Community Involvement Critical for Security

by Vincent Rowe, HOA Director/Security Committee Chairman

The Security Committee is currently working on several critical community issues.

Additional Cameras at the Gate and in the Clubhouse

With the Maintenance Committee, we are researching the cost of upgrading the cameras surveillance systems at the gate and clubhouse. We are looking to upgrade the system to provide better surveillance of the community, in an effort to deter future instances of vandalism to our sprinkler system, waterfalls, gates and clubhouse. We are proposing to upgrade from the old VHS system, installed by Lennar to a Digital Video Recorder (DVR) system with additional cameras. The DVR system will give us much better quality video and longer storage times. This DVR system will also cost more. We are getting cost estimates from various vendors and will provide these to the Board for selection.

Neighborhood Watch

In order to have an Orange County Sheriff’s Office recognized Neighborhood watch, at least 40 percent of residents must participate. We have volunteers for block captains in the Oaks and the Falls. We are still in need of a block captain volunteer for the Pines.

As residents of the Preserve at Rio Pinar, we need to take steps to ensure that our community remains safe and crime free. Having the right contacts and watching out for one another is the goal of a neighborhood watch. The neighborhood watch works and is functioning well at other communities in our area.

The time commitment of a Neighborhood Watch is minimal and can be combined with everyday activities like walking your dog, leaving for work, working out at the clubhouse, working in your yard, etc.

The steps for starting a successful neighborhood watch program are:

1. Two training meetings (basics of the program and home security).
2. Complete a home security survey.
3. Create a community communication/telephone chain.

You can read more about the Neighborhood Watch program at www.cityoforlando.net/police/neighborwatch/cnwh.htm.

Speed Bumps on Oriente Drive (Next to Deerwood Elementary)

Neighbors whose homes back up to Oriente Drive have witnessed drag racing during the late night and early morning hours. A survey by Orange County determined the average speed of regular usage to be 42 mph. That’s 17 miles per hour over the posted speed limit (25 mph).

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Maintenance Update

by Russ Niewold HOA Director/Maintenance Committee Chairman

Gates

The Falls entrance located on Oriente Avenue is expected to be operational in mid-August. The entire gate had to be re-manufactured and both exit gates repainted. The re-manufacture of the Econ gate for The Oaks and The Pines may be ready shortly thereafter because it has been put on a fast track for early completion. In addition, lightning struck the call box and destroyed the motherboard of the Econ gate and we are in the process of repairing that damage too. We appreciate your continued patience as we work to bring the gates on line as soon as possible.

Clubhouse

We have posted No Parking signs on the clubhouse entrance area and provided parking spaces for scooters, bikes, motorcycles and foot scooters to help alleviate congestion around the clubhouse entrance. Please continue to use the parking spaces provided for your vehicles.

The exercise room air conditioner developed a major leak in the A-coil drip pan. This, upon investigation, was caused by an insufficient gravity flow to remove the extracted water from the unit. The water extraction mechanism has to be re-engineered using a pump system actuated by a float to overcome the lack of gravity inherent in the original design. We ask your indulgence as we work to bring this problem to a satisfactory conclusion.

Unfortunately, there have been a number of incidents involving vandalism during the last month at the clubhouse. Vandals have removed interior signs posted on the workout room wall. Paint can inside the janitorial closet was opened and the contents splashed all over the walls and equipment in the closet requiring the handyman to work extra hours to clean up the mess. Most recently, someone jammed a plastic cup down the drain of the ice machine which required the services of a roto rooter to correct the problem. Finally, garbage cans were turned upside down and the contents strewn all over the pool area. If any resident observes acts of vandalism you are urged call 9-1-1 or the non-emergency number 407.737.2400, then notify Sentry Management immediately at 407.788.6700 extension 307. (Editor’s Note: Please see Page 4 for ways in which you can help stop clubhouse vandalism).

Finally, there are some residents who not only violate the clubhouse closing hour of 10 P.M., but consume alcoholic beverages there as well. Residents are strongly urged to observe the clubhouse usage requirements.

Surveillance

The HOA continues to explore the expansion of video surveillance for both the clubhouse and the entrance gates. This is a complicated project involving Adelphia and several outsourcing agencies as well as requiring the usual bid process, workman’s compensation insurance, etc. The Maintenance and Security committees are cooperating in this venture and will do their best to provide necessary security as soon as possible.

Classifieds

Safety 1st Bed Rail
New condition - only used one week! $20
321.235.8888
Water Conservation Responsibilities

by the St. John’s Water District

The St. Johns River Water Management District adopted the water conservation rule in 1991 to encourage the efficient use of water. Irrigating before 10 A.M. or after 4 P.M. does your lawn and landscape the most good, allowing water to soak into the ground to the roots of the plants. Watering during the middle part of the day, or the hottest part of the day, wastes water because most of the water evaporates.

Though Florida usually receives about 50 inches of rain each year, only a small amount seeps into the ground to replenish underground aquifers. Aquifers are where 90 percent of us in north and east-central Florida get our drinking water.

Fickle weather cycles with abundant rain followed by drought cannot replace the millions of gallons of water that are used daily by a growing population. The efficient use of water is necessary now — and for the future.

Outdoor irrigation is allowed before 10 A.M. or after 4 P.M. This water conservation rule is year-round and has been in effect since 1991. Existing landscapes with odd-numbered addresses are allowed to irrigate on Wednesday and Saturday. Existing landscapes with even-numbered addresses are allowed to irrigate on Thursday and Sunday.

Exceptions to the Districtwide Water Restrictions
Watering between 10 A.M. and 4 P.M. is permitted under the following conditions:

• Irrigation using low-volume or micro-irrigation methods such as soaker hoses, drip irrigation, microjets, or a hand-held hose with automatic shut-off nozzle ("hand-watering")
• Irrigation using reclaimed water (provided signs indicating such use are displayed on the property)
• When the use of water during these hours is specifically authorized in a permit issued by the District
• When water is used to establish new landscaping. Such use is limited to the following:
  - One-time, 30-day period for new lawns, landscapes, agricultural crops and nursery stock
  - One-time, 60-day period for newly seeded or sprigged golf courses, provided irrigation is limited to the amount necessary for plant establishment
  - When water is needed to “water-in” insecticides, pesticides, herbicides, fungicides, and fertilizers within 24 hours of application
  - When the source of water is discharged from a water-to-air heat pump

Other outdoor water uses such as filling swimming pools, washing cars or pressure washing are allowed anytime. Water conservation measures, such as using an automatic shut-off nozzle on your hose, should be practiced at all times.

"Florida usually receives about 50 inches of rain each year."

- Reprinted with permission from the St. Johns River Water Management District
Security Issues

Continued from Page 1

This is a very dangerous stretch of road, and many of our children are at risk. The security committee has proposed that we install speed bumps along the street. This will deter the racing, and speeding. To install the speed bumps, 66 percent of residents who travel in/out of Oriente Drive have to approve. This can be done by signature petition, by mail or meeting ballot.

Police Patrol

Because we are a gated community, the sheriff’s patrols may patrol the community in between calls but may not enforce any traffic violations.

We are pursuing a contracted agreement with the Off Duty Services Department of the Orange County Sheriffs Office. We have made application with the Board of County Commissioners. Once the application process is approved, the off-duty officers may be contracted at a rate of $24 - $28 per hour with a 4-hour minimum. This may be set up for short or long term as determined by the HOA. They will then be able to patrol and enforce traffic and speeding violations. The Board is the approval authority to allocate funds.

As you can see we have many active issues. One of the key areas the community can make significant improvement in is more volunteers serving on the various committees. Resident’s involvement on all committees is both needed and welcomed.

Residents can email Vincent Rowe at director3@the-preserve.org

It's Time to Help

by Vincent Rowe, Director/Security Committee Chairman & Cori Garavuso, Clubhouse Committee Chairman

In an effort to help keep the incidents and costs down at the clubhouse, both the Security and Clubhouse Committees are requesting the assistance of The Preserve residents in helping with securing the clubhouse in the evening. We are asking any adult residents who may be available just before 10 P.M., before the doors lock, and until 11 P.M. to help us in ensuring that the lights and televisions are turned off; that the doors are secured and not propped open in any way; the windows are all closed and locked; and that the air conditioner is reset to 80 degrees. Please note that we are not asking you to confront persons in any way. In the event of any suspicious activity such as unattended teens, vandalism, or any after-hours usage of the club, you should not attempt to confront the offenders in any way. Please call 9-1-1 or the non-emergency number 407.737.2400 to report any and all suspicious activity.

Any and all help from our residents is most appreciated.