

# Regency Place Homeowners' Association, Inc.

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170 Lady Diana Drive, Davenport, FL 33837

regencyplacehomeowners.com

Ph 863-420-7799

April 1, 2025

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

1. Call Meeting to Order / Roll Call
  2. Reading of the Minutes
  3. Treasurer Report / Finances
  4. Repairs
  5. Old & New Discussion
  6. Adjourn
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**DUES** - Homeowner semi-annual assessments were due March 1, 2025 and are now past due.

**REMINDER** - Board meetings are the 3<sup>rd</sup> 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 meetings May, July & September.

**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 color choices at the bulletin board and website.

**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, 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.

**NOTICE - Garbage** – Many are not still aware of rules implemented by Polk County for bulk garbage pickup. Polk County ruling adopted June 2023 states there is only 1 pickup per month and that day is on the 4<sup>th</sup> 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 4<sup>th</sup> 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 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 be open until 6:30 pm. The pool gate automatically locks and you must leave the pool at that time due to state regulations for no lifeguard.

**BEST YARDS** – 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.

**COMMUNITY YARD SALE** – The community yard sale takes place April 4 & 5. Gates will be open to the public from 8 am to 4 pm each day.