



SOUTH BAY

Welcome to our neighborhood! We hope that you enjoy your new home and neighbors. We look forward to meeting you at our South Bay Homeowners Association meetings throughout the year.

Please find the following in your welcome package:

- Architectural Review Board and Audit Information
- Board Members and Meeting Information
- Covenant & Restriction Information
- Sheriff Patrol and Neighborhood Watch Information
- Important phone numbers.

Please visit our web site at <http://www.southbayhoa.org> for lots of valuable information about our community. Homeowner password is "SouthBay". You may also sign up to receive important emails from the Board. (<https://southbayhoa.org/resources/homeowner-sign-up/>). The Board values your privacy and will only send a limited number of very important emails.

Our governing documents are posted on the web site. Please review them carefully, especially before making exterior changes. If there is anything we can do to help you, please do not hesitate to contact one of us.

Again, welcome and we look forward to meeting you.

Warmest Regards,

South Bay Homeowners Association

Board of Directors

9009 South Bay Dr.

Orlando, FL 32819

South Bay Homeowners Association

Board of Directors

Bert DelVillano, President

bertdelvillano@SouthBayHOA.org

Bob Burns, Vice President

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Tom Marcakis, Secretary

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Bill Weinberg, Treasurer

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Russ Frew, Director

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Architectural Review Board

Anne Del Villano, Chair

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Bill Weinberg

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Joy Maggio

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Grounds Committee

Tom Marcakis, Co-Chair

tommarcakis@SouthBayHOA.org

Matt Vaccaro, Co-Chair

mattvaccaro@SouthBayHOA.org

Gianna Cardinale-Weinberg

giannacardinaleweinberg@SouthBayHOA.org

Board Meetings

The Board of Directors meet regularly. The time and place of each meeting is posted on a sign near the entrance way on South Bay Dr. about 48 hours before the meeting. Meetings are usually held on the first or second Monday or Tuesday of the month, depending on the schedules of the Board members.

Architectural Review Board

South Bay has a very active ARB. Our goal is to assure the safety, aesthetic standards, and property values of our community. We pledge to work with you in a collegial and collaborative way and to respond to inquiries and applications in a timely manner. Please help the volunteers on the ARB by communicating your plans to make any exterior changes to your property before starting your project. Before beginning a project, please review the Planning Criteria and submit your plans on the ARB Application Form, both of which are available on www.SouthBayHOA.org – password “SouthBay”.

If you have any questions or are concerned about an action you are about to take, please contact a member of the ARB or Board. Specifically, contact the ARB for any changes to the following:

- Painting the home, roof or trim.
- Changing roof colors or exterior materials.
- Adding rooms, pools, patios, awnings.
- Removing or replacing trees or landscaping, other than flower beds
- Adding play structures or screen rooms.
- Constructing or repairing exterior walls and fences.
- Modifying driveway color or materials.
- Adding lawn decorations such as statues and fountains.
- Posting for sale or political signs.

Please refrain from parking on streets. Storage of commercial vehicles, boats, RVs, and trailers, visible from the street, is not permitted. Please put trash and recycle at the street after 6:00

PM, the day before pickup. Watercraft may not be kept on Common Ground at the Lost Cove pond.

The ARB performs audits to assure compliance with the South Bay Covenants and Restrictions and Planning Criteria. Homeowners are notified in writing of any violations and are asked to correct such violations. An audit report is also presented to the Board. When necessary to assure that violations are corrected, the ARB may recommend to the Board that the homeowner be fined under Florida Statutes §720 or be subjected to legal action. Fortunately, most residents strive to keep their property in excellent condition, so such action is usually not necessary. If you receive an audit letter from the ARB, please contact the ARB immediately to discuss the matter.

The most common covenant violations include:

- Roof and wall mildew and mold.
- Landscape appearance and maintenance.
- Boats, trailers, RVs, or commercial vehicles stored in driveways.
- Garbage or/yard waste stored at street. Waste containers visible from street.
- Mailbox maintenance

Covenants and Restrictions

Your closing agent, realtor or attorney should have provided copies and reviewed the items below with you. Copies of South Bay Covenants and Restrictions, including the Planning Criteria, are available at www.SouthBayHOA.org. Please read and understand these documents.

- Amendment and Restatement of Articles of Incorporation of South Bay Homeowners Association.
- Amendment and Restatement of By-laws of South Bay Homeowners Association.
- Amendment and Restatement of Declaration of Covenants and Restrictions for South Bay Homeowners Association
- Exhibit "A" Architectural Review Board Planning Criteria. 2017.

As a resident of South Bay, it is important that you are aware of and understand the rules and regulations of our community. These documents define the responsibilities of the Association and of the property owner.

