

Regency Place Homeowners' Association, Inc.

170 Lady Diana Drive, Davenport, FL 33837

regencyplacehomeowners.com

Ph 863-420-7799

April 2, 2024

Please regard this as 10-day notice for the HOA Board meeting held 6:30 pm at the Regency Place pool scheduled for **April 16, 2024**. The meeting will cover:

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| 1. Call Meeting to Order / Roll Call | 4. Repairs |
| 2. Reading of the Minutes | 5. Old & New Discussion |
| 3. Treasurer Report / Finances | 6. Adjourn |
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DUES - Homeowner semi-annual assessments are due March 1, 2024 and are now past due.

REMINDER - The Board voted to change the monthly board meeting. Board meetings begin now on the 3rd Tuesday of the month in order to keep meetings the same day of the month.

REMINDER - Please note there will be a raise in dues from \$600 yearly to \$660 yearly for the year 2025 as voted by the Board at the February budget meeting. This is the 10% allowed per covenants. The HOA board voted for the change needed due to rising costs the HOA has carried for the past 3 years. All utilities and services for the HOA have risen substantially. Please also note there has not been a raise in dues since 2011. The raise in annual assessments will ease those rising costs and will allow continued savings for major repairs. Raising dues now to cover costs later will avoid billing owners an additional special assessment of \$1,000 per year for those major repairs when it is needed.

NOTICE - Garbage – Many are not still aware of the new rules implemented by Polk County for bulk pickup. [New Polk County ruling adopted June 2023](#) state there is only 1 pickup per month and that day is on the 4th Monday of each month for bulk garbage (outside your garbage cart). **By Regency Place Covenants Article VII Section 12 this means you must store these items out of sight and may not place items at the curb until that 4th Monday.** [Call 863-284-4319 to ensure special garbage pickup or make inquiries for your needs.](#) You may also call that number for broken garbage cans or schedule replacement online.

As a reminder, you must store your **garbage cans** and non-yard items out of sight, such as in the garage or to the rear of the home specifically “behind your home”. All garbage cans, recycle cans and other garbage must be put away out of sight on the day of pickup.

PARKING – There shall be no vehicles on the street between the hours of 11 pm and 7 am. Vehicles are towed. There is also no parking on non-paved areas anywhere in Regency Place. Please remember to fill out an overnight parking form for the pool lot which is slated for temporary overnight parking.

ARC - As a reminder, **you must wait until approval of your application before beginning work** for your exterior projects. For outdoor projects including but not limited to: fences, painting house (even the same color), roofing, landscaping, pools, hot tubs, satellite dishes & antennas, sheds, screenings, painting driveways (even the same color), window and door replacements, etc. Instructions, forms and even approved house colors are found on the web site at – regencyplacehomeowners.com - on the “ARC” page or at the bulletin board.

PROPERTY UPKEEP - You have an obligation to ensure your property is aesthetically pleasing by keeping it clean and sightly as set forth in Article VII Section 12. Please clean up by power washing mold, mildew and stains from homes and driveways, attending to yards by keeping them green, replace dead areas of grass as needed, maintain pest control, edge along the driveway and curb areas as well as remove and treat for weeds. Please also mow regularly and do not let lawn grow over 6 inches as well as make home repairs as needed.

POOL – Due to extended daylight hours the pool will be open until 7 pm beginning April 8, 2024. The pool gate automatically locks and you must leave the pool at that time.