

**Volunteers Needed
for
Compliance Committee
See page 5**



Summer 2021

This newsletter is the official document of the Regency Park at Lake Mary Condo Association, Inc (RP) and all published information therein constitutes notification to all members. It is written under the guidance of the RP Association Board of Directors.

CONTACT INFORMATION

Manager - Mike Piazza
(407) 328-8208 (office)
(407) 328-8238(fax)

Manager@RegencyParkCondo.com

www.RegencyParkLakeMaryCondo.com

BOARD OF DIRECTORS

PRESIDENT: Kevin Hutchison
VP/SECRETARY: Chy-Ching Chuang
TREASURER: Kathleen Wieser

REGISTRATION / PARKING STICKERS

Please contact Diana Heider
at (407) 328-8208 or
email at

Admin@RegencyParkCondo.com

NEXT MEETING DATE

July 19, 2021 @ 5:30 PM
733 Secret Harbor Lane
Lake Mary, FL 32746

SEMINOLE COUNTY

SERVICES

(407) 665-0000
www.SeminoleCountyfl.gov

Animal Services
(407) 665-5201

Sheriffs - (407) 665-6650

Fire - (407) 585-1480

Duke Energy - (407) 700-8744

In an Emergency, dial 911

Highlights of Past 12 Months & Future

The COVID-19 Pandemic has brought many challenges for all of us. Regency Park was no different. Many needed & valuable projects have started, completed, & in progress. Among them are:

1. Fishing Pier Revitalized
2. Building #25 Restoration
3. Gutter, Downspout, & Leaf Guard Installation
4. Playground Equipment Replacement +\$5,000 Gift
5. Sidewalk Grinding, Repair & Pavement Replacement
6. Tennis Court Repair, Resurfacing, New Nets & Screens
7. Stairs & Railings Repair & Painting

Your Management Company and Board have been working hard on improving the quality of Regency Park. There have been a lot of disruptions and we thank everyone for their patience.

Your Condo Water Usage

To check on your latest water bill and usage, please visit:

www.RegencyParkLakeMaryCondo.com & Click on: Water Bill(s)

- OR -

www.OatesEnergy.com



Oates Energy Inc.

14286 Beach Blvd. Suite 12

Jacksonville, Florida 32250

1-800-717-9811

Regency Park Website

The Regency Park Community Website offers convenient buttons to click to pay HOA dues, Water Bill(s), look up account information, visit calendar for upcoming Board & Townhall meetings, plus download necessary forms, rules, and other important condo documents.

Our website is www.RegencyParkLakeMaryCondo.com.



FISHING PIER



Over the past 15 years, the elements had taken their toll on the Fishing Pier and an update was needed. The Pier had become such a popular spot for residents during the pandemic and after, that a revitalization was in order. New Features of the Pier are:



- New longer lasting Trex Decking
- Marine Grade Treated Lumber where necessary
- New stylish Lamps
- More energy efficient LED lighting
- Improved ramp lighting for safety
- **New reclined L-shape Seating with a focus on enjoying the views**
- Integrated Trash receptacle



The new Pier is designed for many years of enjoyment with less cost to maintain. As mentioned above, the Fishing Pier had become a popular amenity. Hanging out at the Pier visiting with family, friends, & neighbors while watching turtles, fish, & birds became a new norm and fostered a closer sense of community here at Regency Park.

If you have not already, we hope that the next time you are nearby, please visit the Pier and enjoy the tranquility of this amenity.

The vendor had a nice video produced that we would like to share with you at:

https://drive.google.com/file/d/1gZC_G1OtRcc2D9fn4ryQl1CxqV_Sy9zq/view?usp=sharing OR <https://youtu.be/6BaQldFek3s>



BUILDING #25



We can finally see the light at the end of the tunnel for the restoration of Building #25 -- the perimeter fence has even been removed. As reported by the contractor Heathrow Construction:

- All rough plumbing & electrical are completed
- HVAC in progress on interior air handlers and duct work
- New roof completed
- Stairs & Railings installed (painting still needed)
- Firetronics is working in all 12 restored condos and pull stations in breezeway
- Waiting on Seminole County for the release of 12 individual condo permits
- Waiting on Seminole County for the release of occupancy permits for 8 condo end units

The Board, Management, & Heathrow Construction have been eagerly trying to help push the restoration along. As experienced throughout the world, the COVID-19 Pandemic caused many disruptions in supply chains, labor, and raw materials. These challenges were also felt at the inspection level of Seminole County Building Department. We understand how difficult it is for owners and residents to not be able to use their condo. Our hearts go out to everyone involved. We are eager to welcome you all back home!



