

Newsletter Fontana Estates HOA
July 29, 2020

Dear Homeowners,

May this latest edition of the Fontana Estates newsletter find you safe during these daunting and challenging times. As homeowners and elected board members we are here to help you so please contact us.

Please continuously check our **official website at: Fontana-Estates.com**. This site has numerous categories to review especially if you have questions and need quick answers any time of the day or night. Just click on the menu at the top of the page to see what the various categories are: Home with News and Information; Photo News; Vendors and Events; Hurricane Awareness; Security; COVID 19 link; Docs/Forms are on Homeowners section that is password protected; Management Company and HOA fees due dates. Otherwise please contact your Board of Directors if you have questions or concerns. We are all full-time residents of Fontana Estates and are elected representatives of this community. We have been trained to officially conduct business for the Homeowners Association (HOA). We care deeply about Fontana Estates and are committed to the goal of keeping our community in line with the Toll Brother standards as a luxury community. I'm sure that you all agree that this is one reason why you purchased a home here.

- **We ask that all homeowners provide the webmaster with their email addresses. This is the only way that owners can access the secure side of the HOA web page. Please email: FontanaEstates2@gmail.com if you haven't already. This is also the only way owners will also be able to see the zoom BOD and Annual meetings established by the BOD. Please use only one email per household for the meetings.**

Many positive accomplishments took place over this past year. Here is a brief synopsis:

Ponds

1. Pond repairs were organized and completed led by our HOA President Dr. Telka diFate and Vice President Robbie Hollister. The ponds have been recertified by completing the requirements set up by STWMD. Please see website for the progress made during the pond repairs. Also, note that the littoral plants are taking root and are spreading as planned. They are flourishing naturally and assist in helping the banks remain stable. Please do not disturb these plants nor add any types of invasive species.

STWMD is very particular about HOA's keeping pond certification. This includes engineer studies every two years with written documentation of their reports. Monthly pond maintenance is now being conducted by the same company that did the bank repairs since they have the best understanding of the proper nutrients needed. Pump repairs were also included to the specifications of STJWMD.

2. The well was repaired and a spicket added so that water can be used easily by our committee gardeners for the front garden areas.

3.Regular inspections by Board of Director include: the 17 acres of ponds, playground equipment, park, fences, landscaping and walls. This also includes the signage, lighting, well and irrigation systems.

4.Storm drains should not be used to blow cut grass clippings into or any other debris. We have painted NO DUMPING signs on all of the storm drains. Everything from these storm drains goes into the ponds and then into Lake Pickett. It is illegal to dump so please **do not** throw anything into them.

Landscaping

5.The gardens that were planted last season by volunteers are flourishing by the front signage areas and more river rock was added to the island along with perennial plants. Please thank our many volunteers that came out to help with this. A large rock was placed near the call box since people were running over the irrigation and plants causing continuous repairs. No one informed us about these damages, so the repairs came from the HOA budget. River rocks are also a more permanent material, so we won't have to be replacing mulch every six months. This is a sound financial investment.

6.Irrigation repairs have been identified and repaired.

7. Downed trees due to storms were removed.

- The next landscaping areas under revitalization consideration will be updates to the tall grassy areas in front of the black fences at the entrance and exit. The plan is flowering bushes. Also, we will be cleaning the pavers in the street at the entry along with the sidewalks and gutters.

Park Area

8.The Walkway to the gazebo has been repaired since the roots from the pine trees were causing damage. The entire area has also been cleaned and sealed.

9. A Bike rack was installed at the park. Please use it rather than attaching bikes to the tables or columns in the gazebo. Many thanks to Dr. John Vecchitto and Dan Wapp for performing this task.

10.Please notice Gazebo repairs to the columns and fresh paint. New signs have also been added to the swing area for safety concerns.

Front Gates

11.New signs have been added to the gates. Safety is always a main concern and people have been seen pushing them open to get through. Warning signs are on the manufacturers equipment **not** to do this. As it can cause expensive damage to the motors. Recently we have had to have the gate company here to repair the gates for this exact reason.

12. The Pedestrian Gates have both been repaired. One has a new push button mechanism. Please refer to the secure documents of the website for proper usage. A new key lock was also installed on the exit side. If you need a new key, please contact a BOD.

