



Dear Homeowner(s):

The HOA Board of Directors hopes that everyone in our community, family and friends fared well through the events of Hurricane Irma. You may have noticed that our community had a large amount of debris to cleanup. Our community came together to help others cleanup, make necessary repairs, and generously offer supplies to those in need.

The City of Orlando has removed yard debris from our neighborhood! For those of you who have fence panels and posts along the street, you will have to contact the city to schedule this to be removed. These bulk items need to be in a separate pile. The contact number is 407-246-2314. For additional information related to debris removal, go to the following website: <http://www.cityoforlando.net/blog/hurricane-irma-yard-debris-collection-update/>

For those homeowners who did sustain damage, please make any needed emergency repairs to protect your family and property. Per HOA regulations, please continue to file ARC requests for all exterior improvements providing documentation for the repair. The Architecture Review Committee is working diligently to provide quick reviews on requests so homeowners can continue to make necessary repairs and improvements. ARC requests are required for the following:

- New fencing
- Tree removal over six (6) inches in diameter
- Painting
- Landscaping
- Exterior Home Improvements

Refer to the community website for additional information on ARC requests and to submit an online request form.

News:

The annual HOA meeting was on Tuesday, September 19th. Representatives from Commissioner Gray's office were in attendance to speak to the board and community members. Concerns with flooding on Grant Street at Daulton Avenue, tree overhangs, and street lighting were discussed with city officials. Please stay tuned to our HOA website for the most current updates for all questions. Due to the changes in the trash and recycling schedule, if you need additional cans, you can request them through the city free of charge. Trash pickup is every Tuesday, recycle pickup is every Friday.

Community Entrance:

Over the last few months, the board has been working with a sign vendor to design and install new monument signs at both Grant St. and Michigan St. entrances. Four (4) new signs will be installed, two (2) signs at each entrance. We have received news that the permit has been reviewed and approved. The monument signs are being fabricated and should be installed within the next few weeks.



The Board has hired a landscape architect to provide the community with new landscape concepts for both entrances. After the signs mentioned above are installed, the landscaping will be redone and pressure washing will be completed. You may have noticed the grass and bushes at the Michigan St. entrance deteriorating. This was a result of an underground plumbing leak that has been repaired. Once this renovation project is completed, both entrances to Wedgewood will look better than ever!

Community Events:

Our first annual National Night Out was held on October 3rd at our clubhouse. The event served as an opportunity to connect with neighbors, meet new & existing Wedgewood residents and casually chat over pizza/refreshments provided by the HOA. We have organized several social events over the last few months and plan to host more. Check the community website for future events.

The annual Community Yard Sale has been scheduled for Saturday November 4th from 8am-1pm. Clean out those closets and garages and make a couple bucks before the holidays!

Halloween:

If you have not lived in Wedgewood for Halloween, you are in for a treat! Every year hundreds of children go door to door in our community. The streets are lined with cars and we experience traffic jams on the sidewalks from families going in every direction. Please keep the sidewalk clear of parked vehicles so everyone can move safely. We recommend you turn off your exterior lights if you choose not to participate. Trick or treaters start before dusk and sometimes continue until 10 pm. Have a safe and fun Halloween!

ARC Update:

Now that fall has arrived, homeowners can take advantage of the cooler temperatures for annual maintenance to the exteriors of their property. The Board has requested all inspections be completed promptly by our Property Manager as to allow the homeowner ample time to complete mold removal of homes, sidewalks, driveways, fences and even roofs. Please review your property and take necessary action where needed to better our community.

The ARC has created a new paint color book for our community. It will be published to our website over the coming months. Homeowners will be required to follow the specific color selections for all exterior painting. There are specific asphalt shingle colors per each color scheme. Each color scheme has a specific matched asphalt shingle.



Lawn Tip:

During this time of year, grass is busily absorbing energy, moisture, and nutrients in preparation for a long, dormant winter. Continue to water and mow your lawn, as needed, throughout the fall. Fall is also an ideal time to aerate your lawn so that oxygen, water, and fertilizer can easily reach the grass's roots. Raking leaves is no one's idea of fun, but it's important to remove fallen leaves from your lawn as soon as possible. If leaves left unmoved they will suffocate the grass and breed fungal diseases.

We love living in Wedgewood Groves and hope you do too! Our neighborhood is known for being quiet with large tree canopies lining our streets. Thank you for helping us continue to maintain this for years to come. We appreciate you being a member of our community. We can help - If there are any issues or if you have any recommendations to us, please contact us through our website at www.wedgewoodgroves.org.

Our website is the official communication channel between the Board of Directors and the Membership. Upcoming activities and events, announcements, HOA meetings, deed restrictions and bylaws, architectural review forms, and volunteer committee information can all be found there. The web site provides 24/7 answers to most of the questions homeowners have.

Sentry Management is our contracted property management company. Sandy Rathbun specifically manages Wedgewood Groves. She can be reached via our website, on her office line 407-788-6700 Ex 51213 or email at srathbun@sentrymgt.com. Sandy should be contacted for service issues on community property, complaints regarding specific bylaw violations and for any questions regarding your bi-annual homeowners' dues assessment.

On the back of this letter is a list of helpful information to reference regarding our community.

Sincerely,

Wedgewood Groves Homeowners Association



Covenant Information	<p>Copies of documents available on the website:</p> <ul style="list-style-type: none">- Wedgewood Groves Association Covenants and Bylaws- Wedgewood Groves Association Architectural Guidelines and Forms- Current Wedgewood Groves Association Board of Directors
Architectural Committee Information	<ul style="list-style-type: none">• All modifications to the exterior of your property, including but not limited to painting, landscaping, roof, trees, and fences, must be submitted to the Architectural Committee for approval prior to beginning the project.• Forms for submitting requests for approval can be found in the document area on the community website.• ARC has 30 days to review all requests. Projects should be planned to allow for this ARC review timeframe.
Property Inspection	<ul style="list-style-type: none">• Neighborhood inspections occur monthly to identify infractions against the covenants. If any infractions are discovered, homeowners will be notified by mail.
Trash Collection	<ul style="list-style-type: none">• Trash Collection is on Tuesday each week• Recycling collection is on Friday each week
Pool Information	<ul style="list-style-type: none">• The pool is an amenity offered only to Wedgewood Groves residents and their guests. Hours are dawn to dusk.• Entry to the pool requires a key fob provided to each homeowner.• Access to pool area is limited to homeowners in good standing (no balance owed on assessments or fees)• Pool rules are posted at the pool and on our web site.
Contacting Sentry Management	<ul style="list-style-type: none">• Sentry Management 2180 West SR 434, Suite 5000 Longwood, FL 32779 P: 407-788-6700 F: 407-788-7488
Annual Assessments	<ul style="list-style-type: none">• Annual Assessments are twice each calendar year: February and August.• Assessments are mailed to homeowners in January and in July.• Payments may be made through the www.sentrymgt.com homeowner website• Payments may be mailed to: Sentry Management 2180 West SR 434, Suite 5000 Longwood, FL 32779
Board Meetings	<ul style="list-style-type: none">• Board meetings are typically held every third Tuesday of the month at the club house.• Meetings start at 7 pm. All homeowners are encouraged to attend and have the opportunity to address the board. Homeowners are granted 2 minutes each.• Meeting minutes are posted to www.wedgewoodgroves.org.