



The Groundhog



A Note from the Board:

Summer is upon us! The approach of the warmer weather means the use of the pool and pavilion area will be on the rise! We ask that you please respect and follow the rules for our pavilion and pool area to help keep it a pleasant area for residents to congregate. Parents, please give your older children a key to the pool area if they are going to be playing on the basketball courts or will otherwise need access to the pool area. When young adults jump the fence to gain access to the bathrooms and water fountain it has the potential to seriously harm the fence as well as the electronic unit that controls key access. Both of these items are very expensive to repair, or replace. Also, please be sure to keep your younger children in swim diapers in the pool at all times. There are specific diapers that can be purchased for use in pools and these must be used. Unfortunately these young children do not have control over their bladders, and anytime urine or excrement winds up in the pool it must be shocked and closed for at least 24 hours which affects all of us. Please respect this rule. We also ask that you please notify the management company if you wish to hold a party or event at our pool or pavilion area. The Board will review all requests carefully. Please be mindful that we have a large community of residents that have equal access to these areas, and limited parking ability.

Also, please be mindful that the neighborhood wide speed limit is 25 mph. We have children at play often, especially during the summer when school is out. We want to keep our family community safe.

-The Board of Directors

Summer 2009

ARCHITECTURAL REVIEW

Please remember if you change the appearance of your home, including your landscape, you will need the approval of the ARC Committee. You can find the form online at www.mentonecommunity.net or contact Kelly Burch at Florida Community Management if you have any questions.

BOARD OF DIRECTORS MEETINGS:

HOMEOWNERS ARE WELCOME TO ATTEND THE 6:30 PM BOARD OF DIRECTORS MEETING HELD AT THE POOL PAVILION THE THIRD THURSDAY OF EVERY MONTH. ARCHITECTURAL REVIEW BOARD IS AT 6:15 PM.

Neighborhood News

Mentone Potluck Picnic

Saturday, July 25, 2009

Mentone Pavilion

4:00 — 7:00pm

Please bring a hot or cold potluck dish to share. There will be games, music and fun for children and families! If you are interested in volunteering to help with this event, or would like to join the social committee, please contact: Social_Committee@mentonecommunity.net

Your Yard & Home... by Nick

Summer is here and it is time to get out of the house and check out your yard. We had a hard freeze this winter and it played havoc on outdoor plants and foliage. Grass or landscaping that showed any damage or brown spots should have greened up by now, so if it has not, you need to think about replacing it. Make sure to fertilize during the Spring and Fall every year to stimulate new growth and help with weed control.

Start your lawn watering at two times weekly. Remember during the summer when water rationing is in effect the rule of thumb is even numbered homes water on Tuesday and Saturday, and odd numbered homes on Wednesday and Sunday. Make sure to run your zones on your irrigation system, one by one, to observe if all the sprinklers are operating properly and can reach over shrubs that may have overgrown during the fresh Spring growth.

If you plan to leave for any extended length of time during peak growth season, please make provisions to have a service, or individual, service your lawn while you are away to avoid warning letters from the management company.

Lastly, we are starting up our "yard of the month" contest once again. Please look on our website to see what neighbors lawns are being recognized! Remember that having a well maintained lawn affects the look of the whole neighborhood (and your neighbors will appreciate it too!)

General Housekeeping

You may have noticed the ROAM TOWING signs placed in the pool/pavilion area parking lot. Cars parked in this parking lot after 9pm will be considered to be trespassing and are subject to roam towing. This will be strictly enforced.

Also, please note that this parking lot is NOT intended to be used for casual guest parking for neighboring houses. That lot is intended for residents enjoying our pool/pavilion area, **not** for guests of the houses surrounding the pool area. Parking on the street is allowed, and **encouraged** in this case, for events that are short in duration. Please be courteous to our residents and use this lot as intended, especially during peak pool season.

Board positions available:

Due to unforeseen circumstances, we have had some residents have to resign from Board positions in our community. We have several positions available at this time. Please contact Kelly Burch at kellyb@floridacommunitymanagement.com if you are interested in finding out more information. We are also still looking for residents to head up and serve on various committees. Thank you!

Some friendly reminders for the upcoming Summer season:

Please remember as summer is growing near that we all need to work **together** to maintain our pool and recreation area. Here are some things you can do to keep our park area beautiful:

1. Please do not smoke in or around the pool area.
2. Please do not bring glass bottles or containers into the pool or pavilion area at any time. This creates a hazard for adults and children alike. Also, **NO ANIMALS** in the pool area.
3. Please clean up after yourself. Place trash in proper receptacles, and be sure bathrooms are neat and orderly when you leave them.
4. Please notify the management company if you plan to host an event at the pavilion or pool area.
5. Please do not leave the gate open to the pool area at any time! The pool area must remain fully enclosed at all times for liability reasons. We do not want anyone to be harmed. **The health department can shut our pool down for the gate being left open if seen during a routine inspection.**
6. Please call the non-emergency number for the Sheriff's Office, 955-1818, if you see anyone vandalizing or trespassing in the pool or pavilion area immediately!
7. Young children **MUST WEAR APPROPRIATE SWIM DIAPERS** at all times while in the pool.

MOMS group of Mentone:

Meets the first Wednesday morning of each month. Please contact Social_Committee@mentonecommunity.net for more information.

Pool update:

Thank you for being patient while we work out the remaining details on getting our new heater installed in the main pool area. We are working diligently with various parties now in order to finish the installation.

Key JOBS (Q and A):

If you are in need of an additional key fob, or have had yours lost or stolen, please contact the management company. The cost of the key fobs are \$25 each. Please be sure to bring a valid photo ID with you when picking yours up. If you are not the owner of the home, please bring a signed, written consent or lease agreement by the recorded owner stating the name and address of the person picking up the key fob in their place.

Any homeowner that is in arrears thirty (30) days or more will have their access to the pool area temporarily suspended. Access to the pool area will be reinstated once the account is brought current. This is done as a courtesy to all of our paying residents who use our community areas.

Key fobs **MUST BE TURNED IN** if /when you move from the Mentone neighborhood.

Key fobs will be de-activated for the following reasons:

- 1) there is a balance on a homeowners account that is thirty (30) days or more past due.
- 2) A key fob is reported lost, or stolen
- 3) A key fob is not turned in upon leaving the Mentone neighborhood- the management company is notified when homes in our neighborhood are sold- this will be strictly enforced.

Please **DO NOT** use your key fob to open the gate to allow access to someone who cannot gain entry or does not have their key fob. The new system keeps a log of all entries by key fobs into the pool/pavilion area including dates and times, therefore if something is damaged or stolen by someone YOU let in, it is YOUR key fob number that will be recorded, making YOU liable. If, for some reason, someone cannot use their key fob to access the pool/pavilion area, chances are they should not be there to begin with.

**Any questions or concerns:
please contact Florida Community Management at 375-6666.**