

# Fieldstream North HOA



CONGRATULATIONS GRADUATES!



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## RECYCLE & COLLECTION

County issued rolling cart use and instruction with tips and information for seamless recycling collection and information for drop off and large item pickup.

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## WELCOME RENTERS

Information for our newest residents and resources for living your best lives here in our safe, quiet, and beautiful community of inclusive and respectful residents.

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## HOME REPAIR TIPS

Taking care of ongoing home repairs and tasks can help you keep your house more safe, comfortable, and more energy efficient. Here you'll find 3 tips for achieving the expense.



## 2023 - 2024 VOLUNTEER BOARD OF DIRECTORS

Introducing the 2023-2024 Fieldstream North HOA Board of Directors. These volunteers have an average of eighteen years elected community leadership and an impressive collective seventy-five years between them as state certified board directors. This year we've adopted a new Property Manager working hard to service your best interests and those of the Board of Directors. Welcome Mike Mastrocola!

# Garbage Collection



It's been nearly 8 years since Orange County began its automated trash collection service. The program has provided a convenient efficient, and environmentally friendly way to quickly collect and dispose of all our garbage and recycling.

that in which the County provides will not be accepted and will not be emptied. If your containers are ever damaged simply call 407-836-6601 for a prompt at-home repair.

Under this program, homeowners use county-issued roll carts for all waste pickups. It's important to know, any other container beyond



## Large Item Pickup

Residents who need to dispose of large items that will not fit in the roll carts can simply place the items out front for pickup most Fridays.

Please limit large items to three cubic yards or about one small pickup truckload per household per week.

Large items include tires (limit 4), furniture, rear projection TV's, most appliances or mattresses.

Large items should be placed at the curb no earlier than 6:00 p.m. the night before and no later than 6:00 a.m. on your scheduled collection day.

## Uneven/Broken Sidewalk?

Repairs or replacement of your sidewalk area is fast & **FREE** by contacting:

**Orange County Public Works**  
[Pedsafety@ocfl.net](mailto:Pedsafety@ocfl.net)  
 (407) 836-7900

## Roll Carts Need To Be 3 Feet Apart

Place your roll carts at the curb no earlier than 6:00 p.m. the night before and no later than 6:00 a.m. on collection day. Put away emptied carts on the same day.

three feet of clearance around each cart placed curbside in order for the trucks to safely use the mechanical arm.

low-hanging tree limbs. The handles should be facing your house and the arrows on the lid should point toward the street.

There should be about

The carts should be placed away from your mailbox, parked cars, and

It's like social distancing for garbage cans!!!

***THANK YOU*** to our valued and essential workers who with their proficient work ethic and attention to detail have made *Fieldstream North* one of the finest communities this area has to offer.

## CURBSIDE COLLECTION SCHEDULE

Garbage in green rolling cart for THURSDAY pickup

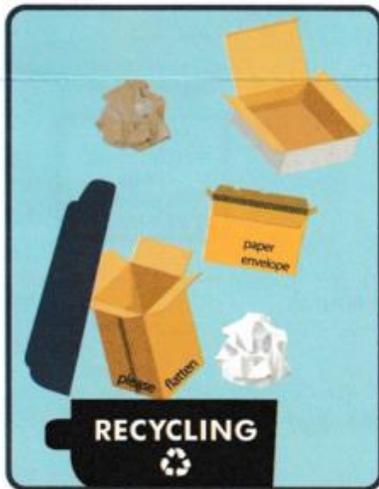
Recycling in blue rolling cart for THURSDAY pickup

Yard Waste in 3 foot bundles or plastic bags for FRIDAY pickup

Large Items up to 3 cubic yards for FRIDAY pickup



Gift giving creates a lot of waste. Use the guidance below to determine how to properly dispose of common packaging items.