Safety

13.Numerous BOD met with the Sheriff Dept. since we are all concerned about safety. She strongly suggested that residents call the police at 407-836-HELP.

14. Dog Station was installed on community property on Bellezza Drive. Please use the bags appropriately.

15. Amazon offered to install a special gate access system so that their delivery trucks could easily and quickly access the community. No fee was charged to the HOA for this installation.

16. When using the call box, gates, playground, gazebo and other common areas it is each person's responsibility to clean their hands after using and follow CDC/County guidelines.

Homeowners Responsibilities:

We all have major investments in our homes and if everyone does their part successfully then the community will function thrive and sparkle. Please cooperate. *If you have questions, please ask your BOD's.* We all perform our duties as a fiduciary that involves performing our jobs in good faith, loyalty to the interest of the HOA and care for the assets and funds to the highest degree.

As an owner please keep up with the facts. The information that we provide you is meant to help with accuracy and efficiency. The BOD is constantly trying to make your lives here more pleasant and friendly. If anyone else or any other social media is trying to put out information, consider the source is unofficial and questionable.

- **Architectural Review Committee (ARC)** applications are important so," When **in doubt fill it out.** "The application is on the website and a copy included in this newsletter. The covenants state that **You must get ARC approval before starting any of these outdoor projects. Sent completed form to the management company and HOA president before starting any outside projects to your house or property.** This includes but not limited to: Painting the house or trim; additions to the house; new doors, windows or gutters; swimming pools; screened in patios; pergolas; major changes to landscaping, removal or addition of trees or bushes; any permanent structures such as a sidewalk , patio or other; fences; roofing; solar power; flags or flag poles; driveway changes; large lawn ornaments;

This committee has an important job for the safety of all of the homeowners and the entire community. It is also the **owner's responsibility** to obtain all necessary county permits and supply copies of contractor's liability and workmen's comp. insurance, contracts, installation details, official map of installation location. No signs are permitted on property except during the hours of construction.

- **The American Home Team** management company, like all companies, conducts the drive arounds monthly. They have been trained by the State of Florida to properly assess what the level of standards are for this community. **American Home Team issues violation letters for deficiencies to these standards not the BOD's. If you receive a letter from them, you need to follow up on it. Please do not disregard it.** They keep a record of your responses especially if you have completed what was in the violation notice. The managers do not know the residents and are therefore unbiased in their assessments. FYI since Toll Brothers left the community there have been at least 8 different people who have been managers and have driven the community. They bring their knowledge and experience to the community. Please keep your BOD informed of any issues you have with any manager.

Also, management company employees and BOD should be treated with respect, but some residents of Fontana need constant reminders of this. Threats, harassment and intimidation are not acceptable.

Please pay your HOA fees and other fees on time. Policies have been in-place since the community was established and they have not changed. If you have over a 90-day outstanding

balance you do lose voting privileges and the right to run for the BOD. All checks are sent to the management company at American Home Team Realty 253 Plaza Drive, Suite D, Oviedo, FL. 32765. Checks are made out to Fontana Estates HOA.

- Please be aware that *posting signs anywhere on property is not allowed* in the community. Notices are allowed only while construction/spraying is underway.
- Please **do not** leave garbage or landscaping debris in the street. Tree branches can be wrapped in twine and only left on the curb or your grass a day before pickup by the county and presently is every Thursday. It has been noted that bulk trash and branches have created safety hazards in the street for many days. Please cooperate for everyone's safety.
- **Speed limit is 25mph.** We have numerous children and residents that walk and ride bikes. **Please do not speed.** Numerous cars have been seen using excessive speeds. We all want a safe community, don't we? Please help.
- If you are handy or like to garden and would *like to volunteer please let us know*. We encourage comradery and we have some really great neighbors.

Questions from Homeowners:

Does the County have policies for irrigation of lawns?

Answer: Yes, but it is the owner's responsibility to contact them at Water.Watch@oclf.net Or fax: 407-254-9848. An employee from the county, in a clearly marked car, does drive around and write up violation tickets. Please follow county policies. This is not something that the Board of Directors gets involved in so owners please do not contact us to report your neighbors concerning irrigation.

Will we have community events?

Answer: Plans will resume eventually, once it is safe from the virus, to have community activities that were previously planned. These include but not limited to: a picnic, plant exchange, egg hunt, May Day celebration and more. Ideas welcome so please just contact a Board of Director especially if you would like to volunteer to help.

