

MORTEGO BAY HOA

SEPT-OCT IN THE BAY



Welcome to the September-October issue of the newsletter. Another great source of local information and updates is Nextdoor.com. Search for Montego Bay Blvd. Also check out the Montego Bay website at: MontegoBayHOA.org.



Balance on Hand:

Operating Checking and Savings: \$46,436.43

Contingency Fund Savings:
\$11,495.83

Collections: We currently have two old accounts with the attorney. Both on payment plans. Unfortunately, these were sent to the attorney prior to the new board taking over. As a result, we still have attorney's fees on these two accounts.

We are down to two residents who have not paid their 2018 HOA Dues. A lien has been placed on one property. We do not pay attorney's fees on these liens. All expenses are passed directly to the homeowner. The second owner set up a payment plan with the board. We have attempted to work with this resident. The owner has made little effort to maintain the agreement. They have been notified that if they are not current by November 1st, a lien will be placed on their property.

YTD Budget Information is available at: MontegoBayHOA.org



ARE YOU READY??

We are in the thick of hurricane season. Please make sure that your trash cans and other outdoor objects are secured should a storm approach! A little precaution can save thousands of dollars in damage!



The date has been set for the Annual HOA Public Meeting. The Poinciana Fire Station Community Room has been

reserved for **Monday, November 5th, 2018, 7:00 PM.**

Please set aside that date and plan to attend our Annual Meeting. We look forward to seeing as many residents as possible. We value and welcome any and all input on future improvement projects.

Be watching your mailbox in early October for the annual meeting notice. This mailing will also contain your **HOA DUES NOTICE/BILL FOR 2019**. This is the **ONLY** notice you will receive.



Since the beginning of the year we have had nine homes change hands. We would like to welcome all of our new neighbors and encourage them to get involved in our community. Nextdoor.com (search for Montego Bay Blvd.) is a great way to hear about things going on in the neighborhood. (We currently have 132 neighbors on Nextdoor!) We hope to see some of these new faces at the Annual Meeting, November 5.



HALLOWEEN IS JUST AROUND THE CORNER!

As you prepare for the little ghosts and goblins who will be invading our neighborhood, stock up on lots of treats. We are a popular Trick or Treat destination! Make sure to slow down and watch out for the children!

CELEBRATIONS COMING UP?

Let us know, we will add it to the newsletter!



ALL OF THESE ARE COVERED IN THE CODES COVENANTS AND RESTRICTIONS and are offenses for which you can be violated!

It has come to our attention that a few residents may possibly be attempting to run a business from their home. This is expressly forbidden in the CCR's of the community.

Parking is, and always will be, an issue in our neighborhood. Do not park on the grass! That is a County as well as an HOA violation. Please be considerate of your neighbors and do not block their field of vision or access to their driveway when parking.



LAWN MAINTENANCE!

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COMMERCIAL VEHICLES UNLICENSED VEHICLES

Commercial vehicles parked in our community are an on-going problem. These vehicles are expressly forbidden in the HOA codes, covenants and restrictions under Article V, Section 2. (CCR'S are available for viewing at: **MontegoBayHOA.org**) We will be violating offenders. Please note that the fine for this violation is \$100 per day.

The same restriction applies to unlicensed vehicles.



OSCEOLA CO. SHERIFF'S OFFICE

www.osceolasheriff.org

Non-emergency:

407-348-2222

Community Services:

407-348-1190

Drug Tip Hotline:

407-348-1174

Traffic Tip Hotline:

407-344-5253

Co. Code Enforcement:

407-742-0400

Familywatchdog.us:

(sex offender info)