




Fieldstream North

SPRING-SUMMER EDITION

MAY 2022

TOPICS THIS ISSUE

- Curbside Collection
- Recycling Tips/Tricks
- What We All Expect From Our HOA
- Welcome All Renters
- Common Challenges
- Money Matters
- Developer (cow field) Update
- President's Message

Find us on 

Facebook.com/
FSNHOA

Hope Is In Bloom For Springtime 2022

The Board of Directors hope you and your loved ones have remained safe and healthy during this extraordinary time. Sadly, our membership has not been immune, suffering great losses since March 2020. Our thoughts and resources remain with those so terribly affected by unimaginable loss.

We understand how important it is for you to stay updated and we are working hard to continue to serve you, while keeping our staff of volunteers, vendors, suppliers, distributors and members safe. We've made minor changes to our operations over the last two years as the pandemic has evolved. This newsletter is the latest in consistent distributed communications to the membership that began March of 2020. Most importantly is the message of togetherness and hope. As a community we are all striving towards common goals, working together to ultimately persevere and thrive! Please review the information provided in this issue as there are links and tips for enjoying one of the best communities this area has to offer. Together we shall overcome!

"Fear never builds the future, but hope does" -Joe Biden



OFFICIAL CONTACTS

Hunter Caswell, CAM
Sentry Management
(407) 788-6700 ext. 51306
HCaswell@SentryMgt.com

FSNHOA.COM



The Business of an Association

Your HOA continues to operate and serve despite the worldwide pandemic. Of course, reasonable grace is extended to members

experiencing challenges but the HOA commits to remaining equitable and fair. In conjunction with our management partners and our legal

team most processes continue since much of the business is previously enacted and not a result of the current state of world affairs.

Vic "Buzz" Lovell, President

Herman "Spanky" Nieves, Vice President

Rosie Nieves, Secretary

Betty Rodriguez, Treasurer

Corban Young, Facilities

Bray Lindsey, Communications

Sarah E. Webner, Esq., Corporate Counsel

Hunter Caswell, LCAM, Property Manager

Waste Collection

Schedule

Garbage: THU

Recycling: THU

Yard Waste: FRI

Large Item: FRI



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.

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

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.



Yard Waste Collection

YARD WASTE TIPS

Collection is limited to three cubic yards per household per week. Any additional waste will be left at the curb. Each bag, can, bundle, or tree stump **must weigh less than 60 pounds**. Please follow these guidelines to ensure collection:



Use plastic bags or cans for collection. Do not mix garbage with your yard waste.



Bundle limbs, palm fronds, and similar items into lengths of three feet or less and securely tie them with string or twine.



Cut stumps to three feet or less.



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.

There should be about

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

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

low-hanging tree limbs.

The handles should be facing your house and the arrows on the lid should point toward the street.

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



The Orange County RECYCLER

Published by Orange County Utilities Solid Waste Division



MARCH 2022

LARGE ITEM COLLECTION

For weekly collection, follow these guidelines:

- Items should be placed neatly at the curb—separate from yard waste—no earlier than 6 p.m. the night before and no later than 6 a.m. on collection day
- Collection is limited to three cubic yards, or a small pickup truckload, per household per week
- To verify your service day, visit www.ocfl.net/CollectionSchedule
- To see if an item has special setout instructions, check the search tool at www.ocfl.net/WhatGoesWhere



SCAN

- Furniture
- Mattresses
- Televisions
- Up to 4 car tires
- Washers, dryers, & dishwashers

- Refrigerators
- Freezers
- Car parts
- Air conditioners

What goes Where



Placing non-recyclable items in your blue lid cart could contaminate the entire truckload. These loads could be landfilled instead of recycled.



Plastic bags & wraps



Styrofoam



Plastic bottles with caps



Glass bottles & jars

Check the What Goes Where tool to learn about other items accepted in your blue lid

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

Recycling Journey When We Think 5

Residents fill recycling carts with "Think 5" items only



Haulers collect recyclable items from carts



Recyclables are delivered to a **processing facility** where they are sorted then sold to manufacturers



Manufacturers create new materials from these items instead of using raw materials



New items can be back on the shelf in as little as 5 weeks!