Gutters, Downspouts & Leaf Guards

The Association has installed new gutters & downspouts as part of finishing the new roof project. Leaf Guards have been delayed due to supply chain issues from pandemic but are projected to be installed in the 2nd half of July. Stay tuned for more updates.



Sidewalks & Pavement Repairs

Over the years, trees along with concrete/asphalt shifting & settling has caused some damage to community roads & walkways. We have finally found a reputable and reasonably-priced vendor to get all the needed sidewalk work done this year vs. spreading it out over multiple years. Management has identified:

- 241 raised sidewalk sections to grind
- 36 badly broken sidewalk panels to replace
- 39 sidewalk-to-asphalt transitions to repair

The work is tentatively scheduled to start the last week of July – watch for e-blasts on that too.



Tennis Court Resurfacing



As many have experienced over the past several years, Regency Park's Tennis Courts were needing repair and resurfacing. They dated back to before the Association had been created when the community was still apartments in the 1990s. Now that the pandemic is subsiding, more companies have staffing to get this important amenity resurfaced and new wind-screens installed in mid-to-late July.



Stairs & Railings

Regency Park is now entering its next phase of Stairs & Railings Maintenance which is scheduled to commence before the end of July.

ARCHITECTURAL MODIFICATIONS – Reminder, any changes to your condo require the approval of the Architectural Review Committee (ARC). This includes screened patio enclosures, window replacements, re-piping & new flooring (see website &/or front office for noise reduction flooring insulation requirements and ARC forms & checklist).

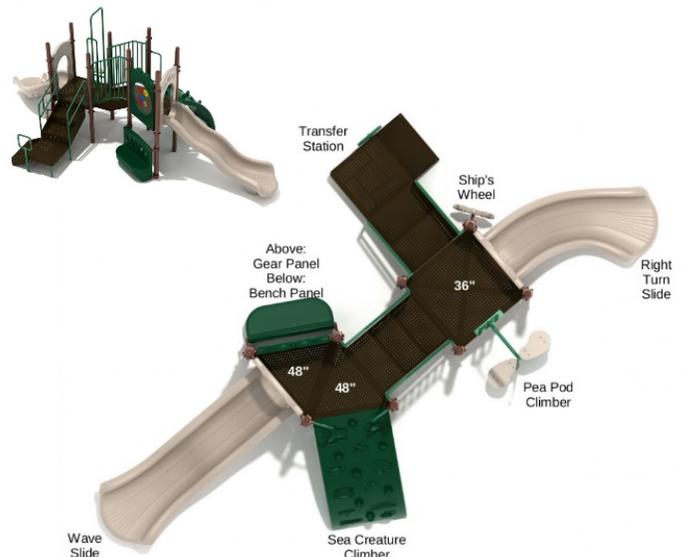
Playground Equipment Replacement



The Association got its money's-worth out of the old playground equipment -- simply put, it had worn out and needed replacing. The old equipment has been removed, and the new playground equipment has been on order since April. Unfortunately, due to supply chain issues not all parts have arrived, despite being listed as 'in stock'. As soon as all the parts arrive and the Installation date is set, we will send out email notifications. Having playground equipment is important to all our residents with children. We are looking forward to having this completed soon and for fun times & great memories to be created.



The Crossings Master Association has donated \$5,000 towards the purchase of New Playground Equipment. We received the check in early July. Many thanks to our partners at the Crossing Master Association! Last time they contributed \$8,000 towards front entrance landscaping Improvements!





Payment Options for Condo Dues



Owners may take advantage of the easy online payment services provided by FirstService Residential called **ClickPay**. Paying online with your checking account is free. If you have any questions about your payments or need additional support with **ClickPay** set up, please do not hesitate to contact their Customer Service Line at **1-888-354-0135 (Option 1)**.

Frequently Asked Questions:

Q: How can I make **payments online** or set up new **recurring payments** with FirstService Residential?

