



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

October 2016

**The Annual Meeting Notices will
be mailed in November.**

November 5th, 2016 the Board
Meeting when we will be
approving the 2017 Budget.

The Annual Meeting will be held
on **December 10th** at 7 p.m.

At Denny's Restaurant

8243 S John Young Parkway

Orlando, FL 32819

**Sand Lake Rd & John Young
Pkwy**

In the back room

**If you can't join us, please send
back your proxy.**

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

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2016 Board Elections

If you are interested in running for a seat on the Board of Directors

Let us know that you are interested. Make sure that you read the
powers and duties on the next page; also read the documents of the
Association (these can be found on our website www.skylakesouth.info)

Please send us the following information:

Name:

Address:

Phone #:

Email Address:

Let us know why you want to be on the Board of Directors.

You can send this information by email:

skylakesouth@cfl.rr.com

or snail mail:

Homeowners Association of Sky Lake South Units 6 & 7, Inc.
PO Box 7722243
Orlando, FL 32877-2243

Unfortunately, too many people run for the Board to "beef up" their resumes and don't take the job seriously. It is a very serious commitment and should not be taken lightly. There are serious consequences for your actions as well as your inactions. Another all too common scenario is that many owners seek a position on the Board of Directors because they have a "secret" agenda. The argument has been made that serving as a director is a full time job. Some say serving as director is a very easy job requiring very little time and effort.

Whatever line of thought you may subscribe to, you still have a duty to run the Association as a corporation. Even though the Association is a not-for-profit corporation, it should still be run as a business. Try visualizing yourself as a corporate executive (which is what you are) and how a Board member of a for-profit corporation such as IBM, Exxon, or Microsoft would behave. As a director of your Association, you are a leader. You are expected to take charge and carry out your duties in a professional manner.

HOA Board's Powers and Duties

The governing body (or board of directors) of the HOA is responsible for the management of all aspects of the association. It may delegate management of certain activities to other persons or businesses, such as a property management service, but it must retain ultimate control.

As a board member, you will want to carefully review and understand all the HOA's governing documents, such as the bylaws, articles of incorporation, covenants, conditions, and restrictions (CC&Rs), and day-to-day operating rules.

The board's powers and duties normally include such things as:

- Enforce the documents
- Establish sound fiscal policies and maintain accurate records
- Develop a workable budget, keeping in mind the needs, requirements and expectations of the community
- Establish reserve funds
- Act on budget items and determine assessment rates
- Collect assessments
- Establish, publicize, and enforce rules and penalties
- Authorize legal action against owners who do not comply with the rules
- Review local laws before passing rules or sending bylaws to membership for approval
- Appoint committees and delegate authority to them
- Select an attorney, an auditor, insurance agent and other professionals for the association
- Provide adequate insurance coverage, as required by the bylaws and local governmental agencies
- Inform board members of all business items that require their vote
- Inform members of important board decisions and transactions
- See that the association is protected for the acts of all parties with fiscal responsibilities
- Attend and participate at meetings

Clearly, becoming a board member can be a serious commitment of (unpaid!) time and energy.

Florida Statute 720.3033

Officers and directors

Within 90 days after being elected or appointed to the board, each director shall certify in writing to the secretary of the association that he or she has read the association's declaration of covenants, articles of incorporation, bylaws, and current written rules and policies; that he or she will work to uphold such documents and policies to the best of his or her ability; and that he or she will faithfully discharge his or her fiduciary responsibility to the association's members. Within 90 days after being elected or appointed to the board, in lieu of such written certification, the newly elected or appointed director may submit a certificate of having satisfactorily completed the educational curriculum administered by a division-approved education provider within 1 year before or 90 days after the date of election or appointment

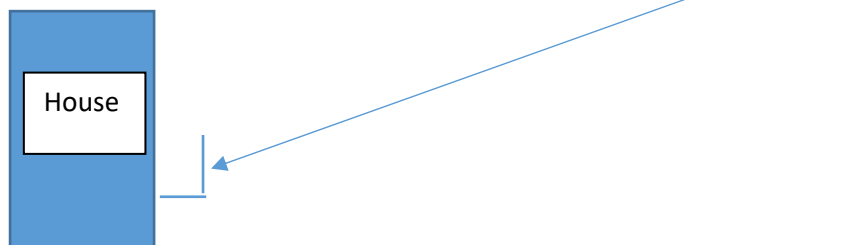
Your 95 gallon garbage/recycling bins

Many homeowners are not storing their bins but rather leaving them in front of the garage or on the side of the house.

NO ONE wants to see (or smell) your garbage can.

REFUSE. No trash, garbage, rubbish, debris, waste or materials or other refuse shall be deposited or allowed to accumulate or remain on any lot... containers must be tied and closed at all times and **kept from view by the public or residents within the vicinity**. Said containers shall not be placed at StreetSide for removal of refuse prior to the evening before the announced pickup time. Said containers must be returned to the utility yard or enclosure within eight (8) hours after announced pickup time.

Your Homeowner Covenants require you to store them in a location which is NOT visible from the street. Which means you keep them in your fenced back yard, in your garage or create a buffer so that the cans cannot be seen from the street. You can create that by using **fencing or dense shrubs** in an “L” shape to shield the cans from view. Start creating your buffer now so that you can shield your cans



Please be mindful of your neighbors and do not encroach on their property.

Keeping your garbage and garbage cans out of view is not a suggestion, it is part of the agreement you made when you purchased or rented the property and will be enforced.

Recycling: With the new 1-1-1 Automated Curbside Collection Program, homeowners will no longer need to separate their recyclables. The new recycling process will allow homeowners to place their recycled items together into the large County-issued roll cart with the blue lid for collection. Each recycling roll cart will be imprinted with a list of items that are both accepted and not accepted for recycling.

Bulky Item Collection: Beginning with the official launch of the new 1-1-1 Automated Curbside Collection Program in January, **when discarding up to three cubic yards of large, bulky items, homeowners will need to schedule a day for the item(s) to be collected by calling the Solid Waste Hotline at 407-836-6601.** Bulky, large items include furniture, appliances, mattresses, automobile tires (limit 4), rear-projection televisions, and other items that don't fit in the roll garbage cart.

A Special Note to Owners who rent their property. You must NOT empty your rental property between renters by piling it on the curb for weeks. You MUST plan and contact Orange County to schedule a pick up.

Collection Schedule: Finalized collection schedules will be distributed to homeowners beginning in November.

Political Signs

Everyone has an opinion and everyone wants to support their candidates during this election season.

HOWEVER

You may NOT place political signs in your yard.

Article VII General Restriction-Use and Occupancy Section 15. Signs

"Except as otherwise permitted by the Homeowners Association Board of Directors, or signs used by the builder to advertise the property during the construction and sale period, no sign of any character shall be displayed or placed upon any Lot or living unit except "for rent" and "for sale" signs, which signs may refer only to the particular premises on which displayed, shall not exceed six (6) square feet in size, shall not extend more than 4 (four) feet above the ground, and shall be limited to one (1) sign per Lot or living unit."

Watering for Orange County

Time of year	Homes with odd-numbered addresses	Homes with even-numbered addresses	Nonresidential properties
March 13-November 6	Wednesday/Saturday	Thursday/Sunday	Tuesday/Friday
November 7-March 12	Saturday	Sunday	Tuesday

- Water only if necessary and not between 10:00 a.m. and 4:00 p.m.
- Water for no more than one hour per zone.
- Outdoor irrigation is limited to one day during Eastern Standard Time and two days a week during Daylight Savings Time.

Be Courteous!!! Please pick up after your dog. Your neighbors will thank you!

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.

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.

See a street light out?

Inoperative Vehicle?

Trash piled up on lot?

YOU can call 3-1-1

Or report online anonymously

311onlinerequests.ocfl.net/portal/default.aspx



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Units Six and Seven, Inc.
P.O. Box 772243
Orlando, FL 32877-2243
(407) 855-6919
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..... 3-1-1
Orange County Library 407-858-4779
Property Appraiser..... 407-836-5000
Supervisor of Elections..... 407-836-2070



Garbage Service Days

WednesdayGarbage Collection
Thursday.....Recycling
Thursday..... Yard Waste
CALL 407-836-6601 For Bulk Waste pick up

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, or on the website
www.skylakesouth.info

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 neighborhood or make suggestions.