

February 27, 2026



## HOA NEWSLETTER

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  - Return of Migratory Birds
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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](mailto:Bellalago@FSResidential.com)



### HOA MANAGEMENT (FSR) WEBSITE:

<https://bellalagohoa.connectresident.com>



### OFFICIAL BIOP COMMUNITY WEBSITE:

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

## *A Message from the Directors*



### Growing Together as the Season Shifts

As we move through February here in Florida, we're reminded how lucky we are to feel the first hints of warmer days while much of the country is still bundled up. This time of year brings a quiet sense of renewal—new blooms, longer light, and a fresh energy throughout the neighborhood.

It's also a great moment to pause and appreciate the small things that make our community strong: neighbors who look out for one another, residents who take pride in their homes, and the shared commitment to keeping our neighborhood welcoming and beautiful.

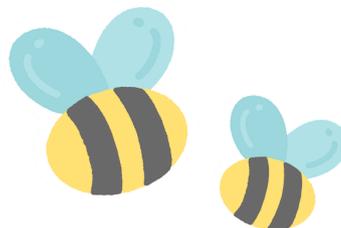
Cordially, Your Board of Directors

## Committee Spotlight

The Landscaping Committee keeps the community looking beautiful and welcoming. They monitor common areas, guide maintenance priorities, and work with vendors to ensure plants, trees, and common areas are cared for properly. By choosing appropriate plantings, addressing issues early, and promoting sustainable practices, the committee helps protect property values and creates outdoor spaces residents can enjoy. Their work quietly shapes the overall feel of the community, making it greener, cleaner, and more inviting



Some may not have noticed, but there was a new sidewalk along the soon to be 4-lane Poinciana Blvd and the old sidewalk. The old sidewalk was the sidewalk to nowhere. With the attention of Directors Tom Crary and Eric Montgomery, along with the Landscape Committee chair, Fernando Muniz, a partnership was formed with Osceola County and a cost share agreement reached to remove the sidewalk to nowhere and to regrade and resod the area.



## See Something Say Something



**“See Something, Say Something” helps keep our community safe, respectful, and well-maintained. When residents speak up about concerns—whether it’s a safety issue, a maintenance need, or something that just doesn’t look right—we can address problems early and protect the quality of life we all value. A quick report can make a big difference, and together we help keep our neighborhood strong, informed, and looking out for one another.**

## LAKE AND POND SAFETY

### **Be wildlife aware**

There are alligators and poisonous snakes. Assume any body of water may have wildlife and keep a safe distance from the shoreline.

### **Practice responsible**

**landscaping** Keep grass clippings and fertilizers 3 feet away from the water's edge to prevent algae blooms and protect water quality.

### **Never feed** **alligators**

Feeding them not only disrupts natural behavior, it makes people a source of food.



### **Supervise** **children and** **pets**

Keep them away from the water. Dogs must be on a leash. Remind all family members about wildlife risks.

## February Fun: Florida Style

Only in Central Florida can you spend one week covering your plants, bundling up like it's Arctic season, and debating whether frostbite is a real threat—then find yourself sweating in 80-degree sunshine the very next week. It's the only place where your wardrobe, your thermostat, and your landscaping all have trust issues at the same time.

When you warn visitors about alligators, and they think you're joking... until they see one sunbathing like it owns the place.

When you hear thunder in the distance and can't tell if it's a storm or SpaceX launching again.

When you spot a Sandhill Crane casually blocking traffic like it pays property taxes.

When a rainstorm appears out of nowhere, dumps a gallon on your car, and disappears before you can even find your umbrella.



## Late February Wildlife in Central Florida

Late February in Central Florida brings a lively mix of wildlife activity as cooler mornings give way to warm, sunny afternoons. You'll often spot sandhill cranes strolling through open areas, ospreys and hawks circling above, and turtles basking along pond edges. Squirrels stay busy in the trees, while native songbirds like cardinals, blue jays, and warblers add color and movement to the landscape. Even with the mild winter, this is a season when Florida's wildlife is active, visible, and very much part of daily community life.



## Stay Informed With Your HOA

Your community offers four easy ways to stay connected and up-to-date:

### HOA Websites

Find official documents, meeting schedules, policies, and community updates anytime.

### Email News Blasts

Get important announcements delivered directly to your inbox—fast, reliable, and timely.

### Official BIOB Facebook Page

See reminders, photos, event highlights, and quick updates as they happen.

