



# SkyLines

Homeowners Association of Sky Lake South Units Six & Seven, Inc.

Second Quarter 2012

## Community News

**Everyone wants to live in a nice neighborhood.**

**Caring for your home's exterior and helping your neighbors do the same will go a long way to increasing property values in Sky Lake South.**

*"We all know the eyesore we see when a house is vacant."*

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### Parking

Too many homeowners have started parking their vehicles in the grass. In many cases they don't utilize the driveway at all.

This practice is a problem for the neighborhood for many reasons.

**#1** Motor vehicle leaks contaminate the soil.

The groundwater can become contaminated by harmful chemicals that percolate down through soil and rock into the aquifer - and eventually into the well. Groundwater contamination by chemicals can pose a significant threat to human health. Let's face it, most cars older than 10 years old leak some kind of fluid - oil, gas, antifreeze, brake fluid, or gear oil. Such fluids contain toxic and carcinogenic chemicals, heavy metals and other poisons. And while these fluids usually drip out very slowly onto the surface below them, periodic rains or floods can wash them into the ground water. Then the measures that must be taken by utilities to either protect or clean up contaminated aquifers are quite costly.

**#2** It Kills the grass and during months when it rains everyday (like now) the ground ends up rutted. Studies show that lawn care has a big impact on surrounding home values. Virginia Tech University released a report stating that pristine landscaping can jack up the value of a home by 5% to 10%. But if the lawn looks like it just hosted the world rugby tournament, it can be a green thumb to the eye of lo-

cal home prices.

**#3** Depressed property values

Drive through the neighborhood and ask yourself - If you didn't own a house here, would you buy one? The answer for most people would be no. Why? Because they want to be proud of the place they call home and yes, that includes the entire subdivision. Seeing cars parked across what could be a beautiful lawn, blocking any hope of seeing shrubs and flowers which would make you smile is not attractive. Then you pass the house where cars are usually parked on the grass but are not there at that time. The lawn has ruts where the vehicles drive on, the grass is yellow, crushed down and you don't see the house or the flowers; you see the ruts and the dead/dying grass.

For those who are currently parking their vehicles in the grass above the sidewalk, if you haven't already, you will be receiving violation notices. The Covenants, Conditions and Restrictions by which you are bound as an owner here require you to keep your lawn in good condition. Parking on it does not accomplish this requirement and will have to stop. There is only one house in this subdivision that was build without a garage. Every other house has a garage and a driveway. Park the vehicles where they were intended to be parked.

If you are concerned about removing the vehicles from parking on the street, then park the vehicles on the swale (the area between the street and the sidewalk).

## Homeowner Concerns

### WEEKEND MECHANIC?

Can you change your own oil? Replace your own brake pads? Car isn't running right? But you know how to make it run better? GREAT. But you aren't permitted to do mechanical work in the subdivision. People don't need to see your car in the driveway on blocks being worked on.



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### INOPERATIVE VEHICLES

IF your vehicle doesn't run or has an expired tag, you need to put it in your garage or move it out of the subdivision.

Merely covering a junk vehicle with a tarp is not adequate shielding. A vehicle may either be moved to a location out of public view, like a garage or behind a solid fence,

### TRASH TALK

Maybe it's just a summer-time problem but there is more and more trash being thrown out onto the common area.

Please remember that the common area is not a garbage can, nor it is a receptacle for animal waste. Pick up after your pet.

**Be Courteous!!!**

## JUST PLAN TRASH

"No trash, garbage, rubbish, debris, waste or materials or other refuse shall be deposited or allowed to accumulate or remain on any Lot....Containers shall not be placed at street side for removal of refuse prior to the evening before the announced pickup time...and must be returned to the utility yard or enclosure within 8 hours after announced pickup time."

**NO ONE wants to look at your garbage** so don't store it in front of your garage or on the side of your house. If you don't want to keep it in your garage or backyard (behind a fence) then you need to plant a few adult shrubs and place your cans behind them so we don't have to look at it.

Nothing should be stored in front of your garage or on the side of your house.

## Orange County Extension Summer Program

July 18th– Square Foot Gardening at the Orange County Extension Education Center 10am-11:30 am. Learn a system of gardening for growing a specific number of a particular type of vegetable to maximize space. Class is FREE but you must register in advance at 407-254-9200 or online at [http://orange.ifas.ufl.edu/res\\_hort/classes.html](http://orange.ifas.ufl.edu/res_hort/classes.html).

July 21st-**Streetscape Adopt-A-Tree Program.** Bear Creek Park, 1600 Bear Crossing Dr., Orlando, FL 32824 For further information call 407-254-9200. Must be Orange County Resident. Bring Utility Bill.

## When its Hot and Humid, Keep an Eye out for Brown Circles in the Lawn

If you have large, brown circles on your lawn, you could be looking at brown patch fungus. Brown patch shows up when the weather turns hot and sticky. Its circular patterns are sometimes several feet wide. While any lawn can suffer from brown patch, lawns with St. Augustine grass are particularly vulnerable. Fortunately, there are some easy steps you can follow to control this lawn disease.

