

Message from the Board of Directors

Hello, Neighbors!

We have some important information and reminders to share with you.

We have noticed Mabel Bridge is not looking as good as it should lately and we are committed to getting things back on track. We will be making sure common areas are well-maintained and we ask you to make sure your property is, too. Remember, as members of the HOA, every homeowner has a responsibility to maintain their property to standards set by our community's governing documents. Violations will be issued to those who are not in compliance.

In addition to maintenance standards, there are many rules in place that help maintain order, aesthetics and property values. We have included some critical reminders to help you stay in compliance to avoid violations and fees.

Please review this information carefully. If you have any questions, please contact our Community Association Manager (see right panel).

As always, we want to remind you that homeowners are **invited to attend all Board meetings** to learn about our community and to share thoughts or concerns. We look forward to seeing you!

Mabel Bridge HOA Board of Directors
Mel (President), Jessica (VP) & Mury (Treasurer / Secretary)

New Community Association Manager

Please welcome our new Community Association Manager (CAM) from Leland Management:
Debra Davis

Debra can be reached at
DDavis@LelandManagement.com
and **407-781-5787**.

Please leave a message if you reach voicemail.

For emergencies or issues that arise outside of normal business hours, call (866) 263-3987

Contact info is always posted on www.MabelBridgeHOA.com

Community News & Reminders

New Pool Gate System Coming Soon

A new gate system will be installed at the community pool within the next several weeks. All HOA members will be issued new keys in order to access the pool. These new keys will need to be retrieved in person by the homeowner on file. Renters will need to demonstrate residency by providing a copy of their lease and showing proof of residency. A separate mailing with more detailed instructions will follow.

Renting Your Home

All rental leases must have a **minimum one year term**. Owners leasing their property must provide updated resident information to Leland Property Management any time a new lessee moves in. The form is available on MabelBridgeHOA.com. Owners are responsible for ensuring lessees comply with HOA rules and regulations. In addition, **short term rentals, including Airbnb and similar services, are not permitted** by Orange County Government and violate HOA rules.

Sign Up to Receive HOA Info via Email

Do you want to receive email with important news and notices from Mabel Bridge?



Send an email to our property manager Debra Davis at DDavis@LelandManagement.com. When you submit your request to be added to our mailing list, remember to include your property address and whether you are an owner or renter.

Stay Connected Online

Need an Architecture Review Board application? Looking for contact info or Board meeting dates? Visit www.MabelBridgeHOA.com and [www.Facebook.com/MabelBridgeHOA](https://www.facebook.com/MabelBridgeHOA). Please "Like" the Facebook page and turn on notifications to help you keep up with important information.

Please note that NextDoor.com is not an official HOA communication source. It is neither monitored nor maintained by the HOA.

HOMEOWNER RESPONSIBILITIES - PROPERTY MAINTENANCE

It's time to take a look at the outside of your home to ensure your property is in compliance with Mabel Bridge HOA rules and regulations. The following is not a comprehensive list, but provides some common issues to look for when reviewing the condition of your home and property:

- **Are there dead areas in your lawn, including the section between the sidewalk and the street?**
- **Do your flower beds have weeds or dead foliage? Are they in need of mulch?**
- **Do your hedges or and shrubs need to be trimmed?**
- **Does your grass need to be mowed, edged or weeded?**
- **Do your right-of-way trees need to be straightened or replaced (if missing)?**
- **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?**
- **If your trash cans are stored outside, are they visible from the street?**
- **Does your home or fence have visible mold?**

If you answered “Yes” to any of these questions, please correct the issues immediately to avoid receiving a violation.

As a reminder, when you purchased your property in Mabel Bridge, you automatically became a member of the Mable Bridge Homeowners Association (HOA). By entering this arrangement, you agree to abide by HOA rules and regulations, including maintaining the exterior appearance of your home to certain standards. Homeowners are responsible even if you do not live in the home full time or if you lease it to someone else.

If you are unsure of the Rules & Regulations for our Association, please refer to the **Mabel Bridge Declaration, Articles and Bylaws**. You can download a FREE copy from www.MabelBridgeHOA.com on the “Community Documents” page. Please direct questions to our property manager at Leland Management: Debra Davis at DDavis@LelandManagement.com or 407-781-5787.

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

* * *

Planning an Exterior Change? It's as Easy as A-B-C

A—Ask the Architectural Review Board (ARB) for approval if you are planning **any exterior changes (landscaping, fence, pool, etc.)**. Follow the guidelines and submit an application form. Both can be found at www.mabelbridgehoa.com/community-documents

B—Be approved. The ARB has 45 days after receipt of your request to provide their decision, but most requests are approved in less time since the volunteers on the ARB meet monthly.

C—Commence with your project. Please remember it must be complete within 12 months.

HOA DUES INCREASED IN 2018

In case you missed it, HOA dues increased by \$5 per quarter in 2018. If you have automatic payments set up through your bank, please ensure you are sending the correct amount (\$210 per quarter) to avoid fees on your account. If you aren't sure if your account is up to date, please contact Leland Management's Assessment & Billing Dept at 407-781-1188 or assessments@lelandmanagement.com.



HURRICANE SEASON IN EFFECT



NOAA's forecasters are predicting 10 to 16 named storms this season, including five to nine hurricanes. The predictions call for one to four of them to be major hurricanes -- Category 3 or higher.

This is the time to check your hurricane supplies and make sure you are prepared for the season. Visit www.ready.gov/build-a-kit for recommended supplies.

UPCOMING MEETINGS

- Sep 4 (Budget Meeting)
- Nov Date TBD (Annual Mtg / Election)

All homeowners are requested to attend HOA Board Meetings. Meetings are held in a style similar to government committee meetings where the public is invited to observe. Open Forum and questions will be taken at the end of the session.

For meeting details, visit:

MabelBridgeHOA.com/Meetings



DOGS MUST BE ON LEASH



Dogs are required to wear a leash when off the owner's property or on any piece of public property according to Orange County Ordinances.

This includes any dogs on or near our community soccer field. Please remember, this area is not a dog park, so dogs should not be allowed to run free on the field.

Please always pick up after your pets, too.

WHAT'S THAT SMELL? POND ISSUES

The ponds located within Mabel Bridge are property of Orange County. As such, the county is responsible for maintaining them. If you experiences unpleasant smells or other issues with the pond, please call 311 to contact Orange County for assistance.



WATCH YOUR SPEED!



Please keep our children and our neighborhood safe by driving at or below the posted speed limit of 25 mph. We all live here, so let's keep it safe for everyone, please!



Did you know the Board of Directors and all committee members are resident volunteers?

We don't get paid, but we work hard to run the HOA with the help of our professional community manager Debra Davis.

Mabel Bridge is a small community, but there are still a lot of responsibilities and decisions that must be made. It would be a big help to have more community members involved. Even having more residents present at the Board meetings to share input, experiences and ideas would make such a difference.

A little bit of time and effort can go a long way to build and support a community. We can't do it alone, so please join us at the next Board of Directors' meeting.

Come and observe the meeting to learn more about how the community is managed, where money is being spent, and what projects are in the works. If you decide to lend your time or talents to Mabel Bridge, the entire community will benefit!

If nothing else, you will meet some neighbors who care about the HOA.

We look forward to seeing you!



Don't Forget — News, Contacts, Documents and Meeting info are available 24/7 at www.MabelBridgeHOA.com

