

**FONTANA ESTATES COMMUNITY OFFICIAL  
NEIGHBORLY NEWSLETTER UPDATES  
February 22, 2019**

Dear Homeowners,

**Please keep up to date with reading our website:**

**The only official homeowners newsletter and website can be found at:**

**[Fontana-Estates.com](http://Fontana-Estates.com)**

**The direct email to the Board Of Directors is:**

**[Fontanaestates2@gmail.com](mailto:Fontanaestates2@gmail.com)**

Any information being sent out by any other method is not part of this Board of Directors for Fontana Estates or Don Asher Management Company. There continues to be confusion created by mail, emails or social media that posse as representing our incorporated homeowners association. Our website and newsletter deal with facts and issues pertinent to the community. The BOD does not participate in any social media that permits abusive language or innuendo.

**A Neighborhood Watch Program organizational meeting will be  
Tuesday, March 26<sup>th</sup> at 6:00 p.m. at the Gazebo.**

This is been arranged with the Orange County Sheriff's Office who will have their representative there. Please email if you would like to participate in the program. Tips on home security, crime awareness, and how to report are just some of the things that will be discussed. **Please send an email stating that you would like to participate in this program at**

**[Fontanaestates2@gmail.com](mailto:Fontanaestates2@gmail.com)**

**Your cooperation is necessary to help make our community safer.  
Please sign up even if you cannot attend the meeting. We will get  
the information out to everyone who signs up.**

Early on the morning of Saturday, February 9, 2019 people entered our community and went into numerous cars and stole whatever they could. One neighbor had the keys to their home stolen. Video surveillance showed two individuals and a car involved in this robbery. This was on both Bellezza Drive and San Rocco.

A photo of one of the robbers was sent out to those who have shared their email address and it was posted on our website. The police were contacted and formal complaints made. I am glad to report that Detective Daniels contacted me and a warrant was issued. I was told that they were looking for this individual who is 23 years old, from Bithlo and has a record of incarceration. The detective said they were going to find him and arrest him on Friday, Feb. 22, 2019.

The police are stepping up patrols but we also have to be proactive. Many thanks to the homeowner who has cameras and provided a picture to the police and us. Without that we would not have been able to identify him. The gates out front

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may give a false sense of security but it takes everyone to assist and participate in keeping the community safe. Help thy neighbor.

**Here are suggestions for all homeowners and residents:**

- *Lock your doors. This includes your car. Do not leave valuables in the car.*
- *Leave some lights on outside and in the house at night. Use a timer if necessary.*
- *Turn your alarm on at night.*
- *Watch out for your home and others. Don't hesitate to call the police if you see anyone roaming the neighborhood that doesn't live here.*
- *Assist homeowners who work late and have their garbage cans out by the curb. The same is true with newspapers and packages that are delivered and can be seen from the street.*

At the present time we are solving gate issues and getting price quotes for new front gate sensors, changing the gate call box code, looking into cameras at the front gate and getting quotes to fix broken fences. But we are asking all of you to be vigilant in keeping an open eye on what goes on in the community. **Call the police if you see something. Call 911.**

Keeping homeowners informed of the repairs necessary to the common ground areas has been key in our fiduciary responsibility as a Board. In reading the covenants/bylaws and following Florida State Statutes we are the custodians of making sure these grounds are maintained to the level they were intended to be along with overseeing the financials. Board members take their positions seriously and analyze quotes for necessary repairs, supplies and vendors very carefully before voting on it when necessary.

**IMPORTANT NOTES:**

Please be aware that water for landscaping should be coming from a homeowner's private well or Orange County. Reclaimed water is not available at this time and will not be for many years according to Orange County. *Any other method is not acceptable and anyone found to be obtaining water by tapping into any other system will be held accountable and reported. Fines could be substantial.*

The engineering studies will be completed soon and will professionally inform us of the cost of repairs that includes but is not limited to: the surrounding wall, fences, ponds, gazebo, landscaping, pumps and park area etc. Once these studies are completed and reports submitted we will inform you of the results. It is so unfortunate that the previous board did not do any of these studies and repairs so they are long overdue. We were also left with many outstanding very old bills amounting to thousands of dollars when we elected in October 25, 2018 mainly due to the previous attorney and previous landscaper.

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Board members have been actively securing new vendors. The downed tree from a windstorm was removed; The Reserve Study last completed in 2014 included funds earned from interest so we should have been way ahead in earnings than we are at the present time. After carefully reading this report and speaking with the company that produced it the BOD decided to move forward with accounts that earn interest. *As a result an 11-month CD with \$40,000 of reserve funds was opened that will yield 2.6%. We will also be discussing putting the reserves into a business savings account that will yield 2.15%. All FDIC insured up to \$250,000. The checking account funds will always be available but will be earning interest at the same time. Over the years these funds have been in stagnant checking accounts with 0.05% interest, at most.*

The present Board members all live here full-time and know the issues. This was not the case previously. We know how beautiful this community can look with proper maintenance and upkeep. We are lucky to have both Board members and homeowners who are volunteering their time to also repair items that they are knowledgeable about. This also helps to save money. Many thanks to these volunteers in helping complete repairs or meeting with vendors. If you have special talents and knowledge in areas that we can use your input please email a BOD or contact one off us. Your constructive input and assistance is welcome.

Many thanks to the many homeowners who work hard to keep their property looking pristine, this includes the power washing of roofs, homes, driveways, sidewalks, gardens and lawns. It is truly all of you who help make the community such a wonderful place to live. We will be researching house painters soon since a few homeowners are working on these updates now. If the company does a great job and will give competitive prices if a few homeowners hire them we will try to negotiate prices.

Sincerely,  
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