Follow Us!

@OrangeCountyFlorida

@OrangeCoFL

@ocfl

What Members Should Expect From Their H.O.A. ...*Despite* A Global Pandemic

In 2015 there was a change of guard within the HOA and at that time one of the priorities was the formation and adoption of an Emergency Plan for the community of Fieldstream North. This was well received and quickly completed as most of the current Board Directors are either Veteran or Active Duty Law Enforcement Professionals or Veteran or Active Duty Healthcare Workers. The task of creating an Emergency Plan delegated to a group of First Responders was much like asking a room full of teenagers to create a Facebook page for the community. The Emergency Plan considers situations long and short term, from hurricanes, tornadoes and flash flooding to active shooter, sink hole and home fire events. ***Oddly enough, the premise of a worldwide pandemic where members are battling an invisible contagious virus was never considered.***

The Emergency Plan is actually a living document that changes as officials learn best practices from occurrences over the last eight years, (current HOA Board) including but not limited to Hurricanes Matthew, Harvey, Maria and Irma. Research is conducted on areas in which the Board was well prepared and any situations where the Board felt ill-prepared and potentially fell short.

A worldwide pandemic is much the same as a natural disaster in that everyone works together to achieve goals as a community. One obvious difference is the sudden surge of outgoing residents boarding up homes for a long evacuation; replaced with a sudden surge of incoming friends and family converging on Florida from out-of-state, culminating requirements for outsiders to self-quarantine as prescribed by our Governor and state health officials.

The business of the HOA must continue as regularly as possible since the fiduciary responsibilities of the volunteer Board of Directors never actually cease. The obligation to maintain and enhance property values remains a duty while considering the health and welfare of everyone involved remains the right of the Board. Items to consider include but are not limited to the delegation of authority and emergency powers, cash flow, accounts receivable, variances of budget to actual, needs versus wants, engaging vendors financially, and deferring projects not previously started. Assessments still need to be paid although reasonable adjustments to the collection process will have an established sunset on any extension periods granted. Homeowners are encouraged to be proactive and establish new or renewed payment plans right away.

Additional Considerations...



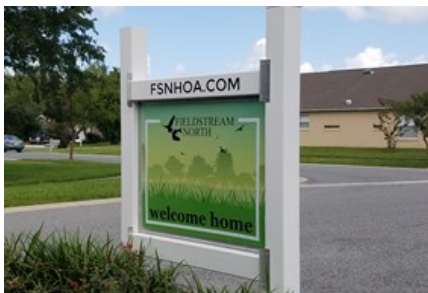
Beyond keeping the business of the HOA continuing, adherence to the Emergency Plan, conformance to the DBPR Emergency Order 2020-04, and considering expenses, receivables, budgets, vendors, collections and the tie-in to health and welfare the Board is laser focused on communications, frequency of updates (even if there are no new updates to report) and total transparency. Members should always have access to the *why* and the *when*. Homeowners should expect external examples that quantify decisions. There should be an expectation of specific timeframes for deployment and an any options for extending the anticipated timelines based on credible information provided by the government and authorities.

- ◇ ***Transparent, Credible and Reliable Director Communications***
- ◇ ***Support by “A” Rated, National Property Management Firm***
- ◇ ***Oversight by Industry Specific Legal Council***
- ◇ ***Consistent Above Average Property Values***
- ◇ ***Commitment of Volunteer Directors***
- ◇ ***Dedication of Volunteer Committeepersons***
- ◇ ***Uncommon and Consistent Low Crime Rate***
- ◇ ***Debt Free and Financially Fluid HOA***
- ◇ ***Enjoyment of a Safe, Clean Neighborhood and Quality of Life***



...that's what our members have come to expect. Now and always!

