

SYLVAN LAKE RESERVE

Neighborhood Newsletter – April 2010



Important Notices:

Declaration of Covenants, Conditions and Restrictions Violation Notices

Without a doubt the winter months have imposed a severe impact on our community landscaping. As part of our monthly Declaration of Covenants (DEC), Conditions and Restrictions (available on the Sylvan Lake Reserve web site), the Board has directed our property management company, Leland Management, to undertake a community review for any violation conditions.

Leland recently completed a review of our community, and the results indicated that approximately 70% of our homes have some level of observed violation(s). Violations notices will be sent to affected homeowners.

- If you have improvement plans underway, please contact Leland Management, to outline the work planned, and the scheduling. This will allow Leland to place your property on a suspend list, for reassessment upon completion.
- Please refer to the DEC document on the Sylvan Lake Reserve web site when considering any landscaping action, fence staining or repair to confirm compliance, or if an Architecture Review Board submission is required.

In all cases, it is best to be proactive in your communication to Leland Management (see contact information on the next page)

<http://www.sylvanlakereserve.com/>

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Board Members

Dan Macaluso - President
Adrienne Zecca – Vice President
Tony Cerino – Secretary

Leland Management

Andrea Logan-Solomon LCAM
6972 Lake Gloria Blvd.
Orlando, Florida 32809
407-472-4108 / Fax 407-472-4109

Board meetings are held monthly, on the 3rd Thursday, at Sylvan Lake Park at 7:00 p.m. Everyone is welcome! ARBs are reviewed there.

Yard of the Month



Congratulations to Mr. and Mrs. Doug Smith at 655 Montreal Lane, our April Yard of the Month winner, including a \$50 gift card. Thank you for making our Sylvan Lake Reserve community more beautiful.

[Updates / News](#)

Our Roads or, the saga continues... Recent follow up with the County Environment Services Department has confirmed that an extensive camera inspection of our sewer systems could not detect any leaks. That's the good news. However, there are still issues with dips and depressions. These will be turned over to the Roads department. There will be turnover to named county coordinator. Leland Management will ensure regular follow up and tracking to closure.

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Volunteer Needed - Community Garage Sale Coordinator ... Sylvan Lake Reserve traditionally hosts two community garage sales a year. Normally, we would be holding our first of the year in April. Our long standing volunteer coordinator will no longer be able to head up this event but has created a check list to pass on to anyone who would like to see our community garage sales continued. Community sales usually attract more buyers since they can "shop" throughout the neighborhood. The HOA also pays to advertise the event and it's a good time to clean out those items we no longer want.

- **If you would like to help coordinate this event, please email Adrienne Zecca (adrienne.zecca@sylvanlakereserve.com) for an outline of responsibilities, and expected time commitment.**

WPCC Update:

Public records request status... Last month we reported that the WPCC, working through WPCC attorney Tom Feeney, had requested full public records disclosure from the FDOT and the OOCEA. FDOT has responded to our request, and we are moving forward on obtaining relevant documents for review and assessment.

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