

# **FONTANA ESTATES COMMUNITY OFFICIAL NEIGHBORLY NEWSLETTER UPDATES September 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; Joe Rybarczyk, Director; Debbie Creore, Director

Dear Homeowners:

## **Here is a community update: Post-meeting with St. John's Water Management (STJWMD)**

Cammie Dewey, the engineer from SJRWMD with over 30 years experience, spoke to over 31 homeowners on August 24, 2019. Her presentation was on the state of the water management system i.e. the wet detention ponds at Fontana Estates. At the meeting she stated that she would send a letter containing a summary of the items not in compliance. As soon as it is received we will notify you. We have requested a follow-up meeting to finalize a plan of action and timeline for the repairs that she discussed and are waiting dates from Cammie. She found all of the data that was obtained from our engineer and surveyor necessary and useful along with her site visit in order to draw conclusions on the ponds.

Safety concerns assist in guiding the process and everyone present heard Cammie Dewey repeat this numerous times. Cammie also stressed that the ponds are for storm water run off and not a recreational facility therefore do not eat any fish caught from the ponds. Of importance was that appropriate repairs are not an option at this time. She is willing to work with the BOD to assist in making sure we are on the right track to meet the permitted standards in coordination with a timeline.

Cammie stressed that the slipping banks must be addressed. She discussed that walking within 3 ft. of the ponds or using large lawnmowers that close to the ponds is a problem. Therefore, it was posted on the official website and addressed with the landscapers. Cammie Dewey's summary will include but not be limited to: Inspections by professionals must be completed and documented every two years, reports to be filed if not in compliance, repair to outflow control structure, clear inflows, restore the proper bathymetry in the middle lobe, reconfigure supply and irrigation, utilize proper vegetation and control algae plus discussion on 5300 cy of extra sediment in the ponds. The ponds need to function as they were designed and presently do not.

Please note that the BOD and Pond Committee are proceeding with due diligence in complying with STJWMD standards. The BOD is working swiftly to address these issues for the safety of everyone. We are required to comply based on the State of Florida's Statutes regulating fiduciary responsibility as your elected Board.

### **Volunteer Appreciation:**

We had a Volunteer "Thank You" Party for the many community volunteers that helped this past year. Over 35 people assisted with gardening, decorating the front gates for the holidays, working on committees, interviewing vendors, did trash pick up around the ponds, repaired fences and so much more. The efforts of these individuals are greatly appreciated. These types of activities also promote a sense of community camaraderie.

More activities will be offered throughout the year for individuals and families to join in on. In the past year we had a costume party in October not to mention trick-or-treating for Halloween. We ask homeowners to put all of their outside lights on for the children if they plan to participate.

In early October we will put out some fall decorations and flowers. We will also need assistance putting up holiday decorations in November. In December we will have a children's holiday sing-a-long at the Gazebo. Please let us know if you would like to volunteer for any of these activities or have ideas.

### **• Neighborhood Watch Program sponsored by the Orange County Sheriff Dept.**

The sheriff representing the Neighborhood Watch Program made a special presentation of the sign now posted at our front gates. Many thanks to Brian Straub for hanging the sign out front and the team members who are helping to keep our community safe. If you have any questions please contact us.



### **Community Questions and Suggestions:**

We appreciate homeowners asking constructive questions and supplying helpful information to the BOD. Here are a few examples:

- **When will the walk-through gate near the gazebo be fixed?**

We have a new lock to be installed and keys. If you already have a key it will fit the new lock. If you do not have a key and use this gate please contact us as soon as possible especially students that walk in and out. You will be required to lock the gate once you come into the community. This is part of the safety program being implemented through Neighborhood Watch.

- **We were notified by a concerned homeowner** that someone was dumping used dog poop bags in the storm drain system. Pictures were taken to verify this. STJWMD was disturbed to hear that someone in the community is doing this and it **cannot** continue. The drains are for storm water run off only. Everything that goes down the drains eventually winds up in the ponds and then Lake Pickett. Any Dumping=Pollution.

- **How can we get more participation in the community?**

Signs are posted for residents to read along with postings on the official website. Residents can email or call for more information. Children's activities are also planned. All events are optional so hopefully residents will try participating and learn how many really nice people live here. "The more positive you feed your mind with positive thoughts, the more you can attract great things into your life" by Roy T. Bennett.

- **Who directs the management company and vendors?**

The Board of Directors, one of the main functions, is to direct and advise the management company and all vendors. The BOD's hire and fires vendors as needed. The Florida Community Association Journal (Sept. 2019) reiterates this in articles along with Florida State Statutes.

### **BOD Meetings:**

*Florida Laws dictates that the Homeowners Association is a corporation and therefore follows standards for BOD meetings. If you have any questions concerning topics please ask the following individuals **prior** to the meeting.* Only the BOD members can speak during the meeting. Homeowners are given up to 3 minutes before the close of the meeting to ask questions based on the topics covered during the meeting. Homeowners can sign up to ask questions *before* the start of the meeting.

#### **Contacts:**

- **Don Asher Management Company property manager is Mr. Jeff Davis. He can be reached at 407-425-4561 or email: [jeff@donasher.com](mailto:jeff@donasher.com)**

#### **Board of Directors:**

- **Dr. Telka diFate at 203-675-9817 or Email: [fontanaestates2@gmail.com](mailto:fontanaestates2@gmail.com)**
- **Robbie Hollister's Email: [roberthollister@hotmail.com](mailto:roberthollister@hotmail.com)**
- **Joe Rybarczyk at 269-519-8999 or Email: [joerybarczyk@yahoo.com](mailto:joerybarczyk@yahoo.com)**

To keep informed as homeowners we ask that you please read the only official homeowners website at: [Fontana-Estates.com](http://Fontana-Estates.com)

The direct email to the Board Of Directors is: [Fontanaestates2@gmail.com](mailto:Fontanaestates2@gmail.com)

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