

# WEDGEWOOD GROVES



[www.wedgewoodhoa.info](http://www.wedgewoodhoa.info) [www.facebook.com/pages/Wedgewood-Groves/202129516487108](https://www.facebook.com/pages/Wedgewood-Groves/202129516487108)

## President's Note:

Hope you're having some cooler destinations picked for the summer break, because it seems this summer is going to be a hot one. We have also started seeing our much missed summer showers, and with just the recent rains the neighborhood has been "greening up". Your Board, with the assistance of several dedicated residents has been moving forward with this year's capital improvement of the pool/cabana area. The committee formed is reviewing bids for a keyless entry (cards or fobs), and pool/cabana deck refurbishment. The Board is hoping to have it all decided upon and work to begin in the later months of this year when the cabana is being used less, as long as it meets our HOA budgeted objectives. The Board has also interviewed several property management companies these past months to evaluate how this HOA can be best served. We have also had several issues come to light through our resident(s) concern with the HOA. The Board has reviewed past ARC documentation, the Covenants, and spoken with our HOA attorney over a few matters. To be consistent with all of our residents the Board will begin violating issues like hedges over 4 ft. tall, structures in back yards, and landscaping. Please remember that completion of, filling, and approval of an ARC is crucial; before work is to begin. Also an approved ARC does not over rule

## Changes to Property Management Company:

You may have once again noticed in the information area above that we have a new point of contact at Coldwell Banker Commercial NRT, our property management company. Lori Collier has left Coldwell and Steven Smith is now our new property manager. He has actually been acting as our property manager since early this year (this is

### BOARD MEMBERS

President	Chris Spurlin
Vice President	Robert Herrick
Treasurer	Ben Amato
Secretary	Kara Bradner
Director	Jacqueline Reece

### IMPORTANT PHONE NUMBERS:

Property Manager	Steven Smith 407-571-5197 <a href="mailto:Steven.Smith@flcomml.com">Steven.Smith@flcomml.com</a>
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After Hours Maintenance Emergency  
407-539-1000, Option 1

proper permitting through the City. If you have any questions feel free to contact our current property manager Steve Smith at Coldwell Banker, or stop in to the monthly Board meeting held typically every third Tuesday of the month. Please remember to hydrate when outside, use sunscreen, and enjoy your summer.

*Chris*

*Wedgewood Groves' HOA Board President*

first newsletter since his arrival). If you have any questions for him, his email is [Steven.Smith@flcomml.com](mailto:Steven.Smith@flcomml.com) or you can reach him by phone at 407-571-5197.

## Violations: They affect everyone

As Chris alluded to in his opening letter, one of the responsibilities of the HOA Board is to help encourage, monitor and maintain the general overall look and appearance of the neighborhood. This includes the common areas at the entrances, the central cabana area as well as each of our individual properties.

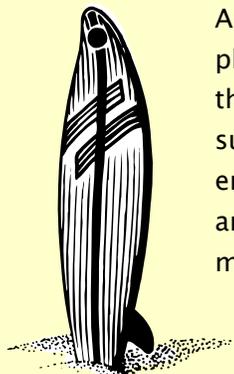
The primary way of ensuring consistency between these areas and providing a common understanding among all of the residents of Wedgewood goes back to the establishment of the original Covenants and Bylaws which address a variety of subjects related to the appearance and process for improvements to our properties. These standards are monitored and enforced by our property management company with monthly reviews by the Board. Upon each monthly inspection, if something is deemed in conflict with our Covenants or Bylaws, the property manager will send out a notification letter which states that you are in violation of a particular portion of our guidelines and ask that you attempt to remedy it in a timely manner.

Since our Covenants and Bylaws were drafted over 20 years ago, there occasionally are items that no longer get monitored due to new legislation. There are also items that have sometimes gotten overlooked even though they remain a part of our

set of guidelines. As pointed out by one of our residents, one such item – for instance – is the maximum height of hedges that are allowed in our front yards, which is specified at a maximum of 4 feet. In keeping with our standards, we will now begin to submit violations to those homeowners with hedges in their front yards which exceed the maximum 4 foot height.

In response to this oversight, the Board would like to solicit volunteers to begin to discuss whether changes to our existing Covenants and Bylaws are necessary. Over time, as residents of this community, our thinking about these guidelines may have changed from what was originally drafted. Our concept of what makes a neighborhood beautiful or what makes Wedgewood so... Wedgewood might have shifted from those earlier days. The fact remains that our guidelines are legal and must be enforced as stated in our documents. If you have ideas or suggestions about how these can be modified to better reflect today's neighborhood, please contact Steven Smith at 407- 571-5197 and we will look at scheduling a meeting of interested homeowners in the weeks to follow.

## Summer is here....



As the hot temperatures are upon us and the hottest part of the year is still yet to come, please remember to hydrate and limit your outdoor activity to the early or late hours of the day. Make use of the community pool and use plenty of sun protection (via hats and sunscreen). Also, summer means hurricane season has started, so be prepared and ensure you have the necessary hurricane supplies such as food and water, a flashlight and extra batteries. Have a great holiday and visit the Board every third Tuesday of the month at 7pm at the pool cabana!

*“Deep summer is when laziness finds respectability.” ~Sam Keen*