

IMPORTANT NEWS FROM MABEL BRIDGE HOMEOWNERS ASSOCIATION

HOA GROUNDS MAINTENANCE



Our landscape vendor is currently working to reduce the height of the grass in our common areas. This may cause the grass to look brown for a period of time. Please bear with us during the renovation. New mulch will also be applied throughout the community during the renovation.

SPRING SOCIAL EVENT

Save the Date! Join your neighbors for a Spring Celebration featuring an Egg Hunt!

Date: March 26, 2016

Time: 10 AM

Place: Community Soccer Field



If you are interested in lending a hand or even just lending your ideas for future social events, please contact MabelBridgeSocial@gmail.com.

CHANGES TO LANDSCAPING OR 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, pools, etc. For assistance with submitting an application, contact our Community Association Manager Jill Rygh.

UPCOMING BOARD MEETINGS

March 24	May 26
September 22 Budget Mtg	November 17 Annual Mtg

For meeting details, visit

www.MabelBridgeHOA.com/Meetings

TRASH & RECYCLING

Orange County Utilities Trash and Recycling Carts and all other waste receptacles **MUST BE STORED OUT OF VIEW** when not in use.

If they are visible from the street, homeowners will receive a violation from the HOA. **Please make room in your garage or store the receptacles out of view.**

Remember, pick up **for garbage and recycling in Mabel Bridge is on Tuesdays ONLY**. Yard waste pickup is on Wednesdays.

Residents who need to dispose of **large items that will not fit in the roll cart** must call the Solid Waste Hotline at 407-836-6601 to arrange for pickup.

- Place your roll carts at the curb **no earlier than 6:00 p.m. the night before** and no later than 6:00 a.m. on collection day.
- Put away emptied carts on the same day.
- Leave **about three feet of clearance around each cart** in order for the trucks to use the mechanical arm.



NEED MORE INFO?

Do you have questions pertaining to the HOA?

All inquiries should be directed to our Community Association Manager (CAM):

Ms. Jill Rygh. Contact Jill via (407) 233-3520 or jrygh@lelandmanagement.com.

Forms and general information are available on www.MabelBridgeHOA.com

HOMEOWNER RESPONSIBILITIES - PROPERTY MAINTENANCE

It's nearly Springtime! It's time to take a look at the outside of your home to ensure your property is in compliance with the Mabel Bridge HOA rules and regulations.

The following is not a comprehensive list, but provides some common issues to look out for when reviewing the condition of your home and property:

- **Does your home or fence have visible mold?**
- **Does the paint on your home or garage doors look faded, thin or discolored?**
- **Does your driveway have dirt, mold, oil stains or weeds coming through?**
- **Do the sidewalks in front of your home have mold, dirt, stains or weeds?**
- **Are there dead areas of grass in your lawn, including the section between the sidewalk and the street?**
- **Do your trees, bushes and shrubs need to be trimmed?**
- **Does your grass need to be mowed, edged or weeded?**
- **Do your flower beds have weeds or dead foliage? Are they in need of mulch?**
- **Does your driveway have excessively broken or lifted pavers?**
- **If your trash cans are stored outside of your home, are they visible from the street?**

These issues may not pertain to your home, but if you answered "Yes" to any of these questions, please correct the issues immediately to avoid receiving a violation notice.

If you are unsure of the Rules & Regulations for our Association, please refer to the **Mabel Bridge Declaration, Articles and Bylaws**. If you do not have a copy, you can download a FREE copy from www.MabelBridgeHOA.com on the "Community Documents" page.

If you have any questions after visually inspecting your property yourself, please feel free to contact Leland Management. Our property manager has also graciously offered to assist with estimates, referrals, and coupons, as needed. Please contact Jill Rygh at JRygh@lelandmanagement.com (407) 233-3520.

Thank you in advance for your continued cooperation and for your efforts to keep Mabel Bridge beautiful!

Attention

Mabel Bridge HOA

Homeowners:

**The Mabel Bridge Board will conduct a Board meeting on
Thursday, March 24, 2016 at 7:00pm.**

**Changes to the Governing Documents including the By
Laws and ARB Guidelines will be considered at the Board
Meeting.**

**If you have any questions, please contact Jill Rygh at
JRygh@LelandManagement.com**

**Meeting Location: Windermere Prep School
6189 Winter Garden Vineland Rd.
Windermere, FL 34786**

Leland Management

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