

Mirabella at LaVina

Newsletter – June / July 2006

<http://www.mirabellalavina.com>

Message from the Newsletter Committee

Thank you very much for a successful community garage sale and neighborhood party in May! Hopefully everyone enjoyed clearing as much as they could out of their garage and the fee was waived for anyone that participated. A very special thank you goes out to everyone that helped with the garage sale and party! We hope to have another event at the playground area after the summer heat has cooled off! Mark your calendars for a weekend in late August or early September, and let us know when would be a better time for you.

Community Updates

Our new management company is Association Property Management and they can be contacted at **407-971-3755**. New forms for ARC approval requests and updating your contact information are complete and posted on the website as well, so please use these new forms only.

Association dues will be due in July 2006, so please be prepared. As a reminder, the dues are \$215 twice a year. You should have already received a coupon book in the mail regarding association dues. You can sign up for automatic deduction of the dues every 6 months, but there is not a method to pay online. You must submit your payment with the coupon that you received.

We will have 4 regular HOA meetings every year at the Lake Nona YMCA, and over the past year our meetings have been held on a Thursday at 6:30pm. Our first of the four meetings was held in May, but we want to get your input as to the time the meetings should be held. Please, send an email to newsletter@mirabellalavina.com or call APM at 407-971-3755 with a suggestion as to what time would be best suited for your schedule. We will allow responses to be received until July 21st, giving everyone at least 5 full weeks to submit a suggestion. If you cannot make a meeting, all of the minutes and important information is available from the community website <http://www.mirabellalavina.com>.

Please be sure to keep your doors and windows locked when you will not be at home. Our homes were provided with a pre-installed security system so use it! If you have active monitoring on your system, call your alarm company and schedule a test of your alarm system with them at least once a year to make sure there are no problems.

The gates are now closed throughout the entire day. Please let any visitors know that they must use the call box at the entrance gate to call your residence. If you see anyone attempting to drive through the exit gate, call the police immediately. There is no reason for any one to use this gate to enter the community!

Architectural Review Committee

Please remember that any changes or additions to the outside of your property must be approved prior to any work being done! If you have a question if something needs to be approved or not, then please just submit for approval. It is always easier to request approval first than to have to remove a change that was not approved.

The summer heat is here and your lawns need water! Water your lawn twice a week for about 20 minutes on each zone and it is best to water in the morning about 7:00 am. You should not need to water more than twice a week unless the blades of grass are starting to “fold” together. This indicates the roots are running low on water. With the proper amount of water and fertilization your lawn should be green and healthy!

Upcoming Events

June marks the beginning of ‘hurricane season’ in Florida so take time to prepare in case of another hurricane reaching our area. Keep a first aid kit handy and know what to do in an emergency. Make a note to keep non-perishable foods and fresh clean water to last for at least four days in case of a loss of electricity. For more information on community preparedness meetings, visit <http://www.cityoforlando.net>. The Orange County Emergency Management office can also be contacted at 407-836-9140.

Celebrate Independence Day this year with Fireworks at the Fountain around Lake Eola Park on Tuesday July 4th! Festivities begin at 4:00 pm including food and children’s play area. The unique fireworks display will begin at 9:00 pm. For more information, call **407-246-2827**. There is also a block party happening on Wall Street from 8:00 pm until 2:00 am!

Community Contacts

Association Property Management is our new management company, and they can be contacted at **407-971-3755**. Their fax number is **407-971-3756**. Please contact APM with any questions you might have

You can also send an email directly to the board of directors at board@mirabellalavina.com. This email address will reach all 7 members at the same time.

We are always looking for your ideas and suggestions on making our community a better place to live and play. Please send any suggestions for the newsletter, upcoming events in the area, or things you would like to see happen to newsletter@mirabellalavina.com and we want to hear from you!