### Channel 99 – Hotwire

Tune in for rotating slides featuring news, safety tips, and upcoming events right from your TV.

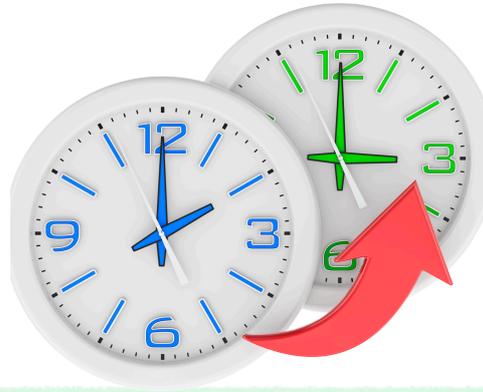
Use all four to stay fully in the loop and never miss a community update.



*Mark your calendars – March 8 is our cue to “spring forward!”*

**Before you call it a night on Saturday, set those clocks ahead one hour. Yes, we’ll sacrifice a little sleep... but in return we get longer, brighter evenings over our lakes, more golden-hour golf cart rides, and extra time to wave at neighbors out walking.**

**Think of it as trading one sleepy hour for bonus sunshine.**



**And while you’re at it, it’s a perfect excuse to check those smoke detector batteries and give your home a quick seasonal refresh.**

**Longer days are coming – and in Bellalago & Isles of Bellalago, that just means more time to enjoy our beautiful community together!**

## Florida Native Plants That Thrive

Native plants thrive in Florida because they're perfectly adapted to our sunshine, sandy soils, and seasonal swings. From hardy shrubs to colorful wildflowers and resilient groundcovers, these plants handle everything from summer heat to brief winter chills with ease. They need less water, less maintenance, and naturally support local wildlife—making them a smart, sustainable choice for any Florida landscape.



### Some Native Florida Plants That Thrive Here

- Beautyberry
- Yaupon Holly
- Coontie
- Saw Palmetto
- Sabal Palm (Cabbage Palm)
- Dwarf Palmetto
- Walter's Viburnum
- Firebush
- Simpson's Stopper
- Muhly Grass
- Fakahatchee Grass
- Sunshine Mimosa



### 9 Principles of Florida Friendly Landscaping

1. Right plant in the right place
2. Water Efficiently
3. Fertilize Appropriately
4. Mulch
5. Attract Wildlife
6. Manage Yard Pests
7. Reduce Stormwater Runoff
8. Recycle Yard Waste
9. Protect the Waterfront

# BELLALAGO

*Isles of Bellalago*

HOMEOWNERS ASSOCIATION

Bellalago and Isles of Bellalago Newsletter

## Community Safety Tips



### Stay Aware and Report Concerns



Report unusual activity and share concerns

### Improve Visibility and Lighting



### Secure Homes and Personal Property



Lock doors, vehicles, and gates

### Participate in Community Watch or Safety Committees



Join or support neighborhood watch groups

### Maintain Property and Common Areas



Trim shrubs and keep yards tidy



### Use Technology Wisely



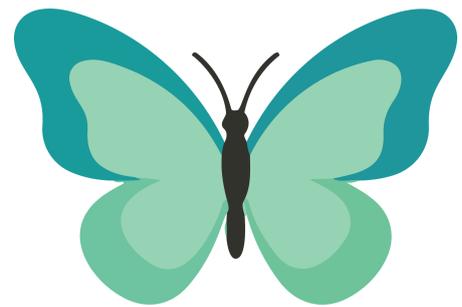
Secure access devices and report issues

### Build Relationships With Neighbors



## Individual Activity HOA Compliance and Safety Tips

Residents can boost their own safety by staying alert and using simple, consistent habits when walking, biking, or moving around the community. Choosing well-lit routes, wearing visible clothing, and following posted signs helps everyone stay aware of one another.



### WALKING SAFETY IN OUR COMMUNITY

- WATCH FOR TRAFFIC
- STAY ON SIDEWALKS
- CROSS AT CROSSWALKS
- BE VISIBLE



### BICYCLE SAFETY IN OUR COMMUNITY

- WEAR A HELMET
- LOOK OUT FOR CARS
- RIDE IN DAYLIGHT
- USE HAND SIGNALS

## Special Lite Sweet Treats for Kids



### Carrot Patch Cups Recipe \*



#### Ingredients

- 4 chocolate pudding cups
- 8 chocolate sandwich cookies
- 8 small carrots, tops trimmed

#### Instructions

1. Crush cookies into crumbs using a plastic bag and rolling pin or food processor.
2. Spoon cookie crumbs evenly over each pudding cup.
3. Make a small hole in the center of each cup with a skewer or straw.
4. Insert carrots into holes and serve.



