



NEIGHBORHOOD ASSOCIATION

Volume I, Issue I

October 2011

The Mission of the Providence Neighborhood Association Newsletter is to promote long-term, positive, community-building contact and communication.

Do you have questions, comments or concerns about our neighborhood? If so, contact our Property Manager

Jill Jorgensen
Southwest Property Management
P.O. Box 783367
Winter Garden, FL 34778
(407) 656-1081
JillJ.swpm@yahoo.com
www.southwestpropertymanagement.com

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Hello Neighbor!

The Providence Neighborhood Association Board would like to extend warm greetings to all of the residents of the Providence Community. A very special thank you to everyone who attended the Annual Meeting on Saturday, May 21, 2011, and to everyone who participated in the Board elections. Your PNA Board members are:

President, Art Harris
Vice President, Brenda Lounsberry
Secretary, Tim Walker
Treasurer, Chris Geiger
Director-At-Large, Michelle Tanner

As members of the Board, we are dedicated to improving communication and to resolving issues as quickly as the Board can address them. We hope that you enjoy our new quarterly newsletter and thank you for choosing us to serve the Providence community!

Your Board in service,
Art, Brenda, Tim, Chris, and Michelle

New to Providence? Welcome!

Let us be the first to welcome you home if you are a new homeowner to Providence. For many of our new residents, this may be your first time living in a deed-restricted community. So, just what is a "deed-restricted" community? Real estate deed restrictions are restrictions on the deed that place limitations on the use of the property. Restrictive covenants are an example of deed restrictions. As is the case here in Providence, deed restrictions are usually initiated by the developer as Declarations, included in the Homeowner's Documents, and signed for by the owner at the time of closing on the property. Restrictive covenants in a residential neighborhood dictate what types of materials are acceptable for fences, acceptable maintenance of the yard, how and when trash and recyclables are presented for pickup, pet restrictions, etc.

Are you renting in Providence? Renters in Providence should maintain the rented property in accordance with the restrictive covenants. In order to do that, the renter must be aware of the restrictions, which are available to all residents on the Providence community website

(www.southwestpropertymanagement.com).

The homeowner has the responsibility to make the renter aware of the restrictive covenants so that the renter can abide by these community guidelines. However, the ultimate responsibility for compliance with the restrictive covenants is with the homeowner.

Welcome Home

What if you are notified that your property is not in compliance with the covenants? In accordance with the Providence Homeowner's Documents, Providence has instituted the Declarations Enforcement Committee (DEC) whose responsibility is to listen to homeowners whose property does not comply with the restrictive covenants in the Homeowner's Documents. If the property is determined to be noncompliant, the Board will impose a fine of \$50 for each infraction per month that the infraction is not addressed. The homeowner is ultimately responsible to pay the fine(s).

If you have any questions regarding your responsibility as a renter or a homeowner, please contact our community property manager, Jill Jorgensen, by phone at (407) 656-1081 or by e-mail at JillJ.swpm@yahoo.com.

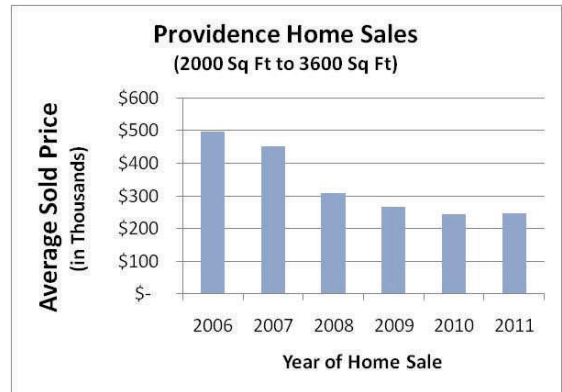


Our Property Values

Wondering how our property values are holding up in today's market? The graph on the right shows the average sold price of homes in the Providence community from Jan 2006 to July 2011.