### Important Recycling Tips

- Cardboard boxes and packing paper must be clean and dry.
- Tape and labels can stay on boxes, but flattening them makes more room in the cart.
- If you are not sure where an item belongs, scan this code with your mobile phone's camera or visit [www.ocfl.net/WhatGoesWhere](http://www.ocfl.net/WhatGoesWhere)



### Questions?

Solid.Waste@ocfl.net | 407-836-6601

**Think 5.** Only put these empty and dry items inside the blue lid recycling cart—loose, not bagged:

- Plastic bottles, jugs, & tubs #1 – #5
- Metal cans
- Glass bottles & jars
- Cardboard
- Paper

**Did you know???**

**HOA Dues increased only twice in 23 years.**

**If you need assistance with your annual dues please take advantage of our easy payment plans.**

### DROP OFF EMPTY PLASTIC BAGS & WRAPS AT PARTICIPATING STORES



### BAGS

Retail, Bread, Produce, Food Storage, Newspaper, & Dry Cleaning



### WRAP

Plastic Packaging for Water Cases, Paper Products, & Household Supplies



### SHIPPING

Air Pillows, Bubble Wrap, & Plastic Envelopes



**NO PLASTIC BAGS OR WRAPS IN THE RECYCLING CART**

## Official Communications Channels...



[www.FSNHOA.com](http://www.FSNHOA.com)

**Mike Mastrocola LCAM**

*Community Association Manager*

407-788- 6700 Ext. 51306

[mmastrocola@sentrymgt.com](mailto:mmastrocola@sentrymgt.com)



[www.SentryMgt.com](http://www.SentryMgt.com)



[Facebook.com/FSNHOA](https://www.facebook.com/FSNHOA)

Find us on

## WELCOME NEW RENTAL RESIDENTS!

CORBAN YOUNG, DIRECTOR

*Fieldstream North HOA* welcomes you and your families to our safe, quiet, and beautiful community. Our hope is that you take pride in your great new surroundings and maybe someday choose to own one of our homes built in 1999.

Please remember... all residents must abide by the codes of our county and the covenants of our association. Should you have any questions please feel free to visit our web site or contact:



**Orange County Code Enforcement**  
(407) 836-3111

**Fieldstream North Homeowners Association.**  
(407) 788-6700 ext. 51306

## CHALLENGES EVERY COMMUNITY ADDRESSES

ROSIE NIEVES, SECRETARY & DIRECTOR

Like most communities we are not without our challenges. Our private safety forces easily address most external concerns like daytime door to door visitors without a permit or non-residents entering the property in the early morning hours with ill intent.

Surprisingly many of our issues come from our own residents. Common problems include multi-axle vehicles, boats, RV's, trailers and marked commercial vehicles. Most have never been permitted or approved for overnight storage anywhere in this community. Unattended high-profile vehicles promote crime!

Vehicles parked opposite of traffic, being repaired, or blocking sidewalks are prone to ticketing. Loud disturbances after quiet hours violate county code and association covenants leaving homeowners susceptible to serious fines against their ledger.

The *Architectural Review Board* approves or denies all aesthetic changes through our online application process. The *Covenant Enforcement Committee* responds to neighbor complaints and addresses violations without prejudice.



**We are so very proud of our  
Fieldstream North Graduates!**

Send me an email and tell me what's next for you. I will send you a gift to help celebrate your achievements.

[President@FSNHOA.com](mailto:President@FSNHOA.com)

### 3 TIPS TO BUDGET FOR HOME REPAIRS

BETTY RODRIGUEZ, TREASURER & DIRECTOR

Taking care of ongoing home repairs and tasks can help you keep your house safe, comfortable, and energy efficient, but it takes money and time. Consider these three tips to budget for ongoing home improvements:

#### Tip 1: Set aside money for ongoing home maintenance

Some specialists recommend setting aside 1% to 2% of the purchase price of your home each year for routine maintenance projects such as roofing repairs, sewer updates, or new appliances – each of which can cost several thousand dollars. If 2% seems too much, consider starting with less and working your way up. Finally, if your home has greater maintenance needs, consider whether budgeting more than 2% is necessary.

#### Tip 2: Set up automatic transfers to save for home maintenance

Consider creating a separate home maintenance account and funding it with automatic transfers. How much should you transfer?

