



## ~Neighborhood Notes~

[www.pinesofwekiva.com](http://www.pinesofwekiva.com)

Dear association members:

On behalf of your Board of Directors, I extend Happy New Year wishes to all our members and their families, including our newest homeowners. Our newsletter is produced to inform homeowner association members of important information and share interesting details about our community and its continuous improvement. Our community website ([pinesofwekiva.com](http://pinesofwekiva.com)) provides all-hours, online reference information, as well as an opportunity to provide some direct feedback. If you have not already used this option, be sure to consider it the next time you have a suggestion or comment for your Board of Directors or Hara Management.

Although our national financial news is not too appealing lately, your homeowners' association finances are in order, and here are some details. With the help of Hara Management, our board took considerable time to study and develop the 2009 Pines of Wekiva annual budget. Given the current economic conditions, the board employed its best efforts to conserve operating expenses, scale back improvement projects and still allocate funds (albeit a much smaller sum) to our reserve account which covers future repairs and improvements. We also had to anticipate increases in management, maintenance, energy costs and delinquencies. Maintaining a "first-class" standard is a constant mission of the Board and is equally shared by all homeowners. Unfortunately it was not possible, nor responsible, to avoid an increase in association assessments for another year, but please feel confident in knowing that our assessments still remain low for comparable neighborhoods. You should have received your new payment coupon booklet by now which reflects the \$6.50 increase per quarter. Multiple payment options are still available, including payment-in-person at a Colonial Bank branch (payment coupon required).

Mortgage foreclosures continue to impact our operating expenses in terms of both under-collected revenues and increased legal actions needed to bring delinquent accounts current. For example, at month-end through October 2006, our delinquency rate was at a common 9%. That rate increased to 14% for the same period in 2007, and then to 27% in 2008. Our total of member accounts in mortgage foreclosure, however, also jumped from four accounts in 2006 to twenty-one in 2008. Close monitoring of this rate is expected through-out the year, and any actions to improve it will be considered.

Florida statutory regulations and our Association By-laws may constrain a fast collection process, but nonetheless collection activities are continuously in motion. Association assessments have never been optional, and penalties for late payments could easily increase by 10-15 times the original amount due because of legal action. And the association must bear the cost burden until the late assessments are paid and all associated fees are reimbursed. Please help minimize our expenses by keeping your member account current.

We want you to have pride in your neighborhood and feel great about coming home. Thank you to all our committee members, whose work helps to shape our neighborhood. Want to see more changes? Send me an email and get onto one of our committees. Your directors and committees are more effective when working together on solutions. We appreciate your help, and your help is always needed.

Sincerely,

Chris Bertoch

[cbertoch@cfl.rr.com](mailto:cbertoch@cfl.rr.com)

Treasurer for Pines of Wekiva HOA

**Your Pines Of Wekiva Board Members:**

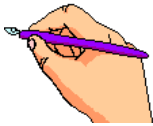
Bob Healey ~ **President** [rhealey@cfl.rr.com](mailto:rhealey@cfl.rr.com)

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407-628-1086 Ext 107



**From the Editor ~**

Happy 2009! I hope everyone had a wonderful holiday. I wish everyone a happy and prosperous new year. May we all weather the economy without much stress or loss.

The neighborhood looked so beautiful with so many holiday lights. Thank you to all who decorated their homes for us all to enjoy!

Stay safe, happy and healthy in 2009!

Your neighbor and newsletter editor,  
Lisa Kramer

**Important Dates to Remember:**

- **Homeowners Association Dues** is due on **January 1<sup>st</sup>** (if you haven't already paid!)! *Don't forget to use your coupon books! Payments need to be sent to:*  
The Pines of Wekiva HOA Inc,  
PO Box 628207, Orlando, FL 32862-8207
- The next **Board Meeting** is scheduled for February 10th, 7pm at Victoria Plaza, 1075 Hwy 441! Board Meetings are open to everyone and they are always the 2<sup>nd</sup> Tuesday of every month! See you there!!

**Community Action Points!!**

- Any and all trash you see along our roadside and in the bushes is OUR responsibility to clean up! Please help!
- Appreciate your patience! All sign lighting will be replaced with compact fluorescent fixtures for more economical and consistent lighting.
- **City of Apopka Code Enforcement** Dept is increasing enforcement of knee-high or longer grass, homes in disrepair (windows, doors, down spouts, fences), neglected pools, abandoned cars, boats and RV's. Report any violations to John Kraft at 407-484-3597, or visit the website at [www.apopka.net](http://www.apopka.net) (several of city violations are also covered by our own covenants).
- Other covenant violations should be reported to Hara Management.