Your Board is working hard, even with its limited resources, to improve and uphold the property values of the Providence community, but the help of every resident is needed and always appreciated. A few things that can be done to help are:

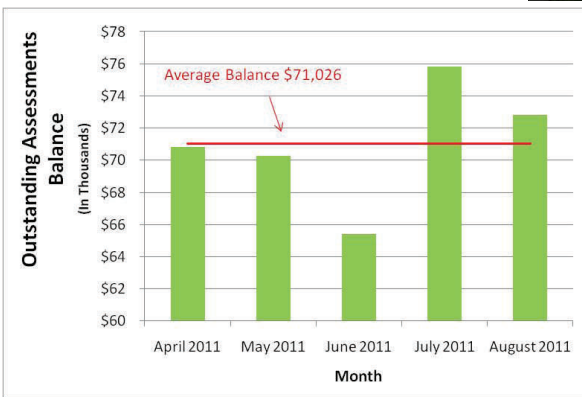
- ✓ Perform regular and proper maintenance of your lawn and landscaping
- ✓ Remove unnecessary items from your yard that can create an impression of clutter
- ✓ Use proper waste containers when placing your trash outside for pickup on our regular waste collection days — Tuesdays and Fridays



*Home sales data obtained and compiled from the Multiple Listing Service in Sep 2011 and does not include homes greater than 3600 sq ft.

Don't Forget ... Our 4th Quarter Assessment Is Due October 1

The time has come to pay our quarterly assessment. During the last quarter, many projects for the community were successfully completed including: 1) planting new flowers in the median at the main entrance at CR535, 2) planting new landscaping along the exterior walls along Ficquette-Hancock Rd, and 3) painting the traffic posts within the community. Community projects that are currently in process are: 1) planting new landscaping along the outer wall at the main entrance and around the fountain, 2) irrigating the plot of land by the gazebo, and 3) installing security cameras at both entrances and at the community pool. These special projects and the routine upkeep of the communal areas in Providence would not be possible if it were not for the timely submission of quarterly assessments.



As a Providence homeowner, we must contribute our share of the homeowner's assessments so that our property values do not decline. Over the past year, the Board has been working with residents with delinquent, as well as current, accounts to make the quarterly assessments more manageable via payment plans. The graph on the left shows the level of the outstanding assessment balance.

The next HOA quarterly payment is due on **October 1, 2011**. Please use the payment coupon provided by the management company to make your payment. If you have any questions or do not have a payment coupon book or would like to make payment arrangements, please contact Jill Jorgensen by phone at (407) 656-1081, or by e-mail at Jillj.swpm@yahoo.com.



The Voice of Providence Residents

Have some news you would like to share with your neighbors ... congratulate a neighbor or family member, announce a job promotion, a wedding, a new baby? Have a suggestion for an article for the next quarterly newsletter?

This section is dedicated to you, the Providence resident, to voice your notifications, announcements or news you would like to share with your neighbors. To post your announcement, please e-mail it to Jill Jorgensen at Jillj.swpm@yahoo.com. Submissions may be edited for brevity.

Community News, Updates & Upcoming Events

Orange County Public Schools are back in full swing, so please watch out for our little ones and drive carefully in the neighborhood.

Over the past few months, we have had a number of community alerts regarding vehicle burglaries and home break-ins.

Here are a few tips to protect your vehicle:

1. Keep vehicle windows and sunroofs closed and doors locked;
2. Activate your vehicle's alarm;
3. Hide or remove your valuables including handbags, electronics and all power cords;
4. Remove garage door opener from vehicles parked outside the garage.

Here are a few tips to protect your home:

1. Keep unattended windows and doors closed and locked;
2. Activate your house alarm when your

are away, at night and even during the day when you are home;

3. Lock your garage service door and do not leave your garage doors up and unattended;

Please report any suspicious activity. Call 911 for emergencies. To make a non-emergency criminal complaint, call the Orange County Sheriff's Office Non-Emergency Complaint line at (407)836-4357. Finally, get to know your neighbors and exchange phone numbers. The more we get to know each other, the more we can watch out for each other.

