

Regency Place Homeowner's Association, Inc.

170 Lady Diana Drive, Davenport, FL 33837

regencyplacehomeowners.com

Ph 863-420-7799

September 3, 2024

Please note there will be no September 2024 HOA Board meeting.

VERY NEW - From Polk County – Please check Polk County website.

- **Yard Waste** – Beginning October 1, 2024 – yard waste will now be picked up on Mondays.
- **Recycle** - Beginning October 1, 2024 - there will **NO** longer be recycle collection days. Polk County states you may use your recycling cart for garbage or yard waste until your cart is no longer serviceable or you may call 863-284-4319 to request its removal.
- **Furniture & Appliance** – Furniture and appliances will continue to be removed on the 4th Monday of each month.

DUES: Reminder - Homeowner semi-annual assessments are due September 1, 2024. Assessments are now past due beginning September 2, 2024.

Front Entrance - SCHOOL is in! – There seems to be issues between vehicles and people walking. Please remember space is limited at the front. Children are busy getting in and out of vehicles. Children are walking to and from the bus. Residents, please be considerate to NOT block the entrance and exit gates. Drivers, please proceed slowly through the gates to keep everyone safe at the busy school bus departure and arrival times.

Yard Sale: Plan ahead – The next community yard sale is scheduled for November 8 & 9.

Stormy Weather: It is always a good idea to keep items around properties picked up and secured for any stormy weather. For residents with palms and other trees, please remember to trim dead fronds and tree limbs when needed. Storms play havoc on these items whipping them around to fall to the ground and will be all that is needed to make it dangerous to persons and properties.

Best Yards in the Community: Each month you will see a different property with a Yard of the Month sign posted. That sign recognizes the owner's diligence for beautifying their property. A \$25 Lowe's gift card is a small token of appreciation awarded to the recipient from the Community Events Committee. Residents (owners & tenants) are eligible except Board, ARC & other HOA committees.

Please see a few reminders for Regency Place – Applying general maintenance of these items will help the entire community look great, keep property values up and help avoid any violations.

- 1) **Property Maintenance** – Keeping up with maintenance is key to avoid violations. Please clean up and maintain your property per covenants as well as make all timely repairs.
 - A) **Cleaning** – Power wash to clean homes, fences and driveways as needed to maintain your property.
 - B) **Painting** – When the paint on your home is wearing thin and it's time to paint, you will need ARC approval even if you are painting the same color. The same goes for painting of driveways.
 - C) **Yard** – All major landscaping must get approval by the ARC. Removing a tree is a good example of needing ARC approval. Yard maintenance includes keeping them green, replace or repair dead areas of grass as needed, maintain pest control, edge along the house, gardens, driveway and curb areas as well as remove and treat for weeds. Regular mowing is required to keep grass no more than 6 inches high. Remove those pesky weeds in driveways, sidewalks and entrance areas. Trees, shrubs and other plantings must be kept trimmed regularly
 - D) **Garbage/Recycle Carts and other Garbage** - Garbage/recycle carts are out on day of pickup and put away on day of pickup.
 - 1) **Storage** - As a reminder you must store your **garbage/recycle carts** and other non-yard items out of sight, such as in the garage or to the rear of the home specifically “behind your home”.
 - 2) **Other garbage** - Additional items outside your garbage can not go to the curb until the 4th Monday of the month. The garbage company will not pick them up until that date and violations apply for garbage storage at the curb.

E) Parking – Violations and/or towing of your vehicle will apply.

- 1) Please remember to fill out an overnight parking form for the pool lot. This parking is for temporary overnight parking only as it is a very small additional parking area for the entire community to utilize.
- 2) There shall be no vehicles on the street between the hours of 11 pm and 7 am for emergency services to access the roads easily.
- 3) There is also no parking on non-paved (grassed) areas anywhere in Regency Place.
- 4) Trailers, boats, RVs, u-hauls, PODS, dumpsters and even commercial vehicles are not allowed to park overnight in driveways without approval. You may get temporary parking approval by the ARC or utilize overnight parking at the pool.

ARC - You must wait until approval of your applications before beginning work on your exterior projects. Please see Regency Place web site for exterior project examples, instructions, forms and even approved house colors at regencyplacehomeowners.com “**ARC**” page. Submit applications to an ARC member in person or to the ARC via certified mail as mentioned in application.

1) Examples - Always check with the ARC for applications for your exterior projects. ARC applications are to be submitted for but not limited to the following:

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| A) Roof Replacements | D) Sheds | G) Painting & Widening Driveways |
| B) Major Landscaping | E) Fencing | H) Window & Door Installations |
| C) Screenings | F) Painting Homes | |

STREETS – The speed limit in Regency Place is 15 mph to accommodate the curves of the roads and most importantly persons in the street. Please slow down. Many are not stopping at stop signs and there have been some near misses. The Sheriff’s department will write tickets for traffic violations. Please keep children and residents safe by following the posted speed limit.