

WESTON HILLS HOMEOWNERS' ASSOCIATION

COMMUNITY UPDATE

JANUARY 2015

UPDATES AND FRIENDLY REMINDERS

Please take a few moments to read this newsletter,
and share it with the other members of your family/household.



Bicycle/Go Karts and Kids

Moms and Dads, we received the following from a concerned neighbor:

"I'm concerned about a situation in the complex of Weston Hills. I have noticed recently a lot of young children are riding bikes around the street, in the middle of the road and tonight 2 children riding an electric go cart nearly hit my friend's car in the street. I have no problem with children, however, we have a 25 mph speed restriction and I'm concerned that something bad will inevitably happen."

Please take a few minutes to review the rules of the road with the kids. People riding bicycles must comply with the same rules and regulations as a driver of a car, but they do have the right to be in the road lane! They just need to not weave in and out and across lanes or go the wrong direction. It is safest along the right hand side, travelling the same direction as traffic. If your child has a go-kart, you should check with the Sheriff's Department as to whether go-karts are allowed on streets at all – it is questionable.

HOW TO AVOID THOSE "NASTY" LETTERS FROM THE ASSOCIATION

The best way to avoid those "nasty" letters from the Association is to periodically take a critical look at the outside of your home.

- Does the house need to be cleaned? Dirt, discoloration, streaking? Common problem area is the fascia (strip along the roof line).
- Does the house need to be painted? Common problem is fascia needs to be painted because underlying metal is showing through.
- Do I need to mow, edge or weed plant beds?
- Do I need to line trim along the side of the home or fence line where grass/weeds are growing too tall?
- Do I need to clean the driveway (all the way to the street) or sidewalk? Oil stains? Discoloration from leaves/acorns dropping?
- How is my fence doing? Is it standing straight? Are all the boards present or are some broken or missing? Does it need to be painted or re-stained?
- Have I put the trash cans/recycle bins away so they cannot be seen from the street?

These are the most common issues that prompt a letter to be sent. Help us save you and the Association the costs of sending the notices; help save you the aggravation of receiving a notice; and help us all keep Weston Hills an attractive, well-maintained and desirable community, which is the goal of all the members, the Board and the Association.

TRASH PRACTICES

Lake County changed companies for the trash service and changed method of pickup. All trash must be put in the supplied containers, the containers securely closed and then the containers are emptied by mechanical arms. The trash company WILL NOT PICKUP:

- Loose trash that is lying next to the container – if you have an overabundance of trash or large items, contact the trash company for a special pickup
- Overflowing containers – you need to be sure and securely close the container. If it is overflowing they will not pick up because when they lift the container to dump the debris it becomes wind-blown and scatters.
- Yard waste should NOT be placed in the recycle or garbage containers.

- * Please place containers so lift arm is facing the street and leave a gap between containers so the arm can operate.
- * Trash cans/recycle bins are to be placed at curb no earlier than 5:00 p.m. the night before the scheduled pickup. Cans/bins are to be returned to their storage area by the night of the pickup day.
- * Please be sure all trash is in a secure container – animals love to tear apart the plastic bags, especially if there is garbage inside.
- * Trash cans/recycle bins are to be stored between pickups where they are not visible from the street.

ALSO A BIG THANK YOU to the residents who have been picking up the trash along the Boulevard and other streets.

TRASH ENCLOSURE

The Board is looking into types of enclosures that might be used to screen the trash containers, as many homeowners have expressed problems storing the containers where they are not visible from the street. Further information to come on this issue. IF YOU HAVE ANY SUGGESTIONS ON THE TYPE, STYLE, LOCATION OF SUCH ENCLOSURES, PLEASE SUBMIT TO DEBBY WEAGE AT SENTRY MANAGEMENT OR TO THE ARCHITECTURAL REVIEW BOARD. The Board will be discussing at the February Board meeting.

PLAYGROUND – RESERVED FOR CHILDREN 12 AND UNDER, WHO NEED TO BE SUPERVISED

At this time we would like to thank all residents for their patience while we are in the process of revamping and restoring the playground equipment and the playground area. Damage to a couple of pieces of equipment forced the closure of the playground until the equipment can be repaired, as they currently present a hazard and potential injury if climbed. Parts are on order. The playground was closed for the safety of the children and will open again soon. Thanks again for your patience.



