

# SYLVAN LAKE RESERVE

NEIGHBORHOOD NEWSLETTER – May 2009

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## Successful Block Party!!!



The SLR Block Party was a success! Lots of neighbors got together for a relaxed afternoon of food and bouncing. Shade was in a bit of a short supply but many managed to squeeze under the trees for some relief. The kids really enjoyed the inflatables and some even learned how to play badminton! Lots of good food was available – Thank you to all of you who brought the delicious food!

A few pictures were taken and will be put online for everyone to see. Special thanks to Dori Vandendriessche for working with FunPlanners for the inflatables and the games and for helping to set up.

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### Annual HOA Dues/Assessments

We can all acknowledge that things are very tough financially. Currently, SLR has two abandoned homes and a few more in foreclosure. Many more homeowners have failed to pay their annual HOA assessment. The HOA is currently owed over \$18,000 in delinquent assessments for the 2009 fiscal year. This will necessitate putting new projects on hold – such as new landscaping at the back gate or irrigation and landscaping around the Walden View pond. It also contributes to increased HOA legal costs and will risk everyone's HOA assessments to be increased.

Our community, Sylvan Lake Reserve, has one of the lowest HOA annual assessments of any neighborhood in the area and your HOA Board has been working hard to lower costs, while keeping the neighborhood well maintained. If you did not notice your HOA annual assessment invoice that was mailed to you, please contact Leland Management (407-472-4108) to settle your balance. If you are able to make a partial payment, then please arrange a payment schedule or start a dialog with Leland. Failure to do so, will result in accruing interest, legal costs, and possible foreclosure.

## “Smitten with Kittens” Adoption Event

On Saturday, June 13th, Seminole County Animal Services and Hollywood Houndz in Lake Mary are getting together to throw a “Smitten with Kittens” adoption event. The event will be held at Hollywood Houndz off of Lake Mary Blvd. To make this event even bigger we have invited Community Blood Centers of South Florida to join us. Hollywood Houndz will have hot dogs and drinks, face painting, professional dog trainer on site and lots of great raffle items to benefit Animal Services. Oh yes, and don't forget lots of loveable kitties and some wonderful dogs will be there available for adoption also! Bring a friend and come out and join us....Save a Life and Save a Pet!

Contact Kris Buchanan at 407-314-1052 for more information.

### Neighbors FAQs You are the HOA!

Q: Who is the homeowner association?

A: YOU ARE. All the residents living in the 215 homes of the Sylvan Lake Reserve Community.

Q: Who is responsible for how the community looks?

A: YOU ARE

Q: Who is responsible for identifying when maintenance or service is needed?

A: YOU ARE

Q: Who do I go to when I have identified a maintenance or service issue?

A: You have employed the Leland Management Company to address issues you believe require attention. It is in your financial interest, as well as all homeowners, to proactively and promptly notify Leland Management of these issues.

Q: What responsibility do I, as a homeowner, have to the HOA Board?

A: You are responsible for electing a Board to oversee the finances of the community and the services of the management company. You are also responsible for proactively participating in civil discourse which leads to the benefit of the community.

Q: Is the Board responsible for community maintenance and improvements?

A: No. In reality – You are. The Board's election by the homeowners, gives them the authority to make improvements to the community. However, the Board will act on requests that are put forth at HOA meetings that receive a majority of support. Thus, your proactive participation is required to facilitate this.

### Notes to Our Neighbors

**Lawns** – Our lawns should be quickly rebounding with the recent rains. So, the monthly inspections will start to scrutinize our lawns. So, please address all dead spots and weeds. Take pride in your neighborhood!

**Speeding** – We are still getting complaints from your neighbors about people speeding, especially on Walden View. Please slow down! The Sheriff is watching.

**Remember** - “Hire a Neighbor” and “Refer a Business” on our website. These are services you can use to promote your own business and/or refer another.

<http://www.sylvanlakereserve.com>

**NEIGHBORHOOD  
NEWSLETTER  
May 2009**

**Board Members**

Dan Macaluso - President  
Adrienne Zecca – Vice President  
Lori Bragg - Secretary

**Leland Management**

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6972 Lake Gloria Blvd.  
Orlando, Florida 32809  
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*Board meetings are held monthly, on the 3<sup>rd</sup> Thursday, at Sylvan Lake Park at 7:00 p.m. Everyone is welcome! ARBs are reviewed there.*

**May Yard of the Month**



Congratulations to the Forshee's at 6794 Sylvan Woods Drive, our May Yard of the Month winner, including a \$50 gift card each. Thank you for making our Sylvan Lake Reserve community more beautiful.

**WPCC News**

**Help Keep Your Home Value**

- **[Sign the WPCC Petition](#)** – it's important ALL voting household members sign.
- **[Submit the WPCC Comment Form](#)** – it's emailed to each of the SCEA Commissioners. Let them know what you think.

School is Out! – Friday, June 5th



**This space is available!**



Have an idea or thought you want to share with your neighbors? Maybe a product or service?

Contact Lori Bragg by emailing her at [lori.bragg@sylvanlakereserve.com](mailto:lori.bragg@sylvanlakereserve.com) for more information.