

Regency Place Homeowner's Association, Inc.

170 Lady Diana Drive, Davenport, FL 33837

regencyplacehomeowners.com
Ph 863-420-7799

August 31, 2023

Fellow Residents: **Please note there is no board meeting scheduled for September 2023.**

DUES: Reminder - Homeowner semi-annual assessments are due September 1, 2023. Assessments are past due on September 2, 2023.

Email: Email addresses were updated to a new system. Please let Sheri know if you wish any changes to your preferred email for occasional community news and monthly agendas. You may contact Sheri by email at sheri@regencyplacehomeowners.com or by phone at 863-240-7799 for any email address changes.

Properties: 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.

Violations: The most common violations are listed here and what you do to avoid them. If applicable, submit your ARC applications for exterior projects and **wait until approval of your application before beginning work.**

- 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 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, walkways and entrance areas. Trees, shrubs and other plantings must be regularly trimmed.
 - 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 (behind your home).
 - 2) **Other garbage** - Call for special pickup at **863-284-4319** for additional large and bulky items such as furniture and appliances to schedule removal. You would also call for pickup of larger tree/shrub trimmings piled at the curb.
- 2) **Parking** – Violations and/or towing of your vehicle will apply for not following parking rules.
 - 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, dumpsters and even commercial vehicles are not allowed overnight in driveways without approval. You may get temporary parking approval by the ARC or utilize overnight parking at the pool with form filled out and placed in HOA box.
- 3) **Vehicles** - All vehicles must have a current license plate and all vehicles must be in operating condition in Regency Place. There is no vehicle maintenance allowed in driveways and common areas.

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.

Yard Sale: Plan ahead – At this moment the next community yard sale is scheduled for November 3 & 4.