

Fontana Estates Community Homeowners Association, Inc. Orlando, FL 32820

President: Dr. Telka diFate Vice President: Joe Rybarczyk

Secretary: Bill Bell Treasurer: George Kriss

Board of Directors

Bach Hoang Brian Straub Gary Smallwood

NEWSLETTER

For All The Most Up To Date Community News

Dear Residents and New Homeowners,

Greetings and Salutations! The Board of Directors for Fontana Estates HOA hopes that you are all safe and healthy. On a positive note, it is so nice to see so many people who do morning and evening walks throughout this beautiful community. The Board is pleased that so many neighbors are taking pride in keeping their homes and yards looking so pristine. Grass is cut in a timely manner, edging completed, bushes and trees are trimmed not to mention keeping your sidewalks and driveways free of weeds and rust stains. Many homes are being painted especially since some are more than 8 years old. If we each do our part Fontana Estates will continue to emulate the luxury community that Toll Brothers built it to be.

We have tried to put important information in this newsletter to update you all. Please also keep informed by frequently reading our official website: **Fontana-Estates.com**

The site also keeps you all updated on hurricanes, the COVID-19 virus and other county and community events.

UPDATES ON THE COMMUNITY and THE BOARD MEMBERS:

- We are happy to report that all of the common area property that was damaged by the lightning strike in August 2020 has been repaired. It took an extended period of time due to the pandemic. Supplies were delayed due to shutdowns and staff was short due to infection rates. Hurricanes also interfered with the process.
- Please thank all of your HOA board members for getting the job done. They spend many hours meeting with vendors and volunteering their time. They all have many great ideas to help the community stay up to date. They all live here full-time, and many are original owners.

Our HOA **President Dr. Telka diFate** spent countless hours getting all the appropriate invoices and letters sent to the insurance company for the lightning strike. Meeting with vendors was also a full-time job. **To date the Homeowners Association has received \$55,859.70 towards this claim.** This paid for an entirely new lighting system for the signage and gate area, new electronics for the gate system, an entirely new irrigation system, repairs to the damaged wall and three damaged palm trees removed. Dr. diFate is known for her incredible organizing abilities and getting jobs done effectively. Telka continues to pursue her education by participating in webinars to learn more about HOA's as your board president. In the last year she has attended at least 10. She lives on Bellezza Drive with her husband, Dr. John Vecchitto.

Treasurer George Kriss reviews all of the financial records that the management company supplies monthly with the Board president. He spends countless hours meeting with vendors so that the best company is hired and that jobs are completed properly. George monitors interest

rates so that reserves can be put into accounts to generate interest. At this time the rates have been very low due to the financial effects of the pandemic. George is a retired steel industry worker and treasurer for that union. He is an original owner and lives here with his wife Bev on Bellezza Drive.

Vice President Joe Rybarczyk oversees the landscaping and irrigation issues for the community common areas. He played an important part in making decisions for the lightning strike repairs. Joe works in the medical field and has extensive experience in real estate and property management. He also is an original owner and lives here with his wife Thely Vo.

Secretary Bill Bell who helped with the lightning strike insurance claim issues actually works full-time in the insurance industry. He is an original owner and lives with his family on Bellezza Drive.

Board of Director Brian Straub has been instrumental in getting the job done as a volunteer in your community. He has helped install the speed limit signs, alligator awareness signs and doggie station. He has lived on Fontana Estates Drive since it was built with his lovely wife Mary. He brings a wealth of managerial experience to the board.

Board of Director Bach Hoang has volunteered his time and done repairs to the entry way sidewalks. Bach works as an engineer full-time. He is an original owner here and lives with his wife and young daughter on Bellezza Drive.

Board of Director Gary Smallwood who listens and provides great advice especially on the finances and community activities. Gary is a retired Army Lt. Col. Army. He is an original owner at Fontana Estates and is married to Daisy and has 2 of his sons living with them.

