

Club Hill Estates News

2016 Board of Directors

President - Brian Frederick
Vice President - Melanie Peter
Secretary - Kelly Lyle
Treasurer - VACANT
Director - Sara Giles
Director - Marianne Hoggard
Director - Debbie Mulligan

Management Company

Garrison Property Services, LLC
28609 Highway 27 N / PO Box 510
Dundee, FL 33838
(863) 439-6550

Owner - Joe Garrison
Email: joe@garrisonland.com

Office Manager/Finances - Kathy Alldredge
Email: kathy@garrisonland.com

Property Manager - Elizabeth Jewell, LCAM
Email: elizabeth@garrisonland.com

Upcoming Dates

Board Meetings:
TBA

Budget Meeting:
August 29, 2016, 6:30 pm
Crispers Lakeside Village

Annual Meeting:
September 27, 2016, 6:30 pm
St. Stephens Episcopal Church

Garage Sales:
Fall 2016 - September 10
Spring 2017 – April 1

Please remember, no individual yard sales



Welcome

In an effort to keep the community informed on current repairs or requests, a newsletter is being provided. Any homeowner is welcome to attend the board meetings to share any comments. Please take the time to review the newsletter as we hope to have a board that represents the community's best interests.

Property Management

Garrison Property Services, LLC is our property management. Please visit their website at www.garrisonpropertyservices.com which contains useful information such as our Declarations, Bylaws, forms, etc. You can also make payments to the association online. Your password for the website is **CHE1**

We encourage all homeowners to consider "going green" by receiving subsequent newsletters or statements via email. The board may also occasionally request GPS to send out emails on behalf of the board.

If you have not sent in a resident information sheet, please fill out and return so they have accurate information in their database. Any information provided to GPS will be kept as official association records and confidential per the Florida Statutes Chapter 720.303(4). The resident information form can be found on the website under your community.

Architectural

Please remember **any** exterior changes, additions or improvements require pre-approval by the Architectural Review Committee which includes painting, landscaping, roofing, sheds, pools, patios and fences. The application can be downloaded from the Garrison website and submitted to the property manager.

Community Improvements

Entrance Upgrades (Lighting and Signage)

We are currently holding off on repairing the lighting at the entrance as the board is seeking a scope of services to repair and upgrade the current lighting. The casings have been vandalized multiple times and the lighting is not energy efficient. In an effort to use funds wisely, we hope to have a plan in place for lighting upgrades and repairs to see if it is possible with the current budget with either update to LED or going solar.

The board is also aware that the signage needs to be repaired and possibly replaced if unable to be repaired. We are currently seeking proposals to repair this issue.

Broken Sprinklers

We have had a few repairs this year to the sprinkler heads located at the entrance where one may wait in their car during bus drop off/pick up. Please be mindful and keep the vehicles parked on the road during that time. No parking on the grass.

In addition, there have been complaints from homeowners having to repair sprinklers frequently due unauthorized parking of vehicles.

Holiday Lighting

In the past, the association has used Hang Your Lights to store and install the Christmas lights. We are currently researching other companies and comparing cost.

If there are any homeowners willing to store lights and decorate the association entrance each year, please let the Board know.

Community Meeting

The Annual Meeting of the Homeowners will be held at St. Stephens Episcopal Church on Hwy 540A on September 27, 2016 at 6:30 pm.

We are looking for volunteers to serve on the Board of Directors, Architectural Committee and Fine/Violation Committee. If you are a deeded homeowner and would like to be involved with decisions of your association, please consider running for the Board of Directors or volunteering for one of the committees. It is very important and required for the association to have these positions filled. Taking part in your association is a small sacrifice for your investment. Please plan to attend.

Reminders

One of the management company's goals is to enhance the appearance of the neighborhood by having all homeowners in compliance per their association documents. Below are just a few of the association restrictions being enforced:

- All homes, driveways, fences and mailboxes must be kept in good repair, clean and attractive condition.
- Lawns must be maintained to include mowing, weeding gardens, trimming of shrubs/trees, edging and grass repair/replacement. Lawn clippings must be removed from the streets and sidewalks after mowing.
- Trash/Recycle bins must be placed within an enclosure or concealed by means of an approved screening. Bins should not be placed for pickup earlier than the evening preceding and should be removed from view the evening of pickup. If you have large trimmings or furniture to dump, you must call Florida Refuse at (863) 665-1489 and schedule a pick up for those items prior to setting curb side. Please pick up any loose trash left behind after pick up.
- No Parking on the lawns or streets. All boats, trailers or campers must be parked in an enclosed area. No commercial vehicles. All vehicles must be in operative condition including current tags. Street parking is allowed for deliveries, pick-ups or short-time visitors only.
- Pets: The board has been informed of dogs chasing children while playing and dogs running into the garages of neighbors. As a reminder, all dogs must be leashed when outside the residence and cleaned up after when walking. Resident's with concerns can contact Polk County Animal Control at 863-577-1762.

If you receive a notice and need clarification or there are extenuating circumstances, please contact the property manager within the 14 days. Upon your contact with them and in certain situations, additional time may be granted for you to gain compliance without further letters or penalties/fines.

Suspicious Activities and Nuisances

If you see any suspicious activities or persons, excessive speeding or public nuisances such as loud music, offensive behavior please contact the Polk County Sheriff's Office at (863) 298-6200. Please watch your speed within the community for the safety of all residents.