The Board is soliciting interest among the residents to establish a community watch program. A community watch is an information-sharing, networking program to prevent and reduce crime in the community. If you are interested in establishing and joining a community watch program for Providence, please give your contact information to our property manager, Jill Jorgensen. You can e-mail her at

Jillj.swpm@yahoo.com, or you can call her at (407)656-1081.

Some of our residents have affixed personal paper flyers to the newly-painted sign and light posts at the entrances and the roundabouts in the community. When these flyers are removed, they often damage the finish of the posts. Personal flyers should not be affixed to the posts. To address this need of residents, the Board is planning to install informational signs at the entrances so that announcements and notices can be centrally posted. Be on the lookout for the new signs!

Before you know it, Autumn will be here, with the holidays just around the corner. What better time for a Community Garage Sale? Our next community garage sale will be held on **Saturday, October 15**. If you would like to participate, you must e-mail our property manager, Jill Jorgensen at Jillj.swpm@yahoo.com by October 12.

Providence Covenants Corner

As you may or may not know, all homeowners in the Providence Community are automatically members of the Providence Neighborhood Association. The purpose of the Association is to preserve and enhance the values and quality of life in our neighborhood and the health, safety and welfare of its residents. As Association members, it is our responsibility

to be familiar with and adhere to all conditions and restrictive covenants as outlined in the Providence Homeowner's Documents.

Through Providence Covenants Corner, we highlight sections of the covenants. To access the Providence documents online:

1. Open your web browser.
2. In the address bar, type [www.southwestpropertyman](http://www.southwestpropertymanagement.com)

[agement.com](http://www.southwestpropertymanagement.com) and press Enter.

3. At the Southwest Home Page, click the down arrow under "Find Your Neighborhood".
4. Select "Providence" in the list and then click the "Go!" button
5. Click "Covenants & Rules"
6. Click the "Covenants" link
7. Scroll down to page 20, Article XI, Restrictive Covenants.



Declarations Enforcement Committee and Monthly Board Meeting Reminder

The DEC meets 6-7pm just before the monthly Board meeting.

This committee is made up of three dedicated homeowners who devote a portion of their time from their busy schedules to assist in the enforcement of our Article XI, Restrictive Covenants found in the Providence Homeowner's Documents.

The Board would like to remind residents that Board

meetings are held at the Windermere Country Club at 2710 Butler Bay Drive North, Windermere, FL 34786.

If you need directions, you can access their web site at <http://windermeregolf.com>, or call the Club at (407) 876-1112.

If the gate to the Windermere Country Club is closed, use the gate code is #0323. If the gate does not open, then follow these steps to gain access:

- Press 610 on the keypad.

- When voice recording starts press 211 to call the Grille.
- When answered say, "I am here for the Providence Board meeting."

The Board meets 7-9pm after the DEC meeting concludes. The Open Forum to hear resident concerns takes place 7-7:30pm. The remaining PNA Board meetings for 2011 are:

- ✓ Mon, Oct 17: Budget Meeting
- ✓ Mon, Nov 14
- ✓ No December Meeting



Let's Stay Connected!



This newsletter will be delivered to you on a quarterly basis. But, if you cannot wait that long to see what's going on in our community, Providence is now on Facebook.

Have ideas for the community like community holiday party ideas, new parent get-togethers, exercise/walking groups, and child- and pet-sitting services? The Providence Facebook page will allow us to communicate with each other easier and faster.

Search for the "**Providence Community in Windermere**" page. Then, "Like" us on Facebook, and you will be able to see what is going on with our community, as well as post information beneficial to the residents.



In case of an emergency, the Board and/or the Property Manager can send alerts to anyone with an e-mail account. This is where we need your help!

In order to send you alerts, please provide your e-mail address to our Property Manager Jill Jorgensen by phone at (407) 656-1081, or by e-mail at JillJ.swpm@yahoo.com. The information you supply is confidential and will not be shared.