### Lemon Yogurt Dip Recipe \*



#### Ingredients

- 1 cup plain Greek yogurt
- 2 tbsp honey
- 1 tsp lemon juice

#### Instructions

1. Combine yogurt, honey, and lemon juice in a medium bowl.
2. Stir until mixture is smooth and well blended.
3. Enjoy with graham crackers, fruit, and more.
4. Serve on a platter.



### Kids' Berry Kabobs Recipe \*



#### Ingredients

- 12 strawberries, tops removed
- 12 blueberries
- 12 raspberries

#### Instructions

1. Rinse berries and pat dry with paper towels.
2. Thread a skewer through a strawberry, blueberry, and raspberry.
3. Repeat with remaining fruit, alternating as desired.
4. Serve on a platter.

# BELLALAGO

*Isles of Bellalago*

HOMEOWNERS ASSOCIATION

Bellalago and Isles of Bellalago Newsletter



**Cruise  
the trails  
with friends!**



**Activities  
for  
Middle  
Schoolers  
& Teens**

**Shout-out  
hoops and  
show your  
skills!**



**Cool off  
with tasty  
treats!**



**Below is a summary of our project status, estimated budgets, and actual expenditures.**

**Poinciana Wall Trim - Still Underway**

Estimated Cost: \$40,000

Actual Cost: \$0

**Landscaping at the Gates - Completed**

Estimated: \$7,500

Actual: \$7,000

**Isles Fountain Repair - Completed**

Estimated: \$4,500

Actual: \$4,620

**Additional Car Tags (Bulk Purchase) - Completed**

Estimated: \$7,800

Actual: \$4,275

**Guard Building & Office Improvements - Completed**

Office & Guard Chairs

Estimated: \$960

Actual: \$725



**Replacement Traffic Cones (30 Total) - Completed**

Estimated: \$1,200

Actual: \$258

In Progress & Scheduled

## **New Lighted Gate Arms (14)**

Estimated & Actual: \$7,000

Status: Scheduled for March with installation coinciding with gate activator replacement and pedestrian gate repairs and locks.

## **Six Pond Aerators**

Estimated: \$110,000

Actual: \$100,149

Status: Underway

## **Mulch Project**

Estimated: \$120,000

Current Work Completed: \$118,150

Status: Ongoing

## **Solar Speed Lights**

Estimated: \$4,000

Status: On order

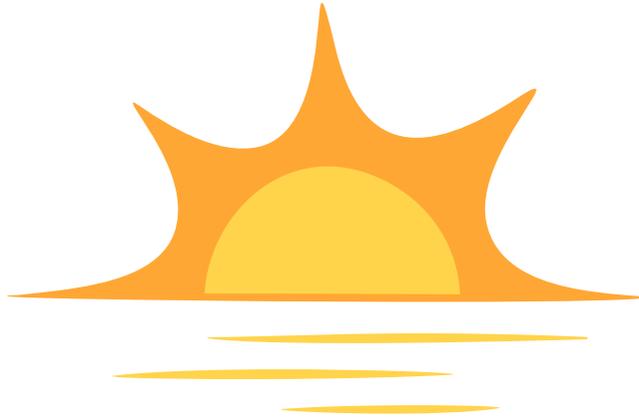
## **Pending / Proposal Revision**

Replacement of Two Broken Pond Fountains 

Estimated: \$30,000

Status: Vendor currently revising proposal

**Plus many more!**



## ON THE HORIZON

The Reserve Study is complete. There will be a workshop scheduled to allow the Reserve Specialist to explain the study and the board to ask questions. The residents will be included in this workshop. March is the anticipated month for the workshop.

The Tell-It App launch will be conducted on March 9<sup>th</sup> and will have individuals to assist in the Rec Center to aid residents with downloading the app. At the same time, we will be signing residents up for text messaging and online voting.

The Association will be partnering with the Club for their upcoming Spring Fling on April 4<sup>th</sup>. The Association will work hand in hand on alternative parking arrangements alleviating the parking in the townhome area.