

MONTEGO BAY HOA

MARCH - APRIL IN THE BAY



Welcome to the March – April 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.



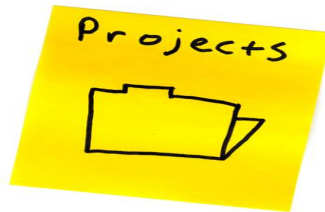
Balance on Hand as of 3-1-2019:

Operating Checking and
Savings: \$90,963.54
Contingency Fund Savings:
\$16,726.23

Collections: We currently have only one old account with the attorney. This account is on a payment plan.

YTD Budget Information is available at:

MontegoBayHOA.org



Projects currently in the works are the repainting and surfacing of the deck surrounding the Community Pool. The color will remain the same. The current paint is chipped and peeling. We will be working to get this completed before we hit the high season of use for the pool. As a result, the pool will be closed for a few days to let the surface dry.



In addition, we will be working on touching up the black fence surrounding the park and particularly the parking lot area.

Repairs/replacement are also being made to the electronic gate to the parking area. This has not functioned for several

years and needs to be opened and closed manually each day.

We are also currently working on replacing the piece of playground equipment which had to be removed for liability and safety concerns.



UNPAID HOA DUES!

We currently have approximately 22 owners who have not paid their 2019 HOA Dues! **Please note that a LIEN will be placed on any property with unpaid dues on April 15, 2019.** Last year the average cost to remove a lien was approximately \$1400.00. These liens are handled by the attorney with no cost to the Association. **SAVE YOURSELF SOME \$!**
Pay your dues!



As summer approaches, just a quick reminder of the pool rules.

- Guests **MUST** be accompanied by a HOMEOWNER at all times!
- Swim at your risk! No lifeguard on duty!
- Residents are responsible for supervision of your children under the age of 14 at **ALL TIMES!**
- No glass or other breakable objects inside the pool area.
- Appropriate swimsuits only! Babies must wear "Swimmies"!
- No alcoholic beverages permitted!
- Please shower before entering the pool.
- No pets, skateboards, bicycles, or similar equipment in the pool area. We have a bike rack!
- No diving, running or horseplay permitted!

THE HOA RESERVES THE RIGHT TO ENFORCE THE RULES AND REVOKE PRIVILEGES!



LAWN MAINTENANCE!

Here comes the rainy season! **BUT** you must maintain your lawn. **Please MOW, EDGE and TRIM!**



ANYONE CAN REPORT A POT HOLE!

Go to:

<https://www.osceola.org/agencies-departments/public-works/road-bridge/report-road-problem.stml>



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

Parking is, and always will be, an issue in our neighborhood. **DO NOT PARK ON THE GRASS ANYWHERE, INCLUDING YOUR OWN FRONT YARD!** That is a County as well as an HOA violation.



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. The same restriction applies to unlicensed vehicles.

DISCARDED ITEMS!!!!



The HOA has recently had to pay to haul away furniture and other discarded items from HOA Common Areas. Please do not use our Common Areas as your personal dump. It is a waste of community funds.



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)**