Official Communications Channel



Hunter Caswell, CAM
 (407) 788-6700 ext. 51306
 HCaswell@SentryMgt.com
FSNHOA.COM
 Facebook.com/FSNHOA
 Entrance Bulletin Board





**Please pick
up after
your pet!
\$110.00 Fine**



Welcome New Rental Residents

by Corban Young, Facilities 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 millennial 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 Assoc.
(407) 788-6700 ext. 51306



Common Challenges

by 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 generate from our own residents. Common problems include multi-axle vehicles, boats, RV's, trailers, mini bikes, go carts and marked commercial vehicles. Most are not approved for use or storage anywhere in this community. Vehicles parked opposite of traffic, speeding, being repaired or blocking sidewalks violate county code and association covenants leaving owners subject to county tickets and HOA fines. Feeding our wildlife is detrimental to animals, pets and humans equally and posted as not permitted.

The **Architectural Review Board** approves any and all aesthetic changes. The **ARB** responds to complaints, processing violations through the Fining Committee without discrimination and always in accordance with state law. ARB Applications available at FSNHOA.com



Money Matter\$

by Betty Rodriguez, Treasurer

32825 Market Report April

Typical Home Value 2022

\$355,304

Typical Home Value 2021

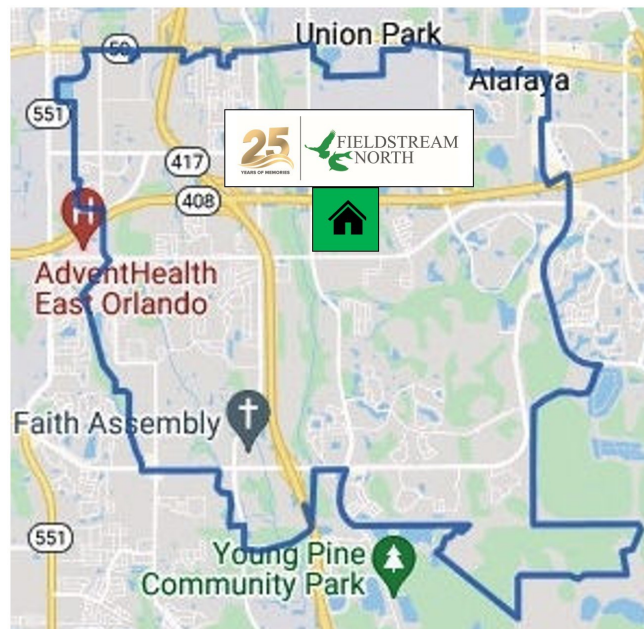
\$281,187

One-Year Forecasted Value

22.6% Increase



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Fieldstream Village Update

by Bray Lindsey, Communications Director



Members of the MMI Development team met with Fieldstream North residents on Tuesday, March 29 at the community's recent annual HOA meeting. The MMI team, including COO, David Brim and project consultant, Joe Kilsheimer, offered a status report on MMI's **Fieldstream Village** project.



The proposed project includes excavation and remediation of an old county dump that was closed more than 40 years ago; the four-laning of Lake Underhill Road and construction of traffic-calming roundabouts and development of a residential/mixed-use retail community with 1,500 market-rate apartments, complemented by shops, small restaurants and consumer-service providers. Also a shared community area.

The MMI team reported to Fieldstream North homeowners that Orange County has given preliminary approval to the proposed density for the project. The company is targeting final approval by Orange County by the fourth quarter of 2022. Visit **[FieldstreamVillage.com](https://www.FieldstreamVillage.com)** for future updates.

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



SENTRY
management®

COMMUNITY
ASSOCIATION
MANAGEMENT

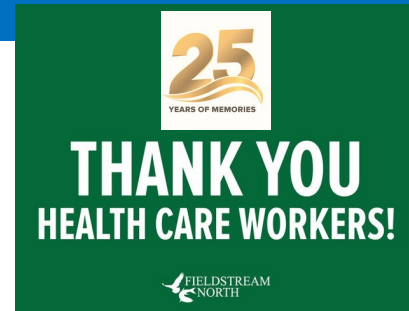


407-639-5555



MMI
DEVELOPMENT

President's 2022 Message: Light=Hope=Love



**Delivery Drivers, Sanitation,
Supply Chain, Food Service
Professionals, Frontline Workers, First Responders & Teachers...**



Thank You All!

My only message remains **Light, Hope & Love**. Community pride has never been more prevalent. As we continue to look out for one another in 2022, please take care of yourself, be kind and check on your neighbors.
WE SHALL PERSEVERE!

