

FONTANA ESTATES COMMUNITY OFFICIAL NEIGHBORLY NEWSLETTER UPDATES July 3, 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
Mark Hudak, Secretary
Giselle Carnaby, Director
Debbie Creore, Director
Joe Rybarczyk, Director

Dear Homeowners:

HERE IS A COMMUNITY UPDATE: SAVING MONEY! EARNING MONEY!

We are pleased to report that we are ***working within the 2019 budget and saving funds where ever possible that come from your HOA fees.*** This group of board members are all full-time residents and are proactively working to keep our community as beautiful as Toll Brothers intended it to be. Don't you agree? We are all concerned about the status of our community so here are the facts.

- Many thanks to the many homeowners who came out to help finish the front gardens by moving a truck load of river rock around the gardens. It's a wonderful place to take pictures as you can see from the photo's in this newsletter. Gardens were also planted by active homeowners and the plants are thriving. Plants were purchased at a number of local nurseries, so that we obtained the best prices and guarantees, with the help of the Beautification Committee. Great job! **These volunteers helped to save the community about \$4,000 off the estimated bids received.**

All of the information provided has been accomplished through teamwork. Your Board of Directors and volunteers are committed to working together for the benefit of our community.

**BEFORE PICTURES
FLOWERS PLANTED BY VOLUNTEERS**



AFTER RIVER ROCK SHOVELED



WHAT ARE YOU GETTING FOR THE HOA FEES THAT WE ALL PAY?

The BOD is conducting business in a very professional manner with due diligence. I'm sure that you'll agree after reading the following:

- **We just saved approximately \$2500** by obtaining a new insurance company for the HOA policies. These types of policies are mandated by the State of FL. We reviewed numerous companies and now have better coverage for a lower price.
- We get at least 3 bids for projects before vendors get hired. We have invited homeowners and various board members to assist in interviewing potential vendors and then they make a recommendation based on the data obtained. We tell all companies that are hired that we review their work and will decide if contracts will be renewed based on performance.
- We opened an 11 month CD with \$40,000 with a guaranteed **interest rate 2.6% APY**.
- We moved funds into an interest savings account with **interest of 2.15%**. This is also guaranteed and will add funds to our accounts. Previously we were in a 0.01-.05% interest rate.
- **Front signage** and walls were finally cleaned, repaired and painted as a result of the hurricane from September 2017.
- Repairs to the **playground** swings were replaced to keep our children safe. Volunteers have helped to fix these plus the gates, fences and other common areas.
- We have asked **St. Johns Water Management** for their determination concerning the ponds and discussions are on going, that includes our professional team. We are seeking their advice and direction. At this time we have not gotten the final report concerning the deficiencies found when the ponds failed inspection i.e. were found not in compliance with the STWM previously issued permits. This inspection was conducted by the engineers.
- Actually copies of the pond permits are in the covenants and bylaws book you all should have received as homeowners. If you did not get a book you can **contact our management company Don Asher and they can email it to you**.
- **Neighborhood Watch Program** has been implemented and is sponsored by the Orange County Sheriff's Dept. Sheriff Sherrie Lewis presented. More guest speakers are planned. See information on the official Fontana Estates website.
- A Children's Holiday Sing-a-long at the gazebo with hot chocolate and marshmallows was enjoyed by all who attended plus the children were adorable. Children also loved the egg hunt at the park. **We'd like to plan other activities that include a children's fishing derby**. Maybe we can get some of our expert homeowners in this

field to teach the children some great techniques. We would also like a repeat from last years community block party. *More information to follow.*

- Many homeowners enjoyed putting up all of the hand made Holiday decorations on the front gates and signage. Once again **we saved over \$1000** since the decorations were made by a volunteer and can be used again in November 2019.

- A true community website designed and updated on a regular basis along with posting of BOD sponsored newsletters is easily available. **You can now pay your HOA fees with an easy link from our site.** The management company also mails newsletters to all homeowners.

- The Board president attended the **Hurricane Expo sponsored by Orange County**. An entire section on the website is dedicated to Hurricane and weather related preparedness. **READ IT AND BE READY IF A STORM HITS OUR AREA.**

- Suggestions for community activities are welcome. One idea is to have a free presentation on Hurricane Readiness sponsored by Orange County. They can come weekends or evenings. **Please email us if you are interested.**

Questions can be answered accurately by contacting the following individuals. If we do not know the answer at the time we will research it and get back to you. Any official documents that you need can be obtained from the management company.

- Don Asher Management Company has assigned a new property manager,

Mr. Jeff Davis. He can be reached at 407-425-4561 or email: jeff@donasher.com

- **Board of Directors:**

- Dr. Telka diFate at 203-675-9817 or Email: fontanaestates2@gmail.com

- Robbie Hollister's Email: roberthollister@hotmail.com

- Joe Rybarczyk at 269-519-8999 or Email: joerybarczyk@yahoo.com

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. Please contact one of the names listed above for proper information. As a corporation we follow Florida State laws and we provide only factual information to the homeowners it is never fabricated.

To keep informed as homeowners we ask that you please read the only official homeowners newsletter and website at:

Fontana-Estates.com

The direct email to the Board Of Directors is:

Fontanaestates2@gmail.com

Your cooperation is necessary to help our community be informed by being educated so that Fontana Estates is a friendly and safe place to live.

According to the cooperate attorney only approved minutes from Board meetings are official records. No other records or video-tapings are official.