ROUND-ABOUT and BUS STOP

Please note that the island at the end of Weston Hills Blvd. is a round-about and the stop signs have been replaced with “Yield” signs. Please go around the island when turning left onto Bay Vista from Weston Hills Blvd. or when turning left onto Weston Hills Blvd from Bay Vista. When crossing Weston Hills Blvd. on Bay Vista, keep the island to your left. The Association has hired off-duty officers to enforce the traffic rules, including the proper use of the round-about.

Also, due to problems observed at the school bus stop and children running into the round-about without looking or stopping for traffic the Association has installed a fence along the round-about to prevent pedestrians entering the round-about directly from the clubhouse parking lot.



GATE ETIQUETTE

Please observe the gate rules – the gate is there for the benefit of you and your fellow residents.

- **PEDESTRIAN GATE** – system now tied into main gate; use your gate card to go in and out of pedestrian gate
- **TAILGATING is prohibited.** *Don't do it. Don't have your guests do it. Don't have your vendors do it.*
- **ADDITIONAL CARDS** can be purchased at \$15.00 each (there is a maximum of 6 cards per home). Contact Sentry Management.
- **PROPPING GATE OPEN AT CLUBHOUSE is prohibited.** The gate is intended to restrict access to those who are residents or guests of residents (authorized by resident).
- **DIRECTORY PHONE NUMBER** – We can now utilize long-distance phone numbers on the gate directory. Many residents are using cell phones which have non-local numbers. The Board expanded the capability of the gate and phone systems to allow use of long-distance numbers for the number entered into the directory (the gate phone calls this number when you have a visitor)

WATERING RESTRICTIONS

St. Johns River Water Management District establishes the irrigation policies for our area. Mandatory lawn watering restrictions specify the days when you may water. These days depend on whether you have an odd or even numbered address, and the time of year.

We are currently operating under Eastern Standard Time and watering is limited to ONE DAY A WEEK.

Time of year	Homes with <u>odd</u> numbered or no addresses	Homes with <u>even</u> numbered addresses	Nonresidential properties
Eastern Standard Time	Saturday	Sunday	Tuesday



ANOTHER REMINDER ABOUT CATS AND DOGS

Apparently our last reminder did not get read by all of our residents, or was forgotten. Lake County ordinances require both dogs and cats to be kept confined to the owner's property unless they are on a leash. Yes, both dogs and cats. Please do not let your pets roam the community. Please do not let your dog out of the home to go to the neighbor's yard to do their duty and then come home.

Not everyone is comfortable around dogs. Not all dogs are comfortable around non-family members. Some dogs become aggressive when confronted with another dog. Let's keep our pets at home or on a leash to prevent someone from getting hurt by an aggressive animal.

Please clean up after your dog – take a baggie, an old plastic grocery bag, etc. and use it to pick up after your dog in the event he or she cannot wait to get home before doing his/her business. Invert the bag, pick up the "poop", turn the bag back and dispose of the bag properly when you get home. Please don't leave your dog's business in trash cans up at the clubhouse – others don't enjoy the odor. Please take it home with you. Plastic doggie poop scoopers are also available at pet stores for under \$20. Your neighbors will greatly appreciate your efforts in cleaning up after your pet.

We all love our pets, but they don't know the rules. We do. Let's all be responsible pet owners and keep them under control and clean up after them when walking the dog/cat.

RENTERS

- Please register long-term tenants with the Association; they need to be registered in order to get gate cards and access and won't have to tailgate or run the gate. You need to complete the necessary gate access forms and provide a copy of the lease.
- Please be sure your tenants are aware of the rules and regulations of the Association. It is recommended that you include a provision in your lease that requires them to comply with the rules and regulations. This will help if you have to address violations by the tenant. It is also recommended you provide them with a copy of the rules and regulations. Copies can be purchased through Sentry Management or you can go to the Sentry Management website or www.WestonHillsClermont and download the documents.

BOARD MEMBERS

Your current Board members are:

Irene Martello, President
Edwin Sanchez, Vice-President
Keon Evens, Secretary/Treasurer

MANAGEMENT

Sentry Management is currently managing Weston Hills. Our manager is:
Debby Weage, LCAM
c/o Sentry Management, 1645 E. Highway 50, Suite 201, Clermont, FL 34711
E-mail: dweage@sentrymgt.com
Phone: 352-243-4595 ext. 227
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