### Prevention and Maintenance

#### Restrict Your Watering

Brown patch thrives in humidity and damp conditions. You want to water your lawn only once a week to control the amount of moisture on the lawn. Watering once a week keeps your lawn healthy, while allowing it to dry out. Brown patch hates all things dry.

#### Treat Your Lawn with a Fungus

### Control

Brown patch responds to anti-fungal treatments. Apply a lawn fungus control product every other week. You'll need to make at least 3 applications.

#### *Brown Patch Defined*

Brown patch is a lawn fungus that forms brown, circular patterns. It usually appears in warm, humid weather. Its circles can be several feet wide.

## Planning home repair or upgrading?- OUC Rebates for Home Improvements

Window Film or Solar Screen \$1/sq.ft

High Performance Windows- Energy efficient windows \$2/sq. ft.

Cool/Reflective Roof \$.10/sq ft.

Block Wall Insulation \$.66/sq.ft.

Ceiling Insulation Upgrade \$.05/sq. ft.

Floor Insulation Upgrade \$.07/sq ft.

Duct Repair/Replacement 100% cost, up to \$160.00

Heat Pump \$20-\$1275

A/C Proper Sizing w/ R-30 Attic Insulation \$40

Energy Start Heat Pump Water Heater 100% cost up to \$650

Energy Start Washing Machine \$50

Visit [http://www.ouc.com/en/residential/ways\\_to\\_save/home\\_rebates.aspx](http://www.ouc.com/en/residential/ways_to_save/home_rebates.aspx) for more information.

## See a street light out?

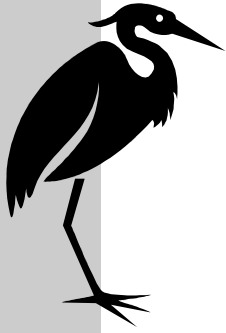
<https://www.progress-energy.com/app/streetlightrepair/default.aspx?location=florida>

### CALL BEFORE YOU DIG

Before beginning any excavation work call Sunshine State one at **8-1-1** to determine where underground pipes and electric lines are located. The law requires diggers to call this number at least two days before starting excavation, whether it's a project involving heavy equipment or a **simple backyard landscaping job**.

### Foreclosed Homes.

Perhaps the biggest single factor that drives nearby home values down is a foreclosure. A recent study by the Massachusetts Institute of Technology concludes that a neighbor's foreclosed home can slash the value of homes within 250 feet of the foreclosed properties by an average of 27%. Says Federal Reserve Governor Joseph Tracy recently in his economic outlook for 2011: "The growing inventory of defaulted mortgages continues to weigh down any recovery in the housing market... Problems in housing markets can impact economic growth."



## Homeowners Association of Sky Lake South

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P.O. Box 772243

Orlando, FL 32877-2243

(407) 538-5040

[Www.skylakesouth.info](http://www.skylakesouth.info)

*The Homeowners Association  
official address for each home-  
owner is the address you have at  
the Orange County Property Ap-  
praisers. If you want your Home-  
owners mail delivered to a differ-  
ent address, you need to send us  
that request in writing.*

### Local Numbers

Waterbridge Elementary ..... 407-858-3190  
Hunters Creek Middle ..... 407-858-4620  
Freedom High ..... 407-816-5600  
Pre-Kindergarten Office..... 407-317-3522  
Pupil Assignment..... 407-317-3233  
Consumer Fraud Investigative Unit ..... 407-836-2490  
Cooperative Extension Service..... 407-836-7570  
Non-Emergency Fire Rescue ..... 407-629-7592  
Non-Emergency Sheriff's Office..... 407-737-2400

Orange County Government Services ..... 407-836-3111  
Orange County Library ..... 407-858-4779  
Property Appraiser ..... 407-836-5000  
Supervisor of Elections..... 407-836-2070

### Garbage Service Days

Tuesday/Friday ..... Garbage Collection

Tuesday..... Recycling

Wednesday..... Yard Waste

Friday..... Bulk Waste



### Contact Information

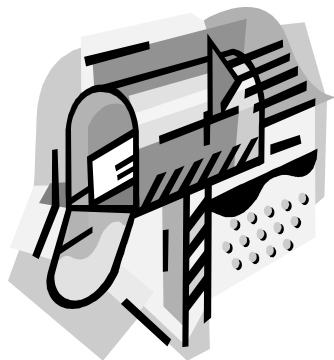
If you have ever thought about contacting the association,  
attending a board meeting or wanted information about  
things going on in the community?

You can contact the board via e-mail at:

[skylakesouth@cfl.rr.com](mailto:skylakesouth@cfl.rr.com),

by phone at **407-538-5040**

**Phone or fax: 407-855-6919**



### It's YOUR neighborhood too.

We hope that you will take  
advantage of this opportunity  
to give the board constructive  
feedback about the neighbor-  
hood or make suggestions.