



HUNTER'S RESERVE NEWSLETTER

April 2018

Property Manager

Sherley Aubrey, CAM
saubrey@condominiumconcepts.com

Maintenance

John Brown

150 West Palm Valley Drive
Oviedo, FL 32765

Office Hours:
Monday – Friday
9:00 am – 5:00 pm

Office: (407) 971-6023
Fax: (407) 971-7686

If you have a maintenance emergency,
please contact John at (407) 733-6250

Non-Emergency Police:
(407) 665-6650

REMINDER TO ALL OWNERS:

ALL monthly assessments are due on
the 1st of each month with a grace
period to the 10th. Any assessments
paid after the 10th will be charged a
late fee.

Phase I & II: A \$10.00 late fee will be
applied after the 10th of each month.

Master: A \$5.00 late fee will be
applied after the 10th of each month.



General Information

Welcome Home to all the new owners and residents! We would like to take a moment to acclimate you to your new community by touching a few of the frequently asked questions. This information will also be a friendly reminder to our current owners and residents as well.

General Rules & Regulations:

Parking: Only automobiles, small trucks, vans, and other vehicles commonly used as private passenger vehicles may be parked on the property in your designated assigned parking. If you have any visitors, please make sure they park in a visitor parking spot to avoid having their vehicle towed at the owner's expense.

Passageways: Sidewalks, entrance ways, passageways, and all other portions of the property must at all times be kept free of obstruction. No carriages, bicycles, wagons, shopping carts, chairs, benches, tables or other projects shall be stored or kept in or upon such areas.



Pets: All animals are to be kept on a leash or carried when outside the unit. All pet owners are required to clean up after their pet. Pet stations are located throughout the community for your convenience.

Individual Water Shut off valves:

In the event of an emergency, time is of the essence and knowing the location of your individual water shut off valve and which valve is yours can prevent further damage to your unit and surrounding units as well.

If you are not aware of the location or which valve belongs to your unit, we encourage you to call the office prior to an emergency situation for assistance in locating and identifying your individual water valve. Our Property Manager, Sherley Aubrey will schedule an appointment to have our Maintenance Supervisor, John Brown assist you in locating and identifying your water shut off valve. You must send a written request for an appointment to Sherley at saubrey@condominiumconcepts.com and you must be present at the time of the appointment. If you are not able to be present, you may designate a person to be present in your absence. This person's name, contact information, and relationship must be included in the request for an appointment. Please note that the Association will assume no responsibility should the valve fail during the process.

Pond:

As a reminder, there is absolutely NO swimming or fishing allowed at the pond and please do not feed the wild animals.

Grown-Up Grilled Cheese Sandwiches



Serving Size 4

Ingredients:

Cooking spray

1 cup vertically sliced red onion

1 large garlic clove, minced

1 cup (4 ounces) shredded reduced-fat sharp white cheddar cheese (such as Cracker Barrel)

8 (1 1/2-ounce) slices hearty white bread (such as Pepperidge Farm)

2 cups fresh spinach leaves

8 (1/4-inch-thick) slices tomato

6 slices center-cut bacon, cooked

Step 1

Heat a large nonstick skillet over medium-low heat. Coat pan with cooking spray. Add 1 cup onion and garlic; cook for 10 minutes or until tender and golden brown, stirring occasionally.

Step 2

Sprinkle 2 tablespoons cheese over each of 4 bread slices. Top each slice with 1/2 cup spinach, 2 tomato slices, 2 tablespoons onion mixture, and 1 1/2 bacon slices. Sprinkle each with 2 tablespoons cheese; top with the remaining 4 bread slices.

Step 3

Heat skillet over medium heat. Coat pan with cooking spray. Place sandwiches in pan and cook for 3 minutes on each side or until golden brown and cheese melts.

Amenity Keys:

Replacement amenity keys are available for purchase in the management office during regular business hours. If you are not able to personally pick up the key, you may fill out an authorization form allowing a representative to pick it up on your behalf. All required leasing documents must be in the office to management prior to the key being released. Replacement key fee is \$50.00.

Weep Holes – Windows and Sliding doors: Hurricane Season kicks off June 1st. In preparation for inclement weather and lots of rain, we urge you to clean your window tracks and weeping holes. Blockage from dirt and debris will cause water to seep inside rather than outside causing damages to the interior of the units. If you have any questions about the window tracks and weeping holes, please contact the management office for assistance.

Tips on how to clean your patio/balcony screens:

Patio screens can be lifesavers during the spring. They allow you to enjoy the warm breeze — without having to deal with all the little critters that are lurking around. But like all of your other outdoor accessories, they need some TLC.



First, vacuum the surface. Then, wipe it down with soapy water using a sponge. Pretty simple, huh? Here are different ways to clean your screen per dirt level:

Dirt level: 1. If your screens are only a little dirty (and most of the dirt is loose) a lint brush is your new best friend! Roll over each screen on both sides two or three times to remove the loose dust. If this doesn't do the trick, it's time to take it to the next level.

Dirt level: 2. If your screens are covered in dust and loose dirt, a vacuum cleaner is the way to go. Only use your vacuum cleaner if it has a soft brush attachment. Otherwise, you could risk damaging your screens. Place the soft brush attachment on the vacuum's hose and run it lightly against each screen. Don't push too hard or you could tear the screen! If possible, vacuum both sides of the screen until the dust and grime are gone.

Dirt level: 3. If you have dirt and caked-on grime all over your screens, they will need a little scrubbing to really get clean. Mix a solution of one tablespoon dish soap (you can substitute white vinegar for dish soap) with 1/2 gallon of lukewarm water. **Tip:** Wet your screens first with a wet sponge or cloth. Then, dip a soft cloth in the solution and scrub both sides of the screens until the dirt and grime are removed. If your screens are fragile or thin, don't push too hard! Rinse the soap away with an unused sponge or cloth and let them dry completely.

