

The Mabel Message

THE NEWSLETTER OF THE MABEL BRIDGE HOMEOWNERS ASSOCIATION

Message from the Board of Directors

Dear Neighbors,

We want to share some information with you about Mabel Bridge. Included in this newsletter is information about:

- Upcoming Community Garage Sale (**Sept 26th**)
- Social Events Committee—Volunteers Needed
- General Community Tips / Reminders



We also have a few reminders.

- If you have any questions or concerns about Mabel Bridge, our Community Manager **Jill Rygh is your single point of contact**. Jill is a professionally licensed Community Association Manager with Leland Management. Leland is employed by Mabel Bridge to handle day-to-day management of the HOA. Jill can be reached via 407-233-3520 or jrygh@lelandmanagement.com.
- Don't forget to visit www.MabelBridgeHOA.com and www.Facebook.com/MabelBridgeHOA for news, information and updates.
- All homeowners are **always invited to attend the Board meetings** to learn about our community and to share thoughts or concerns.

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

Schedule of Upcoming Meetings

HOA BOARD MEETINGS

- **OCT 15TH - BUDGET MTG**
- **NOV 19TH - ANNUAL MTG**

FOR MEETING DETAILS, VISIT
WWW.MABELBRIDGEHOA.COM
 AS THE MEETING DATE
 APPROACHES. SIGNS WILL BE
 POSTED NEAR THE COMMUNITY
 ENTRANCES AS WELL.

Community News

COMMUNITY GARAGE SALE

Thanks to the efforts of the newly created Social Committee, the Mabel Bridge Community-wide Garage Sale will take place **Saturday, Sept 26, 2015 8am—2pm**. All are welcomed to participate (and shop).

Please note, you are responsible for removing any unsold items from your lawn and/or driveway when the sale is over. Thank you for your cooperation in keeping our community looking neat and beautiful!



DONATION TRUCK SCHEDULED FOR SEP. 26 AT 2:30 PM

Our Property Manager Jill has arranged for a Vietnam Veterans charity to pick up any unwanted items after the garage sale at the Pool Clubhouse. Meet the donation truck at **2:30pm Sept 26th** to donate any leftover items. A tax receipt will be provided. You do not have to participate in the garage sale to donate your items.

For information on acceptable donations, visit www.schedulepickup.com/Acceptable-Donations or call 1-800-775-VETS.

Please be sure to give your items directly to the driver. Do not leave any items at the pool while the truck is not present.

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Community News

NEW SOCIAL COMMITTEE NEEDS VOLUNTEERS

Our community has a newly created Social Committee, and its chairperson Kimmie Haas is eager to start planning events for all of us to enjoy.

Volunteers are needed to help plan activities like holiday house decorating contests, seasonal festivals, playdates for neighborhood kids, meet ups for dog owners, walking/jogging groups and much more!

Halloween is coming up soon and we would love to start working on some fun events at Mabel Bridge, but we can't do it without some help from you.

If you are interested in lending a hand or even just lending your ideas, please contact Kimmie at MabelBridgeSocial@gmail.com

Halloween Tip! Turn on front porch lights if you are handing out candy. Turn them off if you aren't.



Important Reminders

CHANGES TO LANDSCAPING / HOME EXTERIOR REQUIRES PRIOR APPROVAL

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 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, Jill Rygh (407) 233-3520 or jrygh@lelandmanagement.com. ARB Guidelines and Application are also available on www.MabelBridgeHOA.com.



GENERAL SAFETY & TRAFFIC

Remember, if you observe **any** suspicious or illegal activity in the community, **please call the police** via 911 or the non-emergency number (407-836-4357). For security, keep your home well lit even when you are not there, and do not open the door for strangers. Please also remember the **Mabel Bridge speed limit is 25 mph**. There are many walkers, bicyclists and children in our neighborhood, so please watch out for them and drive safely!



PICK UP AFTER PETS

Pet owners, please promptly pick up waste from pets and dispose of it appropriately. Failure to pick up your pet's waste could result in a fine as per Orange County Code Section 5-42. The fines can range from \$84.00 to \$110.00.



COMMUNITY POOL RULES

Every household received a copy of the pool rules along with their pool access key fob. Here are some select reminders:

- Pool hours of operation as required by the County Health Department are from "Dawn to Dusk" daily. Anyone caught using the pool area after the pool is closed will be subject to having their privileges revoked.
- Each household will be limited to a maximum of three (3) guests at the pool.
- **All children under the age of 16 must be accompanied by and have continuous supervision from an adult (18 or older).**



Please familiarize yourself with **all of the pool rules**. If you need a copy, you can find them on www.MabelBridgeHOA.com on the "Community Documents" page.