• **FEQUENTLY ASKED QUESTIONS:**

• **Why do people put out negative and false information about the Board at Fontana Estates, it only promotes anger and a hostile environment?** The seven Board members volunteer their time and efforts to help this community. We all live here full-time and pay the same HOA fees that everyone pays. We do not get any discount or perks as a volunteer. The Board members are a diverse group of individuals. So please thank them when you see them. It is unfortunate that a few people try to disrupt the workings by spreading false information. Board members are all more than willing to listen to what homeowners have to say and answer questions rationally and factually but only in a respectful manner. Unfortunately, some people have resorted to using vulgar language and are totally disrespectful. As a result, the Board implemented a Code of Conduct policy for everyone who attends board meetings. Much of this fake information is spread on social media that Board members are not invited to participate in. Board members pride themselves in being part of the solution not part of the problem.

Owners are welcome to address questions to Board members. Just ask. We are all friendly people.

• **What are resident responsibilities?** It is important for everyone to help keep the community beautiful and the way Toll Brothers envisioned it to be. By doing a great job with cutting the

grass, edging around trees/bushes plus the sidewalk and driveway also adds to the aesthetics. Also, trimming all of your trees and bushes adds to the curb appeal of each home. Please *keep driveways and sidewalks free of rust stains*. This helps to keep our property values up so please do your part. Many helpful hints are on the official website: **Fontana-Estates.com**

Keeping mold and mildew off the roof, house and driveway are owners' responsibility. Weather conditions influence how often this needs to be done. Check out the website for vendors other homeowners have recommended.

Painting the outside of your home once the color fades, has irregular colors on it or streaks makes a big impression on anyone driving through the community. But doesn't everyone want to keep their expensive home in great condition?

• **Why should owners keep the sidewalks clean?** Well, why not? Part of having the community look really manicured is having clean rust-free sidewalks. We all have them in front and around out property. It is no third to do. Using a product such as snow cap and a power washer does the trick. If you don't have the time, you can hire a vender to do it. You do not need to put in an ARC application for this. Here is a fact: The HOA has never cleaned the sidewalks for each homeowner, and it would cost every homeowner at least \$60 more in HOA fees per year if the HOA had to hire someone to do all of the sidewalks in Fontana Estates. And that is for it to be done only once a year, so please do you part.

• **What is the speed limit in the community?** The **speed limit within the community is 25 mph**. It is posted by the new signs that our volunteers, Brian Straub and Dr. John Vecchitto, installed. The Health and Safety of our Community is a priority for everyone but especially when children are playing outside, riding bicycles or are on scooters. Please abide by the 25-mph speed limit. Isn't it a civic responsibility?



• **Do we have alligators in the ponds?** Yes, so please **Do Not Feed the Gators** and signs have been installed at all three community access points to the ponds. Please do not interact with gators and snakes for safety reasons.

• **Do we have that many dogs living in the community that we needed a doggie station?** Yes, and we have more dogs than children that live in Fontana Estates. More than 40 furry friends live here and many of them take their owners for walks daily. Please be considerate and make sure all solid droppings are picked up. That is why a Doogie station was installed on the Bellezza Drives community property.

• **How can residents get factual answers to community questions?** Many HOA's have property managers that answers questions concerning the community. However, this BOD's has

found that managers in the past did not have correct answers and this caused confusion. This BOD's prides itself in being hands on and all 7 board members are full-time residents here. We deal with all of the vendors and can answer questions concerning the community. If you have a question about your personal account with HOA fees then contact the manager, Oscar Rivera. His contact information is on the official website and any letter you receive from him.

• **Do we have rentals in the community?** Yes, and if any homeowner decides to rent their home, they need to submit a copy of the lease to the BOD's **prior** to renting the property. Certain criteria needs to be met for everyone's safety.