- Calculate 2% of the purchase price of your home. For example, 2% of \$250,000 is \$5,000.
- Divide the amount by 12 to calculate your monthly transfer, for this example, approximately \$415.
- If that amount is too much, consider an amount that fits your budget and work to increase it over time.

Give the separate account a nickname such as Home Maintenance and get peace of mind watching the balance grow over time.

#### Tip 3: Budget for home improvements

In addition to ongoing maintenance and repairs, you'll probably want to make home improvements over time, such as new carpets, kitchen counters, or windows. You may want to make improvements to your landscape as well. These improvements can make your home more enjoyable with a higher value.

### Fieldstream North Enjoys One Of The Safest Communities This Area Has To Offer



**Don't be a victim.**



***Secure your belongings!***

**Patrols Are Constant And A Reputation For Enforcement Has Penetrated Our Streets**

#### Practice these tips:

- ▶ Always lock your parked vehicle.
- ▶ Never leave your vehicle unattended while it's running.
- ▶ Remove valuables and items with personal information.
- ▶ Be aware of people looking into parked vehicles and report suspicious activity to law enforcement immediately.
- ▶ Don't keep spare keys, valet keys, or your garage door opener inside your vehicle.

Contact your local Crime Prevention Specialist today for more information.

**(407) 836-HELP (4357)**

[www.ocso.com](http://www.ocso.com)



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**We Publish At Least Six Months Of Security Logs On Our Web Site For Anyone To Review, 24/7**

**[www.FSNHOA.com](http://www.FSNHOA.com)**

**DOCUMENTS & UPDATES**

**SECURITY LOGS**

## Rental Restriction Ballot - An Amendment Proposal

## Here Are The Details

## MAKE YOUR VOICE HEARD - SEND IN YOUR BALLOT

BRAY LINDSEY, DIRECTOR

Our community embraces renters and applauds those homeowners who have rented their *Fieldstream North* homes. Our members have always enjoyed the opportunity to profit from an income stream of leased or rented property within *Fieldstream North*. The proposed amendment will not change this!

The amendment is not forbidding the ability to rent or lease but instead restricting the behavior of corporate conglomerates offering cash sales, well over asking price with the promise of fourteen-day closings. We seek to restrict *only* new home purchases to a 24-month period in which the parcel must be used as a permanent residence by the new owner. Afterwards the home can be rented or leased. This weeds out the corporate interests. Without these limits there is a costly short-term and long-term price to pay for *Fieldstream North*.

In the short term, almost immediately there are young families just getting started that are now completely priced out of living in our community, enjoying homeownership, the schools, the parks, and the community we've built. It's an unfair playing field and creates a corporate-owned community of out-of-state investors.

In the long-term statistics show corporate-owned homes will be immediately turned for the purpose of renting. In some cases, out-of-state investors seek to rent or lease each individual room (*generally to college students*). Our HOA averages 10% homeowner violations each month. That's approximately 25 homes that are non-compliant with our covenants, generally concerning the aesthetics of their home including concerns that can diminish the value of surrounding homes. In 2022, 91% of our HOA violations were generated from rented homes, leased by out-of-state investment firms. ***Most renters take pride in their surroundings and seek to compliment the efforts of their neighboring homeowners.*** However, it takes only a few bad actors to completely diminish adjacent home values through neglect and disrespect. This is why we seek an amendment restricting leasing to 24 months *after* the closing table. If you've owned your home longer... you cannot be restricted!

According to real estate brokerage *Redfin*, investors purchased 25% of the homes sold in metro Orlando during the first quarter of 2022. Orlando ranked in the top 10 U.S. metros for percentage of homes bought by investors. Here in *Fieldstream North* we've reached a pinnacle where our ratio of rental homes to permanent residences is now at 20%. There are just over 50 homes currently leased or rented by just over thirty 30 investment firms, mostly out of state and several with multiple homes in our subdivision.

In response to multiple member complaints and a litany of consistent parking, noise, aesthetic, pet, and covenant violations our Board of Directors unanimously formed a committee to research and establish a practical resolution to combat the unfair practices of these transient corporate investors and assist with leveling the playing field for hard-working, young couples looking to establish roots in our amazing community.

