



# HUNTER'S RESERVE NEWSLETTER

July 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**

In observance of the  
**Independence Day Holiday, the  
office will be closed on  
Wednesday, July 4, 2018.  
Have a safe and wonderful  
Holiday.**

## REMINDER TO ALL OWNERS:

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

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

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



## General Information

More than anything, condo living means being part of a great community. **YOU** and your neighbors are all invested in the property, care about its condition and atmosphere and are dedicated to making it a safe, secure, and comfortable place to live. There is a sense of community and shared responsibility that really makes condominium living special.

In observance of the July 4<sup>th</sup> Holiday, we are reminding everyone that **FIREWORKS ARE PROHIBITED** from being set off on the property at any time. There will be fireworks display at Oviedo Mall located at 1700 Oviedo Mall Blvd. from 5:00 to 9:00 pm.

The City of Oviedo is having their annual July 4<sup>th</sup>  
Celebration and Fireworks Show



Live entertainment, food and kid zone with inflatable  
games and of course **FIREWORKS!**

## General Rules & Regulations:



**BBQ Grills:** No flammable, combustible or explosive fluid, chemical or substance shall be kept within any portion of the condominium property. The National Fire Protection Association (NFPA) Life Safety Code and the Florida Fire Prevention Code (FFPC) are the laws that would govern use of the grills. The FFPC specifically provides that gas-fired, charcoal, and electric grills and hibachis cannot be used on any balcony, under any overhanging portion of the building, or within ten feet of any multi-family residential structure.

As an alternative, the association has BBQ grills in the pool area for you to use as a first come first basis. Please be mindful to clean and remove used charcoal for the next guest.



**Leasing of Units:** All unit owners who lease their units are **REQUIRED** to submit to the Association a signed copy of both Hunter's Reserve 'Lease Addendum Form' and the original lease. This must be submitted within ten (10) days of execution of the lease. Units may not be leased for a term of less than seven (7) months. Please visit [www.huntersreserve.net](http://www.huntersreserve.net) or email Sherley Aubrey at [saubrey@condominiumconcepts.com](mailto:saubrey@condominiumconcepts.com) to obtain the Lease Addendum Form.

## Zucchini and Potato Bake



### Ingredients

Original recipe yields 6 servings

- 2 medium zucchini, quartered and cut into large pieces
- 4 medium potatoes, peeled and cut into large chunks
- 1 medium red bell pepper, seeded and chopped
- 1 clove garlic, sliced
- 1/2 cup dry bread crumbs
- 1/4 cup olive oil
- paprika to taste
- salt to taste
- ground black pepper to taste

### Directions

Prep 15 m

Cook 1 h

Ready In 1 h 15 m

Preheat oven to 400 degrees F (200 degrees C).

In a medium baking pan, toss together the zucchini, potatoes, red bell pepper, garlic, bread crumbs, and olive oil. Season with paprika, salt, and pepper. Bake 1 hour in the preheated oven, stirring occasionally, until potatoes are tender and lightly brown.

### Tip:

Aluminum foil can be used to keep food moist, cook it evenly, and make clean-up easier.

**Windows and Doors:** No awning, canopy, **shutter** or other projection shall be attached to or placed upon the outside walls or doors or roof of the condominium buildings without the prior written consent of the Board.

**Bulk Waste:** In the recent days, we have noticed construction materials of any type, carpet/carpet padding, cabinets and or hazardous materials such as paint being dumped in our dumpsters from people who are driving around looking for a place to dump these materials. If anyone see someone driving in the property to dump any of these items, we ask you to contact Seminole County Police at (407) 665-6650.

**Trash:** All refuse, waste, bottles, cans, garbage and trash shall be securely wrapped in plastic garbage bags and placed only in those containers and designated areas for such purpose. No trash is to be stored in any patio/balcony or in front of the door.

**Parking:** Parking areas upon the condominium property shall be used only by resident of the condominium and their guest and invitees.

**Illegally parked and Non-Compliant vehicles are subject to towing at owner's expense. Parking is permitted in parking spaces as designated. All vehicles MUST be registered in the office.**

- Illegal parking – Vehicles parked in an area that is not designated as a parking space will be towed without notice at the owner's expense.
- Reserved Parking – Each unit is assigned one reserve parking space. Any vehicle parked in someone else's reserved parking space is subject to towing without notice.

**The following applies to ALL vehicles parked at Hunter's Reserve:**

- Tag and registration MUST be current at all times.
- License plate must be properly displayed
- Vehicles that cannot operate on their own power shall remain no more than twenty-four (24) hours.

Recreation parking are allowed when using the recreation. No vehicle shall remain in this area during dusk to dawn. Violators may be towed at the owner's expense.

### Fun Facts About Your Favorite Fourth of July Food!

A big part of what makes our nation's birthday so much fun is the food! Hot dogs, apple pie, coleslaw, barbecue, and potato salad rank right at the top as Independence Day favorites, year after year. Here are some Fourth of July food fun facts to enjoy during this year's fifties! 1. Apple pies were the first dessert item that McDonald's fast food franchise added to the menu. They were added in 1968. 2. The state of Vermont adopted apple pie as the official state pie in 1999. 3. A New York restaurant, 230 Fifth, once sold a hot dog for \$2,300. 4. Potato salad is thought to have originated in Germany and brought to North America by early German settlers. German potato salad is called "Kartoffelsalat."