**NOTICE TO HOMEOWNERS!!**

Please be on the look out for vandals who are stealing and damaging yard signs!! This includes sale signs, "Yard of the Month" signs and rent signs. Contact the Apopka Police Department at 407-703-1771 if you see any vandalism or suspicious behavior! Help keep our neighborhood safe!  
Thank you!!

**Recent "Yard of the Month" WINNERS!**

Congratulations to these recent winners for taking such care and pride in their homes!

**Each winner receives a \$25 Home Depot certificate! FYI ~ Winnings are ONLY awarded if property owner is current on their HOA dues!**

**October 2008**

*Eagles Nest:* 1140 Foxforrest Cir  
*Park Avenue Pines:* 1040 Pine View  
*Fox Run:* 285 Lancer Oak  
*Osprey Pointe:* 1330 Osprey Way  
*Falcon's Nest:* 1440 Falcon Crest

**November 2008**

*Eagles Nest:* 1349 Foxforrest Cir  
*Park Avenue Pines:* 1030 Pine View  
*Fox Run:* 525 Lancer Oak  
*Osprey Pointe:* 1391 Osprey Way  
*Falcon's Nest:* 1249 Falcon Crest Blvd

**December 2008**

*Eagles Nest:* 1288 Wyndham Pine Dr  
*Park Avenue Pines:* 84 Pine Forrest Place  
*Fox Run:* 120 Lancer Oak  
*Osprey Pointe:* 1325 Osprey Way  
*Falcon's Nest:* 1345 Falconwood Ct



**The Gardeners' Nook**

The Gardeners Nook is a place to find helpful little tidbits on keeping your home's curb appeal. Any avid gardeners are welcome to send their tips and tricks to share to: [wekivanewsletter@yahoo.com](mailto:wekivanewsletter@yahoo.com)

- **Tip:** When a frost or freeze comes, don't forget to cover your delicate plants and trees. Do not use plastic as a covering! If the plastic touches the leaves, it can actually burn the plant. Better to use a sheet or cotton-like covering!
- **Lawn care tip:** It is so nice to not have to trim the lawn every week, isn't it?? It is also an easy time to neglect the lawn as well. Don't go too long without a cut and do continue to water if there is no rain.
- **Trees:** So many people have done a great job with trimming their trees by the sidewalk – Thank you SO much!!! Remember clearance needs to be 8ft above the sidewalk. It opens your line of sights and minimizes chances of injury!
- **Curb Appeal Note:** Remember, foreclosed and vacant homes need TLC from someone ~ please pitch-in if you can. We have been making progress in holding banks accountable for some level of maintenance but we still need your help!
- Now that the rainy season and the super hot weather is over, now is a great time to paint the house or at least clean off the MILDEW!!! Just remember to visit [www.pinesofwekiva.com](http://www.pinesofwekiva.com) for information on getting approval of a new color. It is a simple process and it is the rules!



**Neighborhood Clean Up Day!!**

*We are working on organizing a neighborhood clean up day! This will help to minimize landscape costs, clear some signage, edge the streets, transplant overgrown plants and relocate the notice board to the main blvd. Visit [www.pinesofwekiva.com](http://www.pinesofwekiva.com) for more details in the future!*



### **CRIME WATCH NEWS**

In a community wide effort to help residents improve the security of their home or business, the Apopka Police Department has developed the Residential Security Survey. This survey is designed to help homeowners identify safety measures they can take to “harden their target” and make their home less attractive to a criminal. This survey is currently available through the Apopka Police department Community Policing Division. It takes approximately 1 hour to complete and best of all...it’s FREE to city residents! Here’s how you can take advantage of this program:

- Contact the Police Dept. (407-703-1645) and indicate you would like to schedule a Residential Security Survey.
- Officer Steve Popp will contact you to schedule an appointment to come to your home. Someone must be present at the home during the survey.
- The officer will survey the exterior and interior of your home and make recommendations on how you can improve the safety and security of your residence.
- Upon completion of the survey, the officer will review all recommendations with the homeowner and provide you with a ***confidential*** copy of his/her recommendations.
- The homeowner is then responsible for implementing some or all of the recommended improvements at their discretion. **Most of the recommendations are very inexpensive to implement.**
- The city of Apopka also provides a FREE security survey for businesses. To request this service, please contact the Apopka Police Department at 407-703-1645.

**Have a safe and happy 2009!!**



**The Pines of Wekiva HOA Inc**  
**P.O. Box 628207**  
**Orlando, FL 32862-8207**

*POSTAGE HERE*

*Mailing address here*