A: That's easy -- Please ensure you follow your Community Website registration process on page one. After registering, follow the steps below to make recurring payments or pay by phone.

Set up CLICKPAY

1. Go to: www.RegencyParkLakeMaryCondo.com and click on **PAY CONDO DUES** Button or <https://regencyparkatlakemarycondo.connectresident.com/>
2. Enter your username and password you set up when you registered. Click **LOGIN**
3. Click **MY ACCOUNT**
4. Click **PAY ASSOCIATION FEES** – Note: Web browsers are slightly different; you may need to turn off pop up blockers for the <https://regencyparkatlakemarycondo.connectresident.com/> website if you get a blank screen.
5. Click **Register** at top of page and follow instructions to create your profile and account
6. Or Pay by Phone by calling ClickPay Customer Service at **1.888.354.0135 (Option 1)**

Q: If I need assistance with setting up my ClickPay account, whom do I call?

A: A **ClickPay** representative will be available Monday through Friday 8AM to 9PM EST at **1.888.354.0135**.

Q: I've already made arrangements for my own bank to automatically send a check for my maintenance Payments -- Do I need to change anything?

A: Yes -- It is important to update your **Bill Pay** service with two key pieces of information:

1. The **14-digit homeowner account number** (All Account Numbers start with a **Numerical "0" (zero)**) Please reach out to Office Administrator at Admin@RegencyParkCondo.com or 407-328-8208 for your **14-digit homeowner account number**.
2. The **remittance address:**

Regency Park at Lake Mary Condominium Association, Inc.
c/o FirstService Residential, Inc.
P.O. Box 62060
Newark, NJ 07101

If additional help is required, please contact the **FirstService Residential Customer Care Team** at **1-866-378-1099**.

You can mail payments in to the address above as well, but you must include your payment coupon, write your 14-digit account number on your check, and make sure your first & last name are clearly printed on your check, along with our property address. Note – **Neither the Association or FirstService are responsible for payments delayed or lost in the US mail, so we highly recommend utilizing the free, online, e-check ClickPay service.**

Community Rules!

PATIOS/COMMON ELEMENTS

No articles other than patio-type furniture shall be placed on the balconies, patios, or other Common Elements. No bicycles, linens, clothes, bathing suits or swimwear, curtains, rugs, mops, laundry of any kind, or other articles, shall be shaken or hung from any windows, doors, balconies, terraces or other portions of the Condominium or Association Property. (Live plants may be grown on the patio or balcony but may not be affixed to any wall or hang from the ceiling. Residential electric grills, no smokers, may be used.)

BBQs, STORAGE OF FLAMABLE OR EXPLOSIVE MATERIALS NOT PERMITTED



No flammable, combustible, or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements. Charcoal broilers, gas grills, open flame burners, electric grills, and smokers may not be used or stored on, in or about balconies, patios or any of the Common Elements.



PETS



Each Unit Owner or occupant (regardless of the number of joint owners or occupants) may maintain no more than two (2) household pets in their unit (example 1 dog and 1 or 2 cats), to be limited to dogs and/or cats. Pets are to be kept in the living area of the Unit Owner (not the patio or balcony). Pet owners are responsible for picking up after their pets. Pets are not allowed on the pool decks or in pool enclosures. Pets must be on a leash when outside your unit. The Declaration of Condominium prohibits certain breeds of dogs. The prohibition includes but is not limited to the following breeds: Pit Bull, Rottweiler, Doberman, Presa Canario, Chow, Wolf Hybrid, Akita, Huskie or other breed considered dangerous by the Board of Directors.



LEASES

As per the Declaration, Leasing of Units is permitted without the consent of the Board of Directors. No portion of a Unit (other than an entire Unit) may be rented. All leases shall provide (or be automatically deemed to provide, absent an express statement) that **the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of the Master Covenants, this Declaration, the Articles of Incorporation and By-Laws of the Association, applicable rules and regulations, or other applicable provisions of any agreement, document or instrument governing the Condominium.**

Regardless of whether or not expressed in the applicable lease, the Unit Owner shall be jointly and severally liable to the Association for the acts and omissions of his tenant(s) which constitute a violation of, or non-compliance with, the provisions of this Declaration and of any and all rules and regulations of the Association.

