



SkyLines

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

First 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.



Board Meeting

The next Board Meeting will be held on March 13th at the backroom of the Denny's Restaurant located at Sand Lake Road and John Young Parkway at 6 pm.

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HOA Assessments

Did you forget to mail your HOA assessment? Couldn't find a stamp? Ran out of checks? With so much to do it's easy to forget to get that check in the mail in time, and you never know how long it will take the post office to get it delivered. Who needs the worries and no one needs late fees.

Your homeowners Assessments were due on January 1st and are now past due. Most homeowner have already paid and we thank you, but for those of you who have not yet paid for whatever reason, you are now in default and the Association will be enforcing the documents against you.

Thanks to the suggestion of a homeowner, the HOA website (www.skylakesouth.info) now has a link so that you can pay your assessment online via Paypal.

The HOA website has lots of valuable information. Copies of the documents, past newsletters, an ACC application, information about various topics as well as links to government agencies can all be found there.



Here's What HOA Residents Have to Say

Americans who live in community associations are overwhelmingly pleased with their communities, expressing strong satisfaction with the board members who govern their associations and the community

managers who provide professional support.

More than seven in 10 community association residents expressed satisfaction with their community experience, according to a survey conducted by Zogby International, a leading public opinion research firm. Almost 40 percent of community association residents say they are "very pleased," with only 10 percent expressing some level of dissatisfaction. Almost 20 percent express neither point of view.

Here's what community association residents say:

- 88 percent believe their governing boards strive to serve the best interests of the community.
- 90 percent say they are on friendly terms with their association board members, with just 4 percent indicating a negative relationship.
- 86 percent say they get along well with their immediate neighbors, with just 5 percent reporting a negative relationship. Of those who reported issues with neighbors, the most common problems were pets, general lifestyle, noise, and parking.
- 78 percent believe community association rules "protect and enhance" property values, while only one in 100 say rules harm property values. About 20 percent see no difference.

· 88 percent of residents who have interacted with professional community managers say the experience has been positive.

The research was sponsored by the Foundation for Community Association Research, a non-profit organization created in 1975 by Community Associations Institute (CAI).

Vehicles



PARKING

We've tried to be subtle about it, but that doesn't seem to be working. Vehicles are to be parked in the garage, on the driveway, on the swale (the grassy area between the street and the sidewalk or on the street. Do no park your vehicles on the grass on the side of your driveway, your front yard or side yard.

COMMERCIAL VEHICLES.

A commercial vehicle includes trucks (larger than a pick-up truck), truck-tractors, semi-trailers, and commercial trailers or any vehicle which has commercial equipment or signage.

These vehicles are not permitted to be in your driveway, or on the public streets of the subdivision. Boats, Motor Homes, travel Trailers and RV's are included in this Section.

Find another place to park them

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.

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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Homeowner Concerns

Why Scoop the Poop?

Besides being a nuisance, uncollected dog waste is a serious problem for our association. Next time you're tempted to leave your dog's droppings on the lawn, please remember these facts:

1. The Environmental Protection Agency is becoming aggressive about enforcing the Clean Water Act. Our association could be fined if dog waste goes uncollected.
2. Uncollected dog waste may lead to a special assessment. If fined by the EPA, the association could face a potential special assessment that would be levied against all members—not just dog owners.
3. The appearance and quality of the common areas are known to affect home sales—not just whether and for how much they sell, but how quickly.
4. The more residents complain about dog waste, the more time the manager must spend on enforcement rather than serving the association.
5. Uncollected dog waste spreads disease and attracts rodents who feed on pet waste.

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 streetside 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.”

That means **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.

Recycle while you Mow

Following a few simple tips is all it takes to cultivate a lush lawn.

Leave clippings on the lawn to decompose and return nitrogen to the soil. Research indicates this practice improves soil fertility overtime, gradually reducing the need for nitrogen fertilization up to 50 percent without a decrease in turf grass quality.

Never remove more than one-third of an individual grass leaf blade at one time. For procrastinators who don't mow regularly, mulching mowers cut grass into smaller pieces, speeding decomposition. If grass grows too tall between mowings, spread clippings behind shrubs or add them to a compost pile to avoid unsightly buildup.

Sharpen mower blades monthly to protect against pathogen invasion.

If your yard isn't turf intensive, you'll mow less, saving time, energy and money. Where grass doesn't serve a function, opt for low-maintenance groundcovers instead of grass, or under plant trees with shrubs and groundcovers.

Ideal Grass Height

Each turfgrass grows best when it is mowed to a specific height.

Turf cut shorter than the recommended height will be stressed and more susceptible to pests and diseases.

St. Augustinegrass (*Stenotaphrum secundatum*) and

Bahiagrass (*Paspalum notatum*): Keep at a minimum height of 3"-4", except for dwarf varieties, which can be cut shorter.

Centipedegrass (*Eremochloa ophiuroides*): When actively growing, mow every 7 to 14 days to 1 ½"-2".

Bermudagrass (*Cynodon dactylon*): Cut at a height of ¾"-1 ½".

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

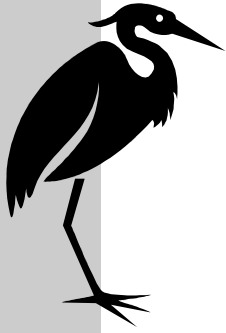
Crime Activity- Unfortunately Orange County Sheriff's Office Website is Unavailable

Looking for a Handyman

If you are a Handyman with Insurance
please contact the Association 407-855-6919
or
skylakesouth@cfl.rr.com

CLASSIFIED FOR SALE

If you want to advertise in our newsletter contact the Association 407-855-6919 or
skylakesouth@cfl.rr.com



Homeowners Association of Sky Lake South

Units Six and Seven, Inc.

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 homeowner is the address you have at the Orange County Property Appraisers. If you want your Homeowners mail delivered to a different 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

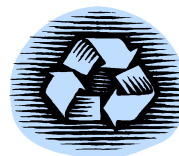
Garbage Service Days

Tuesday/Friday Garbage Collection

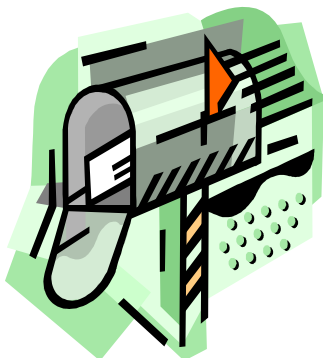
Tuesday Recycling

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

Phone or fax: 407-855-6919

or mail at P.O. Box 772243,
Orlando, FL 32877-2243.

It's YOUR neighborhood too.

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