How do you work the call box?

Answer: Please contact the management company for the sheet with directions. In the meantime, here are the directions that the gate company supplied when visitors or delivery people come to the call box;

- visitors look up the last name of owner **yes**
- a 3-number code comes up **yes**
- then press call button **yes**
- this calls the owners phone, the owner presses 9 and the gates open **yes**

What steps are used for a 4-digit code? **press # and the four digits**

What should I do if I do not agree with the management company's violation notice?

Answer from BOD: Please write the management company as soon as possible and cc the BOD. The BOD will try to assist in any way we can. Many thanks to those owners that do this. This BOD prides itself in getting things done in a timely manner and to resolve issues but we need to be informed.

Can anyone enter Fontana Estates to sell things or hand out flyers?

Answer: No. As stated on the sign on the front wall this is a private community and private property. People are not allowed to canvass the community for politicians, and NO ONE is to go door to door selling anything. Please call the police if this happens. We have posted pictures of

some of the individuals who have trespassed here on the website. We also suggest that you not open the door for them.

Do many people read the website and send emails on topics posted on the website?

Answer: Yes, many months the website registers from 800 -1500 hits. Emails are replied to in a timely manner. RUDE or AGGRESSIVE emails or anonymous/unfamiliar emails may not receive replies. This has been an issue and the BOD should not have to tolerate threats, false claims or vulgar language.

Should residents/owners keep their sidewalks clean? Answer: Do you want to keep your community looking pristine? It doesn't take much effort to use a chemical cleaner or power washer to clean well water rust stains and dirt off the sidewalks, driveways and shoulders. This can be done by an owner or a person an owner hires. Directions are on the official website. Either method isn't very expensive and one container of pavement cleaning fluid cost from \$8-\$30 depending on the product. In fact, the HOA has never cleaned anyone's sidewalks. It has always been done voluntarily by owners. However, we do have a few owns who want the HOA quarterly fees to pay for this so that no one owner has to be responsible for getting it done.

FYI the expense to do this just once a year for the community would add at least \$51 a year more to each owners HOA fees. We doubt most owners would approve of that! The BOD doesn't want to, but we do need to resolve this issue amicably. Speak to your BOD as soon as possible.

Do we have rentals in the community?

Answer: Yes, but **owners must submit the contract to the BOD prior to renting** their property for approval. Renters must abide by all covenants and bylaws with upkeep to the house and property too. *Ultimately, the owner is still responsible for any violations and fines that the management company sends them.*

Can cars be park on the street overnight?

Answer: No. This is stated in the covenants, governing documents, you all should have a copy of. Please have friends and relatives park in your driveway. Toll Brother created these rules and we have to abide by them. *If we want to change these rules*, the BOD's needs to put all of the suggestions in writing to an attorney who determines the legality of the new ones and does all of the paperwork. Letters are then sent to all owners. Once passed they are then sent to the county for documentation.

Can I park a boat/trailer/moving pod etc. in my driveway for more than 8 hours?

Answer: In the covenants it states you may only have a trailer or boat etc. for 8 hours in your driveway. Please let the BOD know if you need an extension. For example: a boat needed to be in a driveway longer due to its trailer undergoing repairs. As a result the boat could not be moved for a few days. The solution was easy once the homeowner notified the BOD.

Get to know your Board of Directors:

George Kriss has been your Treasurer since 2018 and has been a great help to the community. He meets with vendors on a regular basis along with the management company. He reviews the financials monthly and has been diligent in working to solve issues. George comes from a strong background as the treasurer for the steel union in Maryland. George was instrumental in finding the best rates for CD's and interest earning accounts for the Fontana Estates Reserve Funds Account. He is a very friendly person who is happy to answer questions along with his wife Bev.

Dr. Giselle Carnaby has been a Board of Director for this Homeowners Association since 2018 and is a full-time professor at UCF. She oversees the gate and fences. Giselle is married to Dr. Mike Cray and has 5 children. We thank her for her volunteer efforts despite her busy schedule.

Dr. Telka diFate is your HOA President and is very active in organizing and prioritizing what needs to be done. This includes repairs in the community and recruiting volunteers to assist in like installing the bike rack; dog station; river rock; pond repairs and much more. This is a full-time volunteer job that gets her everyday attention. She is a retired Physician's Assistant in Surgery (PA-S) and certified teacher in science and special education for grades K-12 both in Connecticut and Florida. She retired from her full-time position at Sanford High School so she could commit her time to serving our community. She is married to Dr. John Vecchitto and has 3 children.

