

FONTANA ESTATES COMMUNITY HOA, Inc.
OFFICIAL
NEIGHBORLY NEWSLETTER
December 2019

To: All Fontana Estates Homeowners

From: The Fontana Estates Homeowners Board of Directors

Dr. Telka diFate, President; Robbi Hollister, Vice President; George Kriss, Treasurer; Debbie Hudak, Secretary; Giselle Carnaby, Director; Joe Rybarczyk, Director; Gary Smallwood, Director

Dear Homeowners:

From the entire Board of Directors Happy Holidays to you and your families and may your 2020 be a healthy and happy one.

Enclosed in this newsletter are some very important updates concerning finances and safety concerns. You also have access to Fontana Estates information on our official website at: **Fontana-Estates.com**. If you have any questions please contact your elected Board of Directors since we have the facts and are up to date on all aspects of the community.

The **pedestrian gates** at the front of Fontana Estates are now locked and keys are available if you need one. If you unlock the gate please relock it when you leave or enter. Someone continues to leave it unlocked. For the safety of everyone please lock these gates. If you need a key they will cost \$2.00 each. This is the price of having the keys made. Contact Dr. John Vecchitto for a key at his email: Lordvec54@gmail.com

Our **new management company** will start on January 1, 2020. Enclosed in this mailing is their information. The HOA fees are \$472.25 due January 1, 2020 and then April 1st, July 1st and October 1st Late fees are applied so please be on time.

Please be aware that your BOD hires vendors after an extensive search and interview process. Please do not interfere with vendors while they are working. If you have a concern please contact your BOD. We spend a lot of time interviewing vendors for various jobs that we need to have accomplished here. Contracts are not automatically renewed annually.

STJWMD project is underway and all homeowners received a letter in the mail a few months ago informing the BOD what needs to be completed in order to get our ponds here back into state compliance. This project is underway and not only will our engineer inspect the ponds once complete but STJWMD will also. Maintaining the ponds is State mandated along with the required inspections that must be done every 2 years with documentation by an engineer.

Upcoming Community Activities (Ideas and suggestions welcome. Please send them to the BOD President at MYWC2016@gmail.com).

- **Super Bowl Sunday Party in February.**
- **Spring Plant Swap** at the gazebo. Date TBA. This will include anyone who wants to bring 3-5 plants that they want to swap with a neighbor or friend. The idea is to bring plants from your own garden. Some people have a green thumb so this is meant to be an educational sharing experience. It will be free.
- **Egg Hunt** for children and their friends at the Fontana Estates Park in early April.
- **Block Party** date TBA. Volunteers needed to help plan event.

FYI: Committees here at Fontana Estates

ARC: The Architectural Review Committee reviews all applications for alterations to the outside of your home and property. This includes but is not limited to: painting your house, putting in a generator, installing a fence or new door and much more.

Beautification Committee: This group will be working on making suggestions for the front area by the black fences to improve the beauty of this area of the community.

Bylaw Committee: All changes to the bylaws must go through an attorney per FL law.

Compliance Committee: Holds meeting at the request of the BOD to deal with homeowners that are over 90 days late in paying HOA fees or who do not comply with the three letters sent to them from the management company. As per covenants and bylaws all services and privileges are revoked until they pay in full all fees owed the HOA and penalties can be applied for not complying with repairs requested by the management company.

Website Committee: The official website for anyone to read is: **Fontana-Estates.com** Please access regularly to get updates from your BOD's. Information provided by any other individuals or sites is not official. If you would like access to the secure section of the site please send your request to us and you will receive an invitation.

Other Information:

For those homeowners who wish to obtain the facts and correct information concerning Fontana Estates there is this newsletter, our official website and speaking to one of the elected BOD's. This information is available to all. For those who are more interested in rumors, gossip and innuendo social media is out there. But we have found that this is limited to selected individuals only. Why? You choose.

Any non-board individual(s) distributing information that is contrary to the official documents provided by the elected Board of Directors is considered misleading and false. BOD contacts are: Dr. Telka diFate, Robbie Hollister or Joe Rybarczyk if you have any questions or concerns!