The current policy is that Owners must maintain a current lease in good standing with their tenant(s) in order for them to maintain automatic gate access, fitness center and pool privileges. Otherwise, gate access will be with directory code or temporary code only. Leases are not permitted to be for a term of less than ninety (90) days. Month to month leases are NOT permitted.

All communications, including maintenance requests, are to be addressed to the Property Manager on the lease, or with the owner. They will work with the Regency Park management to take care of the issue.



NUISANCES

No nuisances (as defined by the Association) shall be allowed on the Condominium Property, nor shall any use or practice be allowed which is a source of annoyance to residents or occupants of Units or which interferes with the peaceful possession or proper use of the Condominium Property by its residents or occupants. No activity specifically permitted by this Declaration shall be deemed a nuisance. [Declaration of Condominium of (formerly Reserve) Regency Park at Lake Mary, a Condominium, Item 17.6, page 29]

COVID-19 PROTOCOL

Due to the ongoing COVID-19 virus pandemic and Delta variant, all Residents utilizing community amenities must follow these enhanced rules (along with current Rules as published on signs at amenity areas) as well as with all CDC, State of Florida, Seminole County & local guidelines, until further notice.



ENHANCED POOL RULES



- The pool hours will remain from Dawn until Dusk -

- MAXIMUM LIMIT OF 24 PERSONS ALLOWED IN THE POOL AREA (THIS IS INCLUSIVE OF THE POOL & DECK AREA)
- NO GUESTS ARE PERMITTED -- RESIDENTS OF REGENCY PARK ONLY
- NO CONGREGATING GROUPS LARGER THAN 10 PERSONS
- ALL POOL USERS MUST BE 6 FEET APART ON THE POOL DECK AND IN THE POOL, UNLESS THEY ARE MEMBERS OF THE SAME HOUSEHOLD
- FACE COVERINGS MUST BE WORN WHEN YOU CANNOT BE AT LEAST 6 FEET APART
- THERE IS NO RESERVING OF SPACE
- ANYONE THAT IS EXPERIENCING FLU-LIKE SYMPTOMS IS NOT PERMITTED TO UTILIZE THE POOL



ENHANCED Fitness Center RULES

- ACCESS BY KEY CARD ONLY (contact management office to purchase - \$25)(Prior Amenity Keys no longer work at the fitness center, but existing Gate Keycards will automatically work at fitness center)
- HOURS: PHASE 2 – MON-SAT: 5AM-5PM; SUN: 5AM-3PM
- PLEASE MAINTAIN 6 FEET SEPARATION WHEN POSSIBLE, AND WEAR FACE COVERINGS IF YOU CANNOT MAINTAIN SEPARATION
- WE ARE SANITIZING EQUIPMENT TWICE A DAY, BUT PLEASE CONTINUE TO WIPE-DOWN EQUIPMENT AFTER EACH USE
- REGULAR CAPACITY IS 4-5 PEOPLE PER ROOM, SO PLEASE AVOID OVERCROWDING

As the pandemic lessens and more of the population gets vaccinated, the fitness center will expand its hours, and we will remove the caution tape from alternate machines in the cardio room.

As neighbors, we need to be sensitive and considerate of each other. Due to the decreased capacity that is permitted, please allow for others to utilize the amenities.

ANY VIOLATION OF THESE RULES &/OR GUIDELINES WILL RESULT IN THE IMMEDIATE CLOSURE OF THE AMENITY & LOSS OF AMENITY PRIVILEGES

In case of an emergency, please dial 911. For non-emergency, please contact the Regency Park Front Office at (407) 328-8208 or after-hours, our FirstService Customer Care Team at (866) 378-1099.

- Thank you -



Parking/Towing Policy



1. GENERAL REGULATIONS

- 1.1 It is the responsibility of each Unit Owner and his/her tenant(s), licensee(s), family or guests to fully comply with these Rules & Regulations. Unit Owners are responsible to communicate and properly instruct tenants, licensees, visitors, guests, family members, tradesmen, callers, invitees and other who may have legitimate reason for access or cause to be on the property regarding the operation and effect of the parking restrictions set forth in the Rules & Regulations.
- 1.2 Unit Owners should include a copy of this Parking/Towing Policy and the Rules & Regulations with all lease agreements. Lease agreements should be provided to the Board or its managing agent.
- 1.3 The Board shall enforce these Rules & Regulations and, in doing so, is authorized to utilize the services of qualified towing operator to remove any vehicles which may be in violation.