Debbie Hudak is your HOA secretary and a retired audiologist. She is married to Mark and has two grown daughters. Debbie has attended numerous meetings with vendors and is very helpful in getting jobs done for the community. This includes beautification of the front area and organizing volunteer activities. She oversees the park and all the equipment there.

Brian E. Straub has lived at 3113 Fontana Estates Drive with his wife Mary for 7 1/2 years. He retired two years ago after 37 years in the grocery industry, 18 years with Nabisco and 19 years with the Keebler Company where he was a sales rep, a District Manager and an Account Manager. In 2011, he was the recipient of Nabisco's top honor when he won the very prestigious Wall of Fame award. He was also sales representative of the year and of the month countless times with both companies.

Brian describes himself as hard working and he believes in honesty and integrity. He loves living at Fontana Estates and he believes that he can make a difference. Brian has been on the ARC committee for the past few years and his personal motto is, "If in doubt fill the ARC form out." Brian wants to keep up the high standards of Fontana Estates so our community flourishes. Brian states, "I have four awesome grandkids! I love golf, cycling, racquetball and helping my neighbors. I look forward to being on the BOD of Fontana Estates."

Joe Rybarczyk is your all-round BOD who is available to discuss and assist in many areas. He helps with overseeing landscaping and especially irrigation. He has been instrumental with interviewing vendors and making decisions on who to hire. He works in the medical field and is married to Thely Vo.

Gary Smallwood retired Lt. Col. Army and is a BOD elected in October 2019. Gary is extremely experienced with financials. He has many great ideas to share and is very helpful. He is an original owner at Fontana Estates and is married to Daisy and has 2 sons living with them.

When you see these active volunteers please thank them for their time and efforts.

Sincerely,

The Fontana Estates Homeowners Association Board of Directors

President Dr. Telka diFate

Secretary Debbie Hudak

Treasurer George Kriss

BOD: Dr. Giselle Carnaby, Joe Rybarczyk and Gary Smallwood

**FONTANA ESTATES HOMEOWNERS ASSOCIATION, INC.
Architectural Review Committee (ARC) Application 2020**

Name _____

Property Address _____

Mailing Address _____

Phone: Home _____ Work _____ Email _____

In accordance with the Declaration of Covenants, Conditions and Restrictions, I hereby request your consent to make the following change, alteration, renovation and/or additions to my property.

() Fence () Swimming Pool () Lawn Ornament () Patio () Screen Enclosure
() Exterior Color () Landscaping () Lawn Replacement () Other _____

Description: _____

Attach a copy of the lot survey that shows the location of the proposed change, alteration, renovation or addition. Attach drawing or blueprint of your plan(s). Attach color samples, if applicable.

Note: Applications submitted without a copy of the survey, drawing or blueprint, or color sample will be considered incomplete and will not be considered.

I/We, by affixing our signature(s) below, hereby agree to the following stipulations:

- No work will begin until approval is received from the Association.
- All work will be done expeditiously once commenced and will be done in a good workmanlike manner by myself or by a licensed contractor.
- All work will be performed at a time and in a manner so to minimize interference and inconvenience to other residents.
- I/We assume all liability and will be responsible for all damage to other lots and/or common area or injury, which may result from the performance of this work.
- I/We will be responsible for the conduct of all persons, agents, contractors, subcontractors and employees who are connected with this work.
- I/We am/are responsible for complying with and will comply with all applicable federal, state and local laws, codes, regulations and requirements in connection with this work, and I/we will obtain any necessary governmental permits and approvals for the work.

• **Send full application to both of the following :**

1. Fontana Estates HOA President at 18210 Bellezza Drive Orlando, FL 32820
2. American Home Team Realty, Inc. at 253 Plaza Drive, Suite D, Oviedo, FL 32765

Decisions by the ARC may take up to 30 days. I/We will be notified in writing by the management company when the Application is approved or denied.

Signature of Owner(s) _____ Date (Required) _____

DO NOT WRITE BELOW THIS LINE

This Application is hereby: () Approved () Disapproved Date: _____

By: _____ By: _____

Comments: _____
