



NEIGHBORHOOD ASSOCIATION

November 2010
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**Do you have questions
or concerns about your
neighborhood?
If so, contact our NEW
Association Manager**

Jill Jorgensen
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407.656.1081

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Providence 2011 Budget Approved



The Providence Neighborhood Association Board of Directors held its yearly budget meeting on October 18 at the Windermere Country Club. After careful consideration and discussion, the budget was approved. A copy of the approved budget will be included with your 2011 payment coupons.

Our Association Manager, Jill Jorgensen, reviewed our finances for 2010 and developed a projected budget for 2011. Jill presented the proposed budget on a large screen so that all in attendance could view each line item.

The purpose of homeowner assessments is to pay for the cost of management, maintenance, re-

pairs, replacement, improvement and beautification of the common property and easement areas for the enjoyment of all Providence homeowners. The assessments also pay for insurance, accounting services, attorneys and other professional services. And lastly, reserves must be funded for future replacement costs.

We are happy to report that, after some discussion of upcoming projects, the annual homeowner assessments have been lowered from \$800 to \$740 per year for the budget year 2011. If you have any questions regarding your assessment, please contact Jill Jorgensen by phone at 407.656.1081 or by e-mail at JillJ.swpm@yahoo.com.

Pool Gate Code Policy Change

Our management company has recently informed us that in the future each homeowner that requests the pool gate code must provide proof of residency. This is a change from our original process which only required proof of residency from neighbors renting in our community.

Keep in mind the pool gate code will continue to change during the first week of January, April, July, and October. In order for homeowners to obtain the new code, proof of residency must be established. The management company requires written proof in the form of a warranty deed, a driver's license, an electric bill or a phone bill. If you have any concerns please contact Jill Jorgensen at 407.656.1081.

Taking a Break for the Holiday Season

The Board of Directors along with Southwest Property Management would like to take this opportunity to wish all of our residents a very joyous Holiday Season and a happy and healthy New Year.

Due to the added hustle and bustle of the holiday season, the Board of Directors will not conduct a meeting of the Providence Neighborhood Association during the month of December. We will resume our monthly meetings in January 2011.



URGENT! Property Value Concerns

With very little notice given, your Board was advised of an Orange County public hearing to consider changing the original approval for dwellings to be built across from the Ficquette entrance to our neighborhood. The Board is taking this very seriously and quickly rearranged some schedules to represent Providence at a public meeting held on Thursday, November 4.

Requested Changes

Originally, the developer received approval to build 1 and 2 story buildings 100 feet apart consisting of single family homes and luxury apartments. That developer is no longer in business. The new developer is requesting approval for 2 and 3 story buildings 40 feet apart. They are also requesting that the minimum square footage of apartments be reduced to 500 square feet and the townhouses to 1000 square feet—this essentially will DOUBLE the population density.

What Can We Do?

As an **Association** we can join forces with our neighboring communities to engage the services of legal help. As Providence **homeowners** we can all sign and return the attached petition form **ASAP** so that our voices can be counted.

Also, there is another request by KB Homes to double the density of the dwellings adjacent to the above property. In this case, we need a **BIG** turnout to attend the community meeting on:

DATE: November 15
TIME: 6:30 p.m.
PLACE: Keene's Crossing
Elementary School

Next BOD Meeting

Date: November 16, 2010

Time: 7 p.m.

Place: Southwest Property
Management Office
13350 W. Colonial Dr.
Suite 330
Winter Garden, FL
34787

For directions, call
407.656.1081

Did you know that you can obtain a copy of the **Providence Homeowner's Documents** from our new Web site? Just open the Southwest site, www.southwestpropertymanagement.com, find Providence in the drop-down list and click **Go!** Click the link for **Covenants & Rules**. Or if you do not have access, you can contact **Jill Jorgensen** by phone at 407.656.1081 or by e-mail at JillJ.swpm@yahoo.com.



