

March, 31, 2026



## SPRING 2026 NEWSLETTER

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- Community Welcomes New Residents
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- Waterway Safety
- Manatee Migration
- Spring Weather Safety
- Spring Adventures for You
- Easy & Fun Spring Treats
- Spring Fun Facts – Florida Style
- Boat Safety Tips– Florida Style
- First Service Residential

SPECIAL ON PRESSURE WASHING



### 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](mailto:Bellalago@FSResidential.com)



### HOA MANAGEMENT (FSR) WEBSITE:

<https://bellalagohoa.connectresident.com>



### OFFICIAL BIOB COMMUNITY WEBSITE:

[BellalagoHOA.com](http://BellalagoHOA.com)

## **A MESSAGE FROM YOUR BOARD OF DIRECTORS**

As we head into the Spring Season, our community is buzzing with spring energy—longer days, warmer weather, and plenty of activity around our lakes, ponds, paths, and neighborhoods. This is a great time to refresh our homes, enjoy the outdoors, and stay mindful of the wildlife and natural beauty that make Florida living so special.

We appreciate everyone's continued cooperation, kindness, and community spirit as we move into a vibrant new season together.

Cordially,  
Your BIOB Board of Directors



## WELCOME TO OUR NEW HOA RESIDENTS

We're so glad you've joined our HOA community! Whether you're settling in or just starting to explore, we're here to help you feel at home. From friendly faces to fun events and helpful resources, there's plenty to enjoy and discover. Alongside are ways our HOA Communicates with you.

**How Our HOA Communicates With You**  
*Stay Informed, Connected & Engaged!*

-  **HOA Website**  
Documents & Updates Online
-  **Email News Blasts**  
Important Announcements
-  **Facebook Page**  
Community News & Events
-  **Channel 99 - Hotwire**  
Info on Your TV
-  **Printed Newsletters**  
Mailed to Your Door
-  **Phone Calls & Text Alerts**  
Urgent Updates
-  **In-Person Meetings**  
Board & Committee Updates
-  **Community Bulletin Boards**  
News & Notices Posted
-  **Tellit / Tellus App**  
(If Available)  
Quick Alerts & Two-Way Messaging

*We're Happy to Keep You as Our Neighbor!*

## COMMITTEE SPOTLIGHT

### Caring for Our Lakes and Ponds

The Lakes and Ponds Committee helps preserve the beauty, safety, and health of our waterfront areas. They monitor water quality, report erosion or algae issues, and work with vendors to maintain fountains, aerators, and shoreline vegetation. By promoting responsible use and protecting wildlife habitats, the committee ensures our lakes and ponds remain peaceful, scenic spaces for everyone to enjoy.



# BELLALAGO

Isles of Bellalago  
HOMEOWNERS ASSOCIATION

## MARCH IS PEAK MANATEE MIGRATION LET'S KEEP OUR WATERWAYS SAFE!

As spring warms up Central Florida, manatees are on the move! These gentle giants travel through our canals, lakes, and rivers in search of food and warmer waters.

**Manatee Safety Tips**  
Help Protect Our Gentle Giants!

Watch for Manatees in Our Waterways!

- Go Slow in Manatee Zones  
Idle Speed & No Wake in Designated Areas.
- Look, But Don't Touch  
Observe From a Safe Distance.
- Keep Pets Out of the Water  
Keep Pets Out of the Water.
- No Feeding or Giving Water!  
Feeding Can Harm Manatees.

Respect & Protect Florida's Manatees!

March is **PEAK**  
MANATEE MIGRATION!

Watch for Manatees in Our Waterways!

- Go Slow, Idle in Manatee Zones!
- Keep Pets Away from the Water
- Howard Drennan  
Take Photos  
Without Disturbing

Be Manatee Aware & Protect Florida's Gentle Giants!

Please boat slowly in manatee zones, keep pets away from the shoreline, and enjoy these amazing creatures from a respectful distance. Feeding or touching manatees can harm them

## SPRING WEATHER SAFETY IN OUR COMMUNITY

As we welcome warmer days and afternoon showers, it's important to stay alert and prepared. Florida's spring weather can shift quickly—keep an eye on the sky, drive cautiously in wet conditions, and stay hydrated during outdoor activities. Wildlife becomes more active too, so give alligators and nesting birds plenty of space. A little awareness goes a long way in keeping our community safe and enjoyable.



## SPRING ADVENTURES CLOSE TO HOME

Late March/early April is the perfect time to explore Central Florida's natural beauty and local charm. Take a scenic boat tour through the Winter Park Chain of Lakes, stroll the blooming gardens at Leu Gardens in Orlando, or visit the manatees at Blue Spring State Park before they migrate north. For family fun, check out seasonal festivals, farmers markets, or a day trip to Bok Tower Gardens or Lake Louisa State Park. Spring's mild weather makes every outing a little more magical!



