

# Regency Place Homeowners' Association, Inc.

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170 Lady Diana Drive, Davenport, FL 33837

regencyplacehomeowners.com

Ph 863-420-7799

February 1, 2026

Fellow Homeowners:

Please regard this as 14-day notice for the HOA Board meeting held 6:30 pm at the Regency Place pool scheduled for **February 17, 2026**. The meeting will cover:

- |                                      |                         |
|--------------------------------------|-------------------------|
| 1. Call Meeting to Order / Roll Call | 5. Repairs              |
| 2. Reading of Jan 7, 20 & 27 minutes | 6. Old & New Discussion |
| 3. Treasurer Report / Finances       | 7. Adjourn              |
| 4. Committee Sign-up                 |                         |

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**DUES:** Homeowner semi-annual assessment statements are enclosed and due by March 1, 2026.

**BUDGET:** Please find enclosed the 2026 Proposed Budget and the 2025 Actual Budget.

**VOLUNTEERS:** If you can volunteer your time to improve your community, there are various committees for sign up to help your community throughout the year. Please let the Board know by phone, email or at the meeting.

**HOLIDAY DÉCOR/LIGHTING:** If you have not already removed your holiday décor and/or lighting, please do so. Holiday décor and lighting are required to be removed by Jan 31<sup>st</sup> each year.

**SOLICITORS:** Solicitors are anyone going door to door to sell or even offer you information. Did you know solicitors are trespassing when coming into Regency Place? A sign is posted at the entrance of the community for no trespassing or soliciting. The HOA has an agreement with the Sheriff department to escort them out. If they come to your door, you have the right to turn them away, ask them to leave the community and to call the sheriff department to escort them out of Regency Place.

**ROADWAYS:** Road signs are posted throughout Regency Place. The speed limit is 15 mph for winding narrow roads as well as for safety of walkers and children playing. Driving slowly over speed bumps. Stop in front of the spike strips and gently roll over to avoid damages to tires. The HOA is not responsible for damages. Please slow down and stop for any stop signs. Polk County Sheriffs will write tickets for speeding and not stopping at stop signs as well as other rules of the road not followed.

**PARKING:** There is no parking on the streets from 11 pm to 7 am. Vehicles will be towed. Parking overnight at the pool lot requires a parking form between 11 pm and 7 am. Place the completed form in the HOA box labeled 170 at the curb of at the pool lot. You may not park on non-paved areas of the community which includes your visitors and service persons. Please ensure they do not park on the grassed areas. These rules follow Article VII Section 6

**STREETLIGHTS:** When streetlights are out, going on or off or just plain staying on during the day, report light issues by going to Duke Energy's website. It's quite easy to report as you just click on the light location on Duke Energy's interactive map. Keeping streetlights working properly helps the safety of all in the community.

**ARC:** As a reminder, **you must wait until approval of your application before beginning work** for your exterior projects. Outdoor projects including but not limited to are: 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. ARC forms are found on the web site at – regencyplacehomeowners.com - on the "ARC" page.

**PROPERTY UPKEEP:** 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 and mowed regularly, 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 make home repairs as needed.