November is "Adopt a Senior Pet" Month

Free senior pets (ages 6+) for citizens 55+. Also a free diagnostic blood panel for each senior pet adoption to ensure your pet's health.

See our senior stars and find out why senior pets rock at www.ocnetpets.com.

For more information call
Animal Services
(407) 254-9140

Just What is the Providence DEC?

In March of 2009, the Providence Board of Directors announced the formation of the Providence Declaration Enforcement Committee (DEC). This committee is made up of three homeowners who devote a portion of their time assisting in the enforcement of our *Restrictive Covenants* found in the Providence Homeowner's Documents.

What are Restrictive Covenants?

For those neighbors new to Providence, you may not be familiar with living in a "deed-restricted" community. Deed Restrictions are put in place at the time a community is being developed and constitute a legally binding agreement between each homeowner and the Providence Neighborhood Association, Inc.

As part of the deed-restrictions, *Restrictive Covenants* in a residential neighborhood often protect the aesthetic appearance of the neighborhood and ultimately protect the value of individual properties. If you would like more information on living in our "deed

-restricted" community, please refer to the February edition of this publication which is available on our Web site under *Latest News & Info*.

What Does the DEC Do?

As it states in our Documents, the purpose of the DEC is to conduct hearings and to make recommendations concerning alleged violations of the covenants by owners or owner's permittee (renter) of Providence. The scheduled hearings give the alleged violators an opportunity to give reasons why a fine should **not** be imposed.

Once a majority recommendation is reached by the DEC, that recommendation is presented to the Board of Directors. At such time and at the sole discretion of the Board of Directors, a fine may be imposed for failure of that owner or owner's permittee to comply with any covenant, restriction, rule or regulation.

The Process

- Once a resident has been notified twice of a violation, the

third notification will be sent along with a date and time of a hearing (there must be at least 14 days' notice given).

- The alleged non-compliance will be presented to the DEC and at the hearing the resident may present reasons why fine (s) should **not** be imposed.
- The majority recommendation of the DEC will be presented to the Board.
- The Board will make a decision and the management company will communicate the decision to the resident no later than 21 days after the hearing along with the imposed fine, if any.
- All fines will be treated as an assessment and will be subject to the provisions for collection as designated in the Homeowner's Documents.

If you have any questions, please contact our Manager, Jill Jorgensen, by phone at 407.656.1081 or by e-mail at JillJ.swpm@yahoo.com.

Providence Newsletter . . . Going High-Tech

At our October Board/Budget meeting, the Board of Directors discussed a number of cost-cutting measures to trim our budget and one step is to stop printing and mailing the community newsletter. This will not only save money, it will help the environment by using less paper. To comply with this directive, this will be our **last** printed copy of this publication.

Our goal is to have the newsletter available on the Providence Web site approximately one week prior to the monthly BOD meeting. When you see the BOD meeting notice sign at our entrances, the newsletter should be available on the Web site.

In order to retrieve a copy of the community newsletter, follow the steps below:

- Open your browser software.
- In the address bar type www.southwestpropertymanagement.com and press **Enter**.
- At the Southwest Home Page, click the down arrow under **Find Your Neighborhood**.
- Click **Providence**.
- Click **Go!**
- Click **Latest News & Info**.
- Click the date of the latest newsletter.



Once the file opens, you can either review the newsletter online or print a copy to read.

We hope that you will continue to look to the newsletter for information about your community, changes in policy, alert notices, and who to call for assistance.

Confessions of A Burglar

More things a burglar will never tell you . . .

- I carry a clipboard or a rake so as **not** look like a crook.
- Two things I hate, loud dogs and nosy neighbors.
- I like when you pay for an alarm system; then leave it off.
- I like looking in your windows in the evening *before* you close the blinds.
- I like when you announce your vacation on Facebook.
- Leaving your window open a crack for fresh air is an invitation to me.
- I knock and sometimes get lucky if the door is left open.