

# The Mabel Message

THE NEWSLETTER OF THE MABEL BRIDGE HOMEOWNERS ASSOCIATION

## Message from the Board of Directors

Dear Neighbors,  
Happy Spring! We hope everyone is enjoying the season. We want to share some information with you about our Mabel Bridge Community. Included in this newsletter is information about:

- Upcoming Community Garage Sale (**April 25th**)
- Upcoming KB Sponsored BBQ at Community Pool (**April 25th**)
- HOA Web Site Information [www.MabelBridgeHOA.com](http://www.MabelBridgeHOA.com)
- HOA Facebook Page [www.Facebook.com/MabelBridgeHOA](http://www.Facebook.com/MabelBridgeHOA)
- Creation of a Social Events Committee
- Change to our Community Landscaper
- Change to our Community Association Manager at Leland Management
- General Community Reminders

We also 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.

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

### Schedule of Upcoming Meetings

#### HOA BOARD MEETINGS

- MAY 7TH
- JUNE 30TH
- AUGUST 27
- OCT 15TH - BUDGET MTG
- NOV 19TH - ANNUAL MTG

FOR MEETING DETAILS, VISIT  
[WWW.MABELBRIDGEHOA.COM](http://WWW.MABELBRIDGEHOA.COM)  
AS THE MEETING DATE  
APPROACHES. SIGNS WILL BE  
POSTED NEAR THE COMMUNITY  
ENTRANCES AS WELL.

## Community News

### COMMUNITY GARAGE SALE:

After some requests were received, a community garage sale was approved at the last Board meeting. The sale will take place **Saturday, April 25, 2015 from 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 beautiful!**

**KB HOME-SPONSORED BBQ:** KB Home will host a neighborhood BBQ at the Mabel Bridge Community pool at on **Saturday, April 25th from 3-5pm**.



All residents are invited to attend and guests are welcome. Come out, meet your neighbors and enjoy a **FREE, catered, family-friendly BBQ** from Black Bear BBQ!

### VISIT WEB SITE & 'LIKE' FACEBOOK PAGE:

Need info about HOA? Want to be informed of meetings and community news? Remember to visit [www.MabelBridgeHOA.com](http://www.MabelBridgeHOA.com) and [www.Facebook.com/MabelBridgeHOA](http://www.Facebook.com/MabelBridgeHOA). Please "Like" the Facebook page and turn on Facebook notifications to help you keep up with important information and community notices.



### SOCIAL EVENTS COMMITTEE VOLUNTEERS WANTED:

Our community has grown quickly and welcomed many new neighbors and families. We hope to see Mabel Bridge become a thriving, close-knit community. To help neighbors to get to know one another, the Board would like to establish a Social Committee comprised of residents/volunteers. Would you like to help us create Walking/Running groups, Moms'/Kids' Playdates, Gardening activities, Holiday events, and more? Contact Vanessa Martinez (407) 781-0778 or [VMartinez@lelandmanagement.com](mailto:VMartinez@lelandmanagement.com).

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## Community News

### NEW COMMUNITY LANDSCAPER SELECTED

Early this year, our volunteer Landscape Committee sought out contract bids from several well known landscaping companies in our area, including an updated bid from our existing landscape maintenance provider (BladeRunners). After careful review and analysis of their service offerings as well as in-person meetings with all of the bidding vendors, the Landscape Committee presented their recommendations to the Board or Directors during the January Board Meeting. **Ackman Bros. Landscaping, Inc.** was determined to be the leading choice and was selected as our new landscape maintenance provider effective April 1, 2015.

*Please be advised: **Heavy pruning** will take place on some shrubs and trees that are not currently in good health. In some cases, things may look worse before they look better. We have confidence that Ackman Bros. will help us restore our plants and shrubs, but it will take some time. Please report any questions or concerns to Leland Management.*

### NEW COMMUNITY MANAGER TO BE APPOINTED

As many of you were aware, our Community Association Manager (CAM) from Leland Management was Mr. Don Danos. Don is pursuing another career opportunity, so our community will be assigned a new permanent CAM soon. **In the interim, our contact person and temporary CAM will be Ms. Vanessa Martinez. Vanessa can be reached at VMartinez@lelandmanagement.com and (407) 781-0778.**

## Important Reminders

### CHANGES TO LANDSCAPING OR HOME EXTERIOR

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, Vanessa Martinez from Leland Management at VMartinez@lelandmanagement.com and (407) 781-0778. ARB Guidelines and Application are also available on [www.MabelBridgeHOA.com](http://www.MabelBridgeHOA.com)

### GENERAL SAFETY

Remember, if you see **anything** suspicious in the community, **please call the police** via 911 or non-emergency number, 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. **Please be safe!**

### 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 by 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](http://www.MabelBridgeHOA.com) on the "Community Documents" page.

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## Did You Know?

### ALL HOMEOWNERS 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 Mable 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.

### ALL HOMEOWNERS ARE INVITED TO ATTEND HOA BOARD MEETINGS

All homeowners are 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 and Facebook page.

## MABEL BRIDGE HOA MEETINGS

During the BOD meeting, homeowners listen as the Board reviews / discusses:

- Management report from Leland Management including such things as HOA financials, vendor proposals, contracts, and violations.
- Any old or new business requiring BOD attention (Topics vary each meeting)



It's important for homeowners to understand the meetings follow formal procedures known as Roberts' Rules of Order. Agenda items are a **discussion amongst the Board members only**, and homeowners are asked to **hold their comments during this time**. While we understand this is a different process than many of us are used to from typical business meetings, our HOA governing documents dictate the formal meeting procedure, and we will adhere to this process. Homeowners will be invited to ask questions or raise concerns at specific times during the meeting. If there is a topic you would like added to the agenda or to request time to address the Board, please contact Vanessa Martinez with your request. Meeting minutes are recorded and will be approved at the next BOD meeting, after which time they can be made available to all HOA members on [www.MabelBridgeHOA.com](http://www.MabelBridgeHOA.com).

## 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 Community Association Manager (CAM) is Vanessa Martinez. Vanessa can be reached at [VMartinez@lelandmanagement.com](mailto:VMartinez@lelandmanagement.com) and (407) 781-0778. If you have any questions or concerns about Mabel Bridge HOA or if you need to report a violation, Vanessa is the current 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) on the "Community Documents" page. Or, you may contact our interim property manager Vanessa Martinez at Leland Management at (407) 781-0778 or [VMartinez@lelandmanagement.com](mailto:VMartinez@lelandmanagement.com).

**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 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 value 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. The meeting schedule is the front page of this newsletter.

## REMINDER!

Want information about the HOA? Need a copy of the community rules? Want to be informed of meetings and community news?

Remember to visit [www.MabelBridgeHOA.com](http://www.MabelBridgeHOA.com)  
and [www.Facebook.com/MabelBridgeHOA](http://www.Facebook.com/MabelBridgeHOA)

Please **“Like”** the Facebook page and turn on Facebook notifications to help you keep up with important information and community notices.

To turn on Facebook notifications:

- Hold mouse over LIKE button
- Click “Get Notifications”