2. PERMITTED PARKING: Parking of motor vehicles will be permitted on Association property only at the following locations:

- 2.1 **Designated Parking Areas:** Vehicles may be parked only on designated parking areas on the Condominium Property. First come, first serve basis.
- 2.2 Valid parking permit displayed on the rear window on the bottom left-hand corner of the driver's side.
- 2.3 All Registered vehicles must be registered to the name of the person(s) in the lease, Warranty Deed, Trust Document, LLC, and/or Officers of Corp

3. PROHIBITED PARKING:

- 3.1 **No Parking Areas:** Parking is prohibited in all of the locations within the Association which are designated by signs or street markings as "No Parking" for various safety reasons, including but not limited to fire lanes.
- 3.2 **Access Areas:** Parking is prohibited in front of walkways and within fifteen (15) feet of fire hydrants. Parked vehicles must not restrict access to driveways, streets or pedestrian traffic.
- 3.3 **Other Community Property:** No motor vehicle will be permitted to park or operate on "greenspaces" or walkways within the Association, except emergency or maintenance vehicles. These restrictions apply to all motor vehicles, including "off highway" vehicles (as defined by Chapter 317, Florida Statute)
- 3.4 **Prohibited Vehicles:** Vehicles on which commercial equipment or lettering is exposed in or upon the vehicle, vans without permanent rear seats and/or side windows in the rear of the van, trucks over ½ ton (which shall include mobile homes and campers), boats or water sport vehicles, trailers, inoperable motor vehicles (which shall include, without limitation, any vehicle which cannot operate on its own power, is in state of disrepair, and/or which would not pass applicable state inspection criteria), recreational vehicles, and/or non-passenger vehicles shall be kept upon any portion of the Association (except for bona fide emergencies). The foregoing restrictions shall not be deemed to prohibit temporary parking of commercial vehicles making delivery to or from, or while used in connection providing service to, any unit or the condominium property. No major repair to any motor vehicle may take place on the condominium property, nor shall any vehicle be placed upon blocks, jacks, or similar devices, anywhere on the condominium property. Cars used by government law enforcement are expressly permitted.
- 3.5 **Expired license plates/tags.**
- 3.6 Vehicles cannot be covered. License plate and parking permit must be visible at all times.

4. ENFORCEMENT

- 4.1 The Board of Directors is responsible for enforcing the Rules & Regulations. In fulfilling its obligation to enforce the Rules & Regulations the Board may enlist the assistance of a managing agent and or other agents (such as towing operator). Unit owners or residents who observe a violation or wish to lodge a complaint should contact a Board member or its managing agent, and make such complaint in writing. It is recommended that any complaint submitted be accompanied with documented proof such as a photograph of said violation. The complainant will be kept anonymous when addressing the violation. As set forth in the Rules & Regulations, any vehicle found to be parking in violation of these Rules & Regulations may be immediately towed from property at the expense of its owner and without prior warning.

5. **STORAGE OF VEHICLES:** Vehicles loaned, leased, or used by an owner or resident shall not be stored on the Condominium Property for any period of time. If a vehicle is to remain on the Condominium Property for periods in excess of four (4) days, due to illness or vacation, the Owner or Resident must notify the Association's Property Manager, in writing, of the reason for the lack of use. No vehicle will be used simply for storage of personal or business property at any time.

GUESTS: A resident or owners having guest stay at the unit for more than four (4) days are to notify management and obtain a guest pass. Guest passes cannot exceed more than seven (7) days unless approved by management. Guest vehicles must comply with rules listed under number 3 "Prohibited Parking".



BICYCLE POLICY



Pursuant to the authority granted to it under governing documents, the Board of Directors for Regency Park at Lake Mary Condominium Association, Inc. ("Association") has adopted the following policy and procedure related to bicycles:

1. Pursuant to Article 17.13 of the Declaration of Condominium of Regency Park at Lake Mary, a Condominium ("Declaration"), the Association has the authority to promulