

Mirabella at LaVina

Newsletter – February 2006 <http://www.mirabellalavina.com>

Message from the Newsletter Committee

Thank you for helping our community grow and improve, and with the new year we will hopefully have a fresh start! It's also that time of year again when your HOA assessments are due, so please make payment as quickly as possible if you haven't already. Assessments are \$215 in January and \$215 again in July, so be prepared. The assessments are necessary for funding the daily operations and activities of the association, and a copy of the budget is available by written request to Community Management.

The next association meeting is March 30th, 2006 at the Lake Nona YMCA. This is the annual meeting for our community, so please attend if you can. Additional information will be in the mail regarding the meeting.

Community Updates

15 MPH speed limit signs have been posted in the community. Please adhere to the 15 MPH limit, as there are small children living and playing in our neighborhood. If the speed limit cannot be followed, speed bumps can be installed in the community. Let's keep our community safe!

There has been an interest expressed in a community directory. Normally, a community directory includes your name, address, phone number and perhaps any additional voluntary information such as names of children or pets. If you are interested, please send an email to 'newsletter@mirabellalavina.com' with your information.

The <http://www.mirabellalavina.com> website has been updated with new information, and contains several helpful documents. A list of contacts for the City of Orlando is also on the website, and this "Owner's Manual" outlines all of the services that the city offers.

City of Orlando Information

The Orlando Museum of Art is hosting *1st Thursdays* events the first Thursday of every month from 6pm until 9pm. The OMA's atmosphere changes each month for *1st Thursdays* with themed exhibitions by local artists. Guests party to live music by popular local bands or DJs. A cash bar and refreshments are available. \$9 non-member admission includes free access to the OMA's galleries. For more information on *1st Thursdays*, call 407-896-4231 ext. 256 or for a schedule of upcoming events, please visit <http://www.omart.org/events/events.thursdays.html>

Orange County has created a website for information regarding the plans of the South Alafaya Trail expansion known as "Innovation Way". The website is located at <http://www.orangecountyfl.net/cms/DEPT/growth/planning/innovationway.htm>. The plan for this expansion is to have an easy route to connect UCF to the Orlando International

Airport. Check the website for more information, including a map of the planned development.

Architectural Review Committee

Now is the time to start your spring fertilization and start monitoring your watering levels! The colder months have done some damage to the lawns, but nothing that cannot be remedied with the proper fertilization and watering. Until the warm summer days are here, keep your lawn watered weekly for no more than 20 minutes per zone. It is best to water in the morning instead of at night to help prevent fungus growth.

Important Reminders

Please remember to keep your pets on a leash and clean up after your pets. There have been several issues of animals in the neighborhood without a leash, and if you see an animal loose, please call Orange County Animal Control at 407-836-3111. Please have the description of the animal and the address of where you believe the animal lives. Animal Control will keep all information anonymous and confidential, and if a pet owner is not responsible enough to care for their pets, then they will be safer with Animal Control instead of wandering the street.

Parking on the street is not permitted beyond 1 hour. Remember that each house has at least a 2-car garage and a driveway with room for 2 vehicles. Cars in the street make it difficult for mail delivery, trash pickup, and simply driving to your home, as well as being hard to see children playing. Please do not park on the street!

Upcoming Events

The United Arts *ArtsFest* is returning this year to Lake, Orange, Osceola and Seminole counties. *ArtsFest* brings together 285 free arts and cultural events in 45 locations around Central Florida. This year's *ArtsFest* is February 2 until February 12. For more information, visit <http://www.unitedarts.cc> or call 407-363-5816.

Community Contacts

Please direct any questions or concerns to Linda Johnson with Community Management Professionals. Linda is the property manager of our community and is available via phone, fax or email.
Phone: 407-903-9969 extension 107
Fax: 407-903-9234
Email: linda@community-mgmt.com

Please send suggestions or questions regarding the newsletter to: newsletter@mirabellalavina.com

The next homeowner's association meeting is scheduled for Thursday, March 30, 2006 at 6:30 PM at the Lake Nona YMCA