The ***Rental Prohibition Restriction Committee*** needs our help! Please sign and return the ballot with your vote amending restrictions on future investors from renting their homes for the first twenty-four (24) months.

- ✓ **If you currently own a rental** your home is grandfathered in and **this amendment benefits you** by limiting the competition of surrounding lease opportunities and garnering a higher demand for your rental, increasing profits.
- ✓ **If you currently own a home** and live in this wonderful community **this amendment benefits you** by reducing the visual blight and decreased covenant compliance often associated with rental properties and visibly absent landlords with little to no regard for community pride.

Make Your Voice Heard! VOTE with our Rental Restriction Ballot published here: **[www.FSNHOA.com](http://www.FSNHOA.com)**

## BEWARE OF SOLICITORS!

VIC "Buzz" LOVELL, PRESIDENT

In my opinion there is a safety design flaw that gives our visitors the upper hand when approaching our front doors. It's common with all our *Fieldstream North* homes that the front doorway is indented within the home's structure, thus providing a dangerous blind spot and an inability for caring neighbors to view activity at your door. In fact, with most of our homes a good witness would need to be placed almost directly in front of your doorway to confirm the entrance is not being tampered with or even worse the inhabitant is not being accosted by strangers. *This has never happened in our subdivision and our proactive approach to safety is widely known to our surrounding communities. That stated, bad people are out there with nefarious intent.* Here's a few tips & tricks:

Did you know that individuals soliciting to sell in our neighborhood are required to hold a Home Solicitation Permit? *Florida Statute 501.021-022* Some of the less than credible door-to-door salespersons will claim they are not "soliciting" or "selling" but instead "educating" about a product or service. Door-to-door solicitors have a right to freedom of speech under the First Amendment of the Constitution. However, so do our homeowners to post a sign or to prevent individuals from entering their property.

Here's my recommendation for the next time someone knocks on your door unexpectedly...

1. Ask to see their Home Solicitation Permit
2. Ask to see a form of personal identification
3. Ask for a business card with the telephone/address
4. If they fail to produce any of the above DIAL 9-1-1

To deter home solicitors from knocking on your door, post a "*No Soliciting*" sign on your property. You can also place a camera conspicuously at your front door. I like to greet unexpected guests from behind by exiting my garage door and engaging them with their backs to my front door.

As a final thought its important to remember that just because someone is banging on your door that does not obligate you to answer. They may be casing houses, listening for an alarm chime when you open the door or for a dog barking or even distracting you from others attempting to breach your rear entrance. *Uncomfortable dialing 9-1-1?* Simply call the non-emergency dispatch number 24/7.

**Orange County Sheriff's Office Non-Emergency Dispatch Line: 407-836-4357**



**No Trespass Posting Front Entrance**



**A well-placed doorbell camera can create a well-protected front entrance**

## ANNUAL ELECTIONS MEETING

BY SPANKY NIEVES, VICE PRESIDENT

If you missed our Annual Elections Meeting on May 1<sup>st</sup>, then you'll have to wait another year to be part of the next record setting turnout for a single annual election. This year more than forty residents in attendance enjoyed an update from the developer on the neighboring *Fieldstream Village* project and a State of the Community from our own Board of Directors. We collected 38 Rental Restriction ballots IN FAVOR and 1 ballot AGAINST. All board seats were unanimously re-elected, and we warmly welcomed our new Property Manager, Mike Mastrocola from Sentry Management. Welcome Mike!

Review the 2023 Annual Elections Meeting packet published here: [www.FSNHOA.com](http://www.FSNHOA.com)



**THANK YOU** to our valued and essential vendors, suppliers, distributors and strategic partners who with their proficient work ethic and generous donations have made Fieldstream North one of finest communities East Orlando has to offer.

**WONSETLER & WEBNER, P.A.**

ATTORNEYS AT LAW

407-808-2941



**SENTRY**  
management

**Ask For Your  
HOA Discount**

407-639-5555



Info@OrlandoPressureWashings.com



**ORLANDO TREE SERVICES**

Powered by Florida Gardens, LLC

407-639-5555



**MMI**  
DEVELOPMENT

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