



HUNTER'S RESERVE NEWSLETTER

August/September 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.

**In observation of the Labor Day
Holiday, the office will be closed on
Monday, September 3, 2018**



General Information

You will notice lots of new faces around the community this month. Please take a moment to welcome the newest residents to Hunters Reserve by saying hello! The Management staff would like to take a moment to assist you in getting to know the community too by touching on a few important topics.

General Rules & Regulations:



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 or email Sherley Aubrey at saubrey@condominiumconcepts.com to obtain the Lease Addendum Form. **No Air BNB allowed.**

Pets: There shall be no more than two (2) domesticated pets in a unit at Hunter's Reserve weighing twenty-five (25) pounds or less. 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.



Passageways & Entrance: Sidewalks, entrance ways, passageways, and all other portions of the property must at all times be kept free of obstruction. No carriages, bicycles, motorcycles, mopeds, skateboards, wagons, shopping carts, chairs, benches, tables, plants, shoes, pet food bowls or other projects shall be stored or kept in or upon such areas.

Personal Insurance: Homeowners are responsible to have an active Homeowners Insurance Policy (HO6) to their unit which shall include personal property and liability coverage for the individual unit owners. Renters shall purchase renter's insurance for personal property and liability coverage.

Signs: No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the outside or inside of any unit so as to be visible from outside of the unit, or upon any portion or part of the common elements.

Potato Salad



Ingredients

Original recipe yields 20 servings

- 5 pounds red potatoes, chopped
- 3 cups mayonnaise
- 2 cups finely chopped pickles
- 5 hard-cooked eggs, chopped
- ½ cup chopped red onion
- ½ cup chopped celery
- 3 tablespoons prepared mustard
- 1 tablespoon apple cider vinegar
- 1 teaspoon salt, or to taste
- ½ teaspoon ground pepper

Directions

Prep 20 m Cook 10 m
Ready In 6 h 30 m

Place potatoes into a large pot and cover with salted water; bring to a boil. Reduce heat to medium-low and simmer until tender, about 10 minutes. Drain. Return potatoes to empty pot to dry while you mix the dressing. Sprinkle with salt.

Stir mayonnaise, pickles, hard-cooked eggs, red onion, celery, mustard, cider vinegar, 1 teaspoon salt, and pepper together in a large bowl. Fold potatoes into the mayonnaise mixture. Allow to chill at least six hours, or overnight, before serving.



Traffic Signs: For your safety and everyone else, please obey all traffic signs that are posted throughout the property.

Pressure washing: In the upcoming weeks, you will see maintenance pressure washing the sidewalks throughout the community.

Fitness Center Rules

- No animals are permitted
- No wet attire is permitted
- Children under 12 must be accompanied by an adult
- No food is permitted



Pool and Spa Rules

- No glass containers or animals permitted in pool area
- No food or drinks permitted within 4 ft. of the pool/spa
- Please shower before entering pool/spa
- Children under 15 must be accompanied by an adult
- Life rings are not to be used as a floating device (toy). Life rings are to be used only in the event of an emergency.
- All trash is to be placed in receptacles
- No lifeguard on duty, swim at your own risk
- Guests of owners are permitted to use the facilities, but the owner of the unit/home is responsible for their guests' actions
- Pool hours are DAWN to DUSK
- NO DIVING
- NO ALCOHOL ALLOWED

Please refrain from using all the tables for your party; leave one for someone else, its what neighbors do for each other.

HAVING A SMALL GATHERING? RENT THE CLUBHOUSE

Looking for a place for a small gathering? You can rent out the clubhouse! The rental fee for the clubhouse is \$75.00 (non-refundable). A \$150.00 deposit is required upfront to hold your date and returned after your gathering. It can be only be used on Saturdays or Sundays between 6am and midnight. For more information please contact the Management office during business hours. Office hours are Monday-Friday from 9:00 am to 5:00 pm.

