

Regency Place Homeowners' Association, Inc.

170 Lady Diana Drive, Davenport, FL 33837

regencyplacehomeowners.com

Ph 863-420-7799

May 1, 2025

«Name»
«Street_Address»
«City»



Please regard this as 14-day notice for the special HOA Board meeting held 6:30 pm at the Regency Place pool scheduled for **May 15, 2025**. The meeting will cover:

1. Call Meeting to Order / Roll Call
2. Count ARC Ballots
3. Adjourn

REMINDER - Board meetings are normally the 3rd Tuesday of the month at the Regency Place pool in order to keep meetings the same day of the month. However, there will be no regular meeting in May as well as July & September.

NOTICE - **Garbage** – Many are not still aware of rules implemented by Polk County for bulk garbage pickup (that which does not fit in your garbage cart). Alternatively, you may put smaller items in your garbage carts for regular garbage day. Polk County ruling adopted June 2023 states there is only 1 bulk garbage pickup per month and that day is on the 4th Monday of each month (includes furniture, TV's and larger appliances). **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.** You may 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.

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 home (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 color choices at the bulletin board and website.

PROPERTY UPKEEP – **Many are letting their yards brown. Yards may then die and make harder work for you to replace or upkeep.** Violation letters will apply for yards not taken care of. You have an obligation to ensure your property is aesthetically pleasing by keeping it clean and slightly 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.

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 and other garbage must be stored out of sight until the day of pickup and then put away on day of garbage 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.

POOL – Due to extended daylight hours the pool will now be open until 7:30 pm. The pool gate automatically locks and you must leave the pool at that time due to state regulations for no lifeguard.