



Property Manager

Sherley Aubrey, CAM

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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 Christmas Holiday, the office will be closed on Monday, December 24, 2018 and Tuesday, December 25, 2018



HUNTER'S RESERVE NEWSLETTER

DECEMBER 2018

Fire Alarm Inspections: On Thursday, December 13th, Wiginton Fire Systems will be on the property to inspect ALL of Hunter's Reserve's building fire alarms between the hours of 9:00 am to 4:30 pm, weather permitting. During the inspection, you will hear the building fire alarm ring for a short period of time.

Homeowner and Renter Insurance: It shall be the responsibility of the Unit Owners to obtain insurance coverage at their own expense for their personal property, fixtures, floor coverings, wall coverings or ceiling coverings, and in addition to obtain comprehensive personal liability insurance which shall include covering liability for damage to person or property of others located within the Owner's unit, or in another unit, or upon the common elements resulting from the negligence. Renters shall purchase renter's insurance for personal property and liability coverage.

Fiberglass Tubs: Overtime the fiberglass tubs have been known to eventually give way by cracking and may cause a leak to your unit and/or your neighbors unit. It is highly recommended to change the fiberglass tub to a ceramic tub. Remember, remodeling any unit must be done during business hours and must be done by a professional. All unwanted materials may not be disposed of in the property dumpster.

Toilet Wax Rings:

If you have never replaced the wax rings beneath your toilets should be replaced. These wax rings not only seal out sewer gases but they also form a water tight seal between your toilets and the community sewer lines. In the event of a sewer line back up if these rings are worn out, there is nothing to stop raw sewage from spilling into your units.

Unwanted Mail: If you receive unwanted mail/flyers, please do not leave them on top of the mailbox. Leaving unwanted mail/flyers will simply blow away and eventually these items will be on the sidewalk, grass and/or bushes. We kindly ask that you take your unwanted mail and dispose them in your household trash.

Vacant Units: If your unit is vacant please turn the water supply valve to your unit off; this will reduce damages to your unit and adjacent units in the event of a water leak. However, PLEASE NOTE, that turning off the water to your unit will also prevent the flow of fresh water into your water heater therefore you may also want to turn the circuit breaker to

your water heater off to prevent damage to your water heater due to interruption of water supply. Turning off your water heater will also save you money on your electric bill.

Please continue to run your HVAC system to ensure that the temperature inside your unit does not exceed 78 degrees. Be aware that excessive heat and/or excessive condensation will increase the likelihood of mold and mildew growth. Also, perform routine maintenance of your HVAC system; moisture and humidity are a food source for mold & mildew. Routinely inspect your unit for evidence of water leaks and or mold/mildew growth.

No Fishing or Feeding the Wildlife: There is NO fishing in the community lake as the signs indicate. The lake is stocked with sterilized grass carp that are used to control the vegetation in the lake. These fish are not game fish and not meant for eating. We must pay for them and stock them in accordance to a schedule required by Florida DEP. Please refrain from feeding the turtles, fish, ducks and birds. If you see anyone feeding or throwing rocks to the wildlife, please contact Seminole County Sheriff Office at (407) 665-6650 you may remain anonymous. If caught you may be subject to a fine from Seminole County Sheriff and/or the owner of the unit from Hunter's Reserve Association.

Noise Disturbance: In the recent month, management received concerns regarding loud music. We ask that ALL residents be mindful of your neighbors as noise does travel and schedules are different.



Visitor or Unassigned Parking: Guests, residents and vendors may use any of the VISITOR parking spaces on Reserve Circle on a first come basis. Vehicles/Motorcycles parked in VISITOR spaces that are parked for an extended period of time, inoperable, abandoned, MUST have a current license plate or otherwise found to be illegal will be stickered to properly license, repair, or remove the vehicle or motorcycle. Failure to do so will result in the vehicle to be towed at the vehicle owners' expense. If there are extenuating circumstances for leaving a vehicle in a VISITOR parking space for an extended period of time or if the vehicle is in violation of any mentioned reasons, the owner must inform Hunter's Reserve Management to avoid having the vehicle or motorcycle towed.

For more information on the Rules and Regulations please visit www.huntersreserve.net

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.

Please feel free to stop by the Clubhouse to view the community Christmas tree and grab a few snacks.

Have a safe and joyous Holiday Season and a Happy New Year.