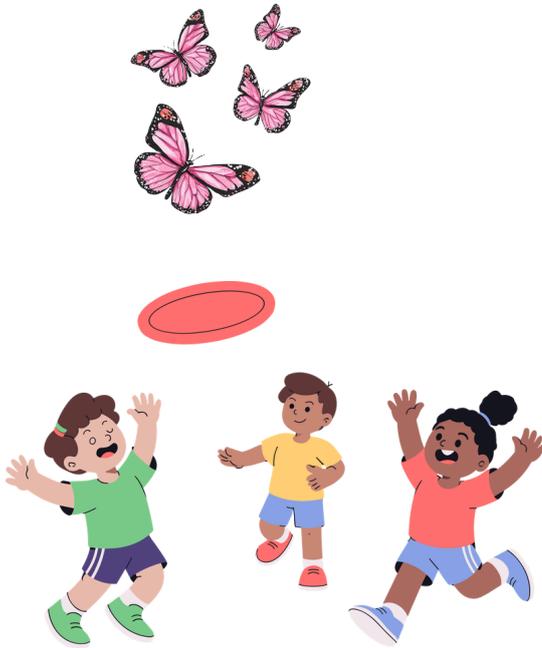
## SPRING ADVENTURES CLOSE TO HOME

### FLORIDA BIRD NESTING

During Florida's nesting season, birds like Sandhill Cranes, Bald Eagles, and Hawks become highly protective of their young. Residents may notice these birds acting aggressively or defensively if people or pets get too close to their nests, as they instinctively guard their chicks and territory from perceived threats.



## EASY AND FUN SPRING TREATS



### Frozen Banana Bites

#### Ingredients

- Bananas
- Yogurt or melted chocolate
- Optional toppings: sprinkles, nuts, coconut

#### Steps

1. Slice bananas into bite-size rounds.
2. Dip each slice in yogurt or chocolate.
3. Add toppings if you want extra crunch.
4. Place on a tray lined with parchment.
5. Freeze for 2–3 hours until firm.

## EASY AND FUN SPRING TREATS



### Tasty Yogurt Fruit Bark Ingredients

- Vanilla yogurt (or any flavor kids like)
- Strawberries, blueberries, or mixed spring fruit
  - Mini chocolate chips or sprinkles
  - Granola (optional for crunch)

### Steps

1. Line a baking sheet with parchment
2. Spread yogurt into a thin, even layer.
3. Sprinkle chopped fruit, chocolate chips, and granola on top.
4. Freeze for 2–3 hours until completely firm.
5. Break into pieces and enjoy your “bark.”

## EARLY SPRING FUN FACTS - FLORIDIA STYLE

Central Florida warms up fast—by late March/early April, daytime temps often feel like early summer while the rest of the country is still thawing out.

Manatees begin leaving warm-water refuges as natural waters warm.

Florida's "Flower Season" begins. Spring is when native plants like coreopsis, blanketflower, salvia, and milkweed burst into color, inviting Pollinators like butterflies, etc.

Natural Springs Are Crystal Clear  
Central Florida's freshwater springs stay around 72°F year-round, making spring perfect for kayaking, manatee spotting, and swimming.



## SPRING BOAT SAFETY TIPS - FLORIDIA STYLE

Central Florida's lakes are beautiful but can change quickly, so stay alert on the water.

Always wear a properly fitted life jacket, keep an eye on shifting weather—spring storms can build fast—and follow all posted speed zones, especially near shorelines and wildlife areas.

Stay aware of other boaters, paddlers, and anglers, and avoid creating large wakes in narrow canals.

Because alligators and other wildlife are common, keep hands and feet inside the boat and maintain a safe distance from the shoreline.

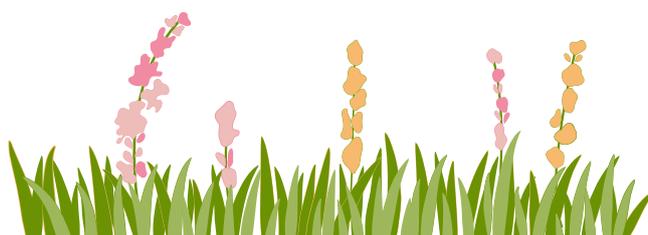
A little caution helps everyone enjoy our lakes safely.



## FIRST SERVICE RESIDENTIAL - HOA MANAGEMENT COMPANY



Our management company supports the HOA by handling the day-to-day operations that keep the community running smoothly. They coordinate maintenance and landscaping services, manage vendor contracts, assist with budgeting and financial reporting, and ensure that community policies are followed. They also help communicate important updates. Their work allows the Board to focus on big-picture decisions while the community enjoys professional support.



## Pressure Washing Etiquette in Florida



### Respect Quiet Hours

Avoid early mornings & late evenings.



### Check the Wind Direction

Watch for overspray on neighbors' property.



### Notify Your Neighbors

Give a friendly heads-up before starting.



### Protect Plants & Pets

Cover up to keep them safe.



### Be Wildlife Aware

Watch out for local critters.



### Use Eco-Friendly Cleaners

Choose safe, biodegradable products.

Pressure washing in Florida comes with a few unwritten rules that help keep neighbors, pedestrians, and the environment in mind. It's important to stay aware of overspray, and sidewalk safety matters too. And because Florida's storm drains often lead directly to natural waterways, being mindful of water runoff and avoiding harsh chemicals protects both local ecosystems and community standards.