

NEWSLETTER



Term: Fall | Issue 1 | Date: September 14, 2020

MS

PARK & POOL

We would like to thank our residents for doing their part in keeping our community area in great condition. We have worked hard to improve the park facilities for our families and children. It is now up to all of us to ensure the park is always clean and free of debris. It is great to see that the pool is being enjoyed by residents. Thank you to all who have used the pool/cabana area and have left it clean and organized. Please remember that the pool gate is to be closed at all times. A resident tied it open recently and left it open overnight. This creates a huge liability. The Board will revoke privileges for those who chose to violate the rules.

You can also stay in contact with neighbors by downloading the Nextdoor App on your cell phone or by visiting the web page [Nextdoor.com](https://www.nextdoor.com) and searching for Montego Bay.



CONTACT INFO

www.montegobayhoa.org
montegobay2505@gmail.com
montegobayviolations@gmail.com

Board Members

President - Janice Stempson
Vice Pres - Camile Serrano
Treasurer - Kristine Castleman
Secretary and IT - Marah Sanchez

Violations Review Committee

Carlos Oppenheimer
Mike Cruz
Matt Baranishyn
Heba Abdelqader

Violations Officers

Ivette Oppenheimer Braithewaite
Salvatore Mozzotta
Julio Rodriguez
Abdiel Calderon

EMERGENCY

For Emergencies Only call 9-1-1
Osceola County Sheriff: 407-348-2222
www.osceolasheriff.org

If you see something say something!

If you see something that would require the Sheriff, please call them, there is little the HOA can do if there is a crime in process. Make sure to be in a safe place while you are calling the police! Take pictures if you are able to do so, but be safe!

Toho Water : 407-944- 5000

www.tohowater.com

KUA - 407-933-7777

www.kua.com

Osceola County Emergency
Management Main Office
407-742-9000

KEY DATES

Yard Waste & Recycling: Wednesdays **Trash: Thursdays**

Remember to organize your trash, yard waste and recycling and place it in front of your own home. Please be considerate and do not park your vehicle so that it impedes your neighbor's collection.

Be sure to remove your trash/recycle cans from the street after collection. Trash cans should be stored on the side of your home or in your garage, NOT in front of your home or garage door.

ANNOUNCEMENTS

ANNUAL MEETING

Our Annual Meeting has been set for **Tuesday, November 10, 2020** starting at 7:00 pm at the **Poinciana Fire Station #42** located at 2000 N. Poinciana Blvd. Kissimmee, FL 34746. Please make sure to bring your face mask with you. We look forward to seeing you there!

HOMEOWNERS ASSESSMENTS

We want to remind all of our residents of the **Homeowner's Assessment** (dues) of **\$430.00** are due on **January 1, 2021**, and must be paid by the end of the month to avoid a 1.5 monthly interest fee authorized in the Declaration of Covenants. This is your first reminder, please keep in mind any account that is not paid in full by **April 15th, 2021** will be turned over the attorney, and lien will be placed to the property. Perhaps it is a good idea to start saving a little at a time.

Payment can be made on-line at MontegoBayHOA.org with a credit or debit card. Be sure to include your account number (home address). Payments can also be mailed to: 2505 Montego Bay Blvd. Kissimmee, FL 34746

FINANCIALS

August Financial are as follow:

Current Bank Balances

Operating Account - \$3,709.26

Savings Account - \$38,607.26

Contingency Account - \$22,686.11

For more details visit our website at www.montegobayHOA.org

for the complete details of the August financials and Board meeting minutes.



AMENITIES

We would like to remind all our neighbors of the rules of using the amenities we have as part of our community. Please visit our website <https://montegobayhoa.org> for the complete list of rules and regulations of our community. When using the pool area each homeowner is responsible for leaving the pool area clean after each use and making sure the **pool gate is closed when leaving the area.**

We have security cameras in the pool and park, and we know who leaves the area dirty and who does not. The HOA does not want to enforce fines for cleaning services. Please make sure to do your part in taking care of our amenities.