• **What is the Architectural Review Committee (ARC)?** At this time, they are members of the community that review applications that have to deal with changes to any of the homes at Fontana Estates. This form needs to be completed before a homeowner changes anything on the outside of the home or property. When in doubt just fill out an application. Forms are also on the website. Our insurance carrier and legal advice have said that when owners put in an ARC form the vendor doing the work has to show proof of a Florida license, have liability and workers comp insurance.

• **Do we have a Neighborhood Watch Program?** Yes, we do, and volunteers are needed. We will be scheduling a zoom meeting with the Sheriff for our district. We have a very safe community and would like to keep it that way. Although this BOD's has added cameras at the front gate area please do your part by turning on your home alarms when not home or at night, keep your cars locked at all times and do not leave anything expensive in your car.

• **Do we have a Beatification Committee?** Yes, and they have been helpful in keeping the Community gardens updated. If you would like to volunteer, please let a Board member know ASAP. We will be organizing the holiday decorating gathering in October and November. Children are welcome to help if their parents join in too. Many thanks to those volunteers that have helped plant and decorate in the past.

• **When are HOA fees due?** They are due October 1, January 1, April 1 and July 1st of every year. Please don't pay late since late fees do add up. One of the jobs of the Management Company is to collect the HOA fees and record all of the financial information in monthly reports. After 90 days those not paying fees get sent to a collection agency. The State of Florida has very specific laws on this and all the vendors we have follow these laws.

• **Who is our present property manager?** At the present time Oscar Rivera is the property manager for Associa Management Company. He is responsible for the monthly drive arounds and sends out letters. This is part of all property management companies' jobs. *Please do not ignore these letters.* Please email Oscar when you receive a letter with an update and plan or if you have taken care of the violation.

• **Can you give some hints on how to keep up with yard maintenance?** Maintaining your yards is important to keeping property values up. From Mid-March through mid-November grass needs to be cut weekly. Bushes and trees need to be trimmed especially when it is raining a lot. By mid-November, Dec., Jan., Feb., and March grass can be cut every other week. Please keep up with maintaining the St. Augustine grass and keeping the weeds out. Owners are responsible for the care of their entire yard along with keeping up with their driveways. They should be clear of weeds, mold and rust stains. Mailboxes should be cleaned of bird droppings and when they get

dull and dirty repainted. Instructions on how to easily paint the mailbox is on the official website. We even have volunteers to help you with this by asking.

If you live by the ponds, please try to pick up any debris and owners who live along the wall can keep the wall free of rust stains. Stains result from the irrigation water used for your gardens. It only takes about 30 minutes to power wash the wall in your backyard and use snow cap or some other product to clean it. Doing this once a year does the trick.

• **Speaking of ponds how are they doing?** The ponds at Fontana Estates cover 17 acres and are working according to ST Johns Water Authority. They are now inspected per Florida State Law and County. Inspections will be conducted by a Florida certified engineer on a regular basis. A report will be submitted to St Johns for recertification each time this is conducted. During the dry season the ponds go down. The more rain the better for them so they can fill up once again.

• **How do you work the call box?**

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
- a 3-number code comes up next to your name
- then the person at the gate should press the call button
- this calls the owners phone, the owner presses 9 and the gates open

• **What steps are used for a 4-digit code that homeowners put on their gate application form?** **The person at the gate presses # and the four-digit code.**

• **Can cars be parked on the street overnight?** 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?**

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.

LOCAL UPDATES:

• You may have noticed that the community being built next door is at a standstill. Due to rising building costs the price has increased by over \$100,000. We have continued to try to speak with them for any updates.

• Please read the official website for to get local information and updates at

Fontana-Estates.com

Categories on the site include: Neighborhood Watch; Gate information; Official Notifications; notifications; photo news; vendors and events; Documents/Forms; Hurricane information; Security; COVID 19; Orange County Information; and a private Homeowners access section. If you haven't signed up to access the homeowner's section, please send a request email to:

Fontanaestates2@gmail.com