

# The Mabel Message

THE NEWSLETTER OF THE MABEL BRIDGE HOMEOWNERS ASSOCIATION

## Message from the Board of Directors

Dear Neighbors,  
Happy Fall! We hope everyone is enjoying the cooler temperatures and seasonal events in our area. With this message, we want to share some information with you, the members of the Mabel Bridge community.

As you may already be aware, KB Home turned over control of our Homeowners Association (HOA) to the homeowners on Aug 5, 2014. On that date, all homeowners were invited to attend a meeting that included the election of Mabel Bridge HOA Board of Directors. We became your current elected Board at that time. Since then, we have been examining the HOA financials, contracts, homeowner concerns and more during Board of Directors meetings. We want to remind you that homeowners are **always invited to attend the Board meetings** to learn about our community and to share thoughts or concerns.

Included with this package is information about another election on Nov. 24, 2014. You may be wondering why there is another election so soon. Our HOA governing documents dictate that officers elected at the "turnover" meeting are to serve only until the first Annual Meeting, which happens to be this month. All three of us intend to re-apply as candidates and continue working to serve you, our neighbors and friends. We look forward to seeing you on the 24th.

***Kris (President), Doug (Vice President) and Leah (Treasurer / Secretary)***  
***Mabel Bridge HOA Board of Directors***

### Schedule of Upcoming Meetings

#### ARCHITECTURE REVIEW BOARD (ARB)

- **NOV 19, 2014**
- **6:00 PM**
- **COMMUNITY POOL**

#### ANNUAL HOA MEMBERSHIP MEETING

- **NOV 24**
- **7:00 PM**
- **FIRST BAPTIST CHURCH OF WINDERMERE, ROOM 102**

## Community Reminders

Here are some important reminders about the HOA rules. Please keep in mind these are simplified reminders. Full rules can be found in Mabel Bridge Declaration, Articles & Bylaws, which you received at closing and are on our web site.

**Parking:** No vehicles of any **owner or resident** may be parked on any street within Mabel Bridge. The intent is to create a more aesthetic streetscape and safer vehicle access. Guests or visitors may park on the street for no longer than 7 days within a 30 day period.

**Changes to Landscaping or Home Exteriors:** Mabel Bridge HOA uses design guidelines to maintain consistency with the overall design concept for the community. Among other things, these guidelines help to maintain an orderly appearance and enhance the visual and aesthetic appeal of the community. As such, you must obtain **written approval** from the Architecture Review Board (ARB) **before** changes are made to home exteriors such as painting, major landscaping, installing fences or pools, etc. To learn more about the ARB process or for assistance with submitting an

application, you may contact our community manager, Don Danos from Leland Management at 407-781-1161 or [DDanos@lelandmanagement.com](mailto:DDanos@lelandmanagement.com). ARB Guidelines and Application are also available on our web site.

**Cleaning Up After Pets:** Pet owners must **promptly pick up all solid waste material from their pet and dispose of it appropriately**. When animal feces are left behind, the matter is washed into nearby storm drains by rain and floods. The matter typically drains directly into lakes and streams, carrying pollutants along with it, which can damage and even kill fish and other wildlife. Failure to pick up your pet's waste could result in a fine as stated in Orange County Code Section 5-42. The fines can range from \$84.00 to \$110.00.

**General Safety:** Remember if you see anything suspicious in the community, **please call the police** via 911 or non-emergency 407-836-4357. Keep your home **well lit** even when you are not home. Remind door-to-door solicitors that our community has clearly posted "no solicitation" signs, and do not open the door for strangers. **Be safe!**

# The Mabel Message

## Did You Know?

### Did you know all homeowners in Mabel Bridge...

#### **ARE MEMBERS OF THE HOMEOWNERS ASSOCIATION (HOA)**

When you purchased your property, which is governed by a homeowners association, you automatically became a member of the Mabel Bridge HOA. The purchase of your home became a contract with the HOA. By entering this contract, all homeowners agree to follow the HOA rules, including paying HOA dues and other things like maintaining the appearance of our homes.

#### **ARE INVITED TO ATTEND HOA BOARD MEETINGS**

All homeowners are invited and welcomed to attend HOA Board Meetings. Meeting dates are posted on signs at the entrances to the community as well as on our community web site. During these meetings, the Board discusses and makes decisions on things such as vendor contracts, HOA procedures, community management, expenditures and more. Homeowners will be given the opportunity to ask questions or raise issues during the Open Forum agenda item.

### **MABEL BRIDGE WEB SITE**

Visit <http://www.MabelBridgeHOA.com> to:

- Obtain many commonly needed forms and documents, such as Architecture Guidelines and architecture change application forms
- Review bulletins and announcements from the Board and/or Leland Management
- Read meeting minutes from past Board Meetings

This website has been established for your convenience, so please remember to check it frequently for important information.

### Did you know our community has....

**A COMMUNITY ASSOCIATION MANAGER** who is a licensed professional. Mabel Bridge HOA employs a management company to advise on our operations and to handle the day-to-day management of the community. That management company is Leland Management and our dedicated Community Association Manager (CAM) is Don Danos. Don can be reached at [DDanos@lelandmanagement.com](mailto:DDanos@lelandmanagement.com) or 407-781-1161. If you have any questions or concerns about Mabel Bridge HOA or if you need to report a violation, Don is your dedicated point of contact.

**RULES AND REGULATIONS** that govern how our community looks and what HOA members must do to maintain their property's appearance properly. Please familiarize yourself with the governing documents for our community. If you do not have a copy of the Mabel Bridge Declaration, Articles and Bylaws, you can download a copy from [www.MabelBridgeHOA.com](http://www.MabelBridgeHOA.com). Or, you may contact our property manager, Don Danos from Leland Management at 407-781-1161 or [DDanos@lelandmanagement.com](mailto:DDanos@lelandmanagement.com) to learn how to obtain a copy.

**A BOARD OF DIRECTORS WHO ARE VOLUNTEERS** dedicated to serving the best interests of all Mabel Bridge homeowners. As homeowners and residents ourselves, we carefully review the Association's bills and expenses as well as homeowners' requests, and make decisions in the best interest of the collective association. We work together and with our community manager, Don Danos from Leland Management, to run the business of the Association effectively and efficiently. We are focused on proper and frugal use of funds as well as maintaining the health and beauty of our wonderful new community. As a reminder, your feedback is welcomed at Board Meetings. We would love to meet you and hear from you.