks, then bake. Dip in chocolate and add sprinkles.



HEART-SHAPED PIZZA

RECIPE



INGREDIENTS

- pizza dough
- pizza sauce
- shredded mozzarella
- pepperoni

DIRECTIONS

Shape the dough into a heart.. Add sauce, cheese, and pepperoni. Bake at 400 °F.



The Benefits of Volunteering in our HOA Community



Volunteering in our community is one of the most meaningful ways residents can shape the place they call home. When neighbors step forward to serve—whether on a committee, a project team, or a short-term task—they help create a stronger, more connected, and more responsive community.

Volunteers bring fresh ideas, diverse perspectives, and valuable skills that improve everything from safety and landscaping to communication and events. Their involvement helps lighten the workload on the board, ensures decisions reflect the needs of the whole neighborhood, and strengthens transparency and trust.

Beyond the practical benefits, volunteering builds relationships. Working together turns neighbors into partners and partners into friends.

It creates a sense of pride and shared ownership that makes the community feel welcoming, cared for, and united.

Even a small contribution can make a big difference. When residents volunteer, the entire community thrives.

Volunteers make an immeasurable difference in our community!



Volunteers
are the heart
of our community!



Thanks for all
YOU DO!

Welcoming our New Security Company

Welcome, St. Moritz
Security!

We're excited to introduce St. Moritz Security Services as our new HOA security partner. Their professional team brings experience, reliability, and a commitment to keeping our community safe and peaceful.

You will begin seeing friendly patrols and increased presences throughout the community.

Let's give them a warm welcome as they begin patrols and help us maintain a secure environment.



Fun Fact

St. Moritz Security Services, Inc. (SMSSI) is one of the largest security providers in the U.S. and is among the few remaining homegrown operations that is both American-owned and privately held.

We have been in continuous operation since 1982.





Using Florida Native Plants

Native plants evolved alongside Florida's ecosystems—pine flatwoods, hammocks, dunes, marshes—and provide the food, shelter, and habitat structure that local wildlife depends on. Florida natives are naturally suited to intense sun, sandy soils, seasonal rains, drought cycles, and even periodic flooding. Because they evolved here, they thrive!

Lower water use and reduced maintenance

Once established, native plants need far less irrigation, fertilizer, and pesticides. This reduces water bills, protects aquifers, and limits chemical runoff into lakes and wetlands.

Protection of biodiversity

Urban development has replaced millions of acres of natural habitat with lawns and exotic landscaping.

Reintroducing native plants helps rebuild functioning ecosystems and supports birds, butterflies, and pollinators that are losing habitat.

Resilience and long-term sustainability

Native landscapes are more stable and self-sustaining. They resist pests better, recover faster from storms, and require fewer resources to maintain. This makes them ideal for HOA common areas and individual yards.

Why it Matters

- Reduces irrigation costs and water waste
- Creates attractive, low-maintenance common areas
- Supports butterflies, birds, and pollinators residents enjoy
- Helps prevent the spread of invasive species

What are our some of our Committees Working on?

Communication Committee: Helps create clear, timely messages across multiple channels, and also helps residents understand rules and expectations. By managing newsletters, alerts, websites, social media, and community updates, the committee boosts engagement, ultimately building a more connected neighborhood.

Lake and Ponds Committee: This is a long-standing committee that monitors all lakes and ponds to ensure healthy, attractive water for residents as well as the natural habitat that depends on the water. They are currently monitoring the growth of invasive plants we see happening in some areas and recommending the steps necessary to take care of the problem areas.

Executive Committee: This is a newer committee that picks up items that don't necessarily completely fall within the prevue of other committees. It houses the Election sub-committee that is active when needed. Currently, this committee, in conjunction with the Communications Committee is revitalizing the Welcome Packet for new residents along with the quick reference guide, to be approved by the board once completed. They will also conduct new resident orientation sessions.



Florida Freeze Care Suggestions

