

ORANGE GROVE PARK CONDO ASSOCIATION

60 TEMPLE CT.

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NEWSLETTER

New Directors/Courts for this year:

Scott Libby – President

Gail Scala – Vice President/Hamlin Ct

Tom Kijanka – Treasurer/Tangerine Ct

Jackie Sims – Secretary/ Tangelo Ct

Theresa Janssen – Asst. Secretary/Temple Ct

We would like to take this opportunity to acknowledge the crisis in our Country. We encourage our residents to follow recommendations from the CDC and the local government to control the spread of COVID-19. We have closed the office to the public as of March 23rd 2020 @12:00. We will reopen as soon as it is advised that it is okay to be re-open. We have also cancelled the Board meeting in March and will have the next meeting as soon as we can.

Directors have walked around the units on each court and have reported shingles to be replaced, flashing and doors in need of paint and other violations not consistent with our rules & regulations. Some of the violations reported are ladders, mops, rakes, refrigerators, washer/dryer, tires, plus a lot of garbage around units. All mops, brooms, ladders, rakes, etc need to be stored inside your unit.

Weeds in the 3 ft area are the responsibility of the owner to make sure they are kept neat and cleaned up. If you have delicate plants that you do not want damaged or taken care of by the landscaper, please contact the office and a sticker will be given to put in your window indicating that you are maintaining your own area.

We are currently working with our landscaper to get prices for residents who are not capable, but the owner will get a bill for the cost.

Directors are working diligently with our attorney on units in disarray and/or neglected by owners. All owners and including tenants have read and signed that the Rules & Regulations were understood and a copy was given prior to moving in.

The Board is considering a fining committee and is working out the details now. If you are interested in this committee stop by the office. This committee will help keep the Rules & Regulations enforced.

Please follow the 15 mph speed limit. Cars are exceeding this limit.

Residents & guests need to make sure everyone is parking in their designated spots for your unit ONLY and not on vacant units. DO NOT PARK ON THE GRASS; there are sprinklers right by the road side in the grass. They are very expensive to replace.

All complaints or issues need to be in writing so the board can discuss as a group.

Sprinklers have been worked on and now on a weekly schedule.

If you get a new roof make sure the contractors are putting black flashing on. Owners are responsible for this.

Books for reading are still available in the office for a short period of time as we will be emptying the cabinet soon.

When you have any changes to your address, phone number, etc. you must notify the office so your records are up to date and you can receive mailings. It is important that if you go north that we know where you are. Also if you have visitors staying with you, there are forms in the office to be filled out with names and phone numbers. This information is very important and helps the Directors, Staff & owners.

Owners, who rent out their units, please be aware of what is happening at your unit. We have an ongoing problem with owners of rental units allowing their tenants to move in prior to approval from the Association. THIS HAS TO STOP. It is important that we know who is living in the units. We are not a rental or sales office. Please take responsibility for making sure your tenants fill out the proper paperwork. WE DO NOT RENT THE PROPERTY/FIND TENANTS FOR YOU. We do not show property or collect rental money for owners. RENTING THE UNITS AND GETTING TENANTS APPROVAL IS THE SOLE RESPONSIBILITY OF THE OWNER. PAPERWORK FOR APPROVAL NEEDS TO BE COMPLETED DURING OFFICE HOURS ONLY. Current leases need to be in the office.

A copy of your INSURANCE Declaration Page must be sent to the office when renewed. Remember you must have HO3 for owner occupied or a DP3 for tenant occupied and the amount of insurance needs to be for full replacement cost including hurricane insurance, per our governing documents.

A reminder that all information concerning Orange Grove Park Condo Assoc. can be found on our website at www.orangegrovepark.com . Owners must contact the office for the password. The password will be changed every January. The password will only be given to the Owners of the Unit.

We as a board, are looking forward to serving all of our residents here in Orange Grove. This is your home too, please participate in our monthly meetings and we encourage your thoughts & comments.

Stay healthy thru this pandemic. If we can help, please give us a call.

Directors
Scott Libby
Gail Scala
Tom Kijanka
Theresa Janssen
Jackie Sims

INFORMATION UPDATE

Date _____

Owner's Name _____

Resident's Name _____

Additional/other Occupants _____

Address _____ Phone No. _____

Part time Resident _____ Full time Resident _____ Renter _____

Alternate Address (If applicable)

Alternate Phone # _____

Emergency Contact Name _____

Emergency Contact Phone # _____

Email address _____

Make and Model of Vehicles