The ARB Planning Criteria is of great importance to property owners since it controls the character and appearance of the neighborhood. The Board of Directors encourages the Architectural Review Board to take an active role in enforcing the Planning Criteria. Please read

the Planning Criteria, and understand these rules and restrictions. We are here to help you if you have any questions.

The ARB must approve all modifications to the exterior of your property (materials, colors, fencing, landscaping, changes, etc.). These rules protect you as a homeowner from unauthorized changes by your neighbors as well as providing standards to help assure the continued value of your property. The Board is obligated to enforce the rules and does so for the benefit of all.

Again, if you have any questions or are concerned about an action you are about to take, please contact one of the members of the ARB or the Board.

Financial

South Bay HOA is very strong financially, with a substantial cash balance available for any unforeseen situations. The annual budget for the Homeowners Association is mailed to each property owner on the first of January and again prior to each annual meeting. A CPA firm under contract to the Association performs all bookkeeping functions. A second CPA firm performs an independent review every year. The current dues are \$700 per half year. You will be invoiced in January 1 and July 1. Dues are to be paid by the first of the following month and are considered delinquent if not received by SBHOA by then. Occasionally, a property owner becomes delinquent in paying the fees. If the property owner has a temporary situation causing this, the Board will attempt to work with them. However, the Board of Directors is responsible for collecting all outstanding balances and does so with the assistance of our legal counsel when necessary. All legal fees related to collections, as well as accrued interest, are the responsibility of delinquent property owners.

Security Information

South Bay is a safe community. However, we urge all homeowners to use common sense in securing their homes. Please keep your doors locked and your garage doors closed when not in use. Use your alarm system, if you have one. We have a “No Soliciting” policy. If a stranger comes to your door, inform him about the policy and politely ask him to leave. Report any suspicious vehicles or people to the police 407-836-HELP (4357) and then to the South Bay Patrol 470-765-0066. If appropriate and safe, take photos of cars and license plates.

South Bay Homeowner’s Association contracts with the Orange County Sheriff’s Office to have off duty deputies randomly patrol South Bay in marked and unmarked vehicles. We believe that this service along with *neighbors watching out for neighbors* [the Crime Watch Program] has

made South Bay one of the safest neighborhoods in the surrounding area, according to Sheriff's Department statistics. Besides patrolling the streets and responding to emergency calls, the deputies will perform house checks when you are away from home. Although they do not patrol South Bay every hour of every day, they effectively supplement the coverage provided during normal patrols by the County. Our deputies know South Bay and its residents very well. Under the command of Sergeant Brian Gibson and Master Deputy Ben Kent, many of these officers have patrolled South Bay for a decade. When you see the deputies, stop them and chat. They are here to help us.

If you have an emergency, dial 911. If you need to report a non-emergency matter, to the Orange County Sheriff dial 407-836-HELP (4357). If you want to talk to the South Bay Patrol call our cell phone 407-765-0066. If the deputy is not on the property you may leave a message on this cell phone or at the Bentley Park guardhouse. The Patrol will check your home when you are away, if you request.

South Bay installed a video security system on South Bay Dr. Images of all vehicles passing by the cameras are stored for about 30 days. If you need to access these data, contact the Security Patrol 407-765-0066 or the President.

Neighborhood Watch

South Bay has an active Neighborhood Watch program. Please contact Judy Chandler at southbayaalert@yahoo.com, 407-876-4981, or at 9202 Bay Hill Blvd. You may want to volunteer as a participant or add your name to the e-mail information distribution list.

IMPORTANT NUMBERS

Governmental Services:

Sheriff's Office

Emergency 911

Non-emergency 407-836 HELP (4357)

South Bay Patrol 407-765-0066

Fire and Rescue Services 911

Animal Services 407-254-9140

Child Abuse 1-800-96-ABUSE

Code Enforcement 311 or 407-836-3111

Garbage Collection

Pick Up 407-836-6601

Recycling 407-836-6601

Junk vehicles 311 or 407-836-3111

Library 407-835-7323

Lot Clean up 311 or 407-836-3111

Noise (call the Sheriff) 407-836-4357

Pollution Control 407-836-1400

Septic Tank – Health Dept. 311 or 407-836-3111

Sidewalk repair (Orange County) 311 or 407-836-3111

Street Repair 311 or 407-836-3111

Zoning Department 407-836-3111

South Bay HOA and other Services:

South Bay Patrol 407-765-0066

ARB 407-909-0636 or 970-406-2090

Board of Directors

Bert Del Villano 407-909-0636 or 970-406-1703

Bus System 407-841-2279

Duke Energy Street Lights 800-700-8744 or 407-629-1010.

Light outages may be reported on www.southbayhoa.org

Give nearest address and pole number

Real Estate Signs

Sign-O-Rama

10037 University Blvd.

Orlando, FL

407-960-4700

South Bay Accountant 407-295-4424

Tennis Key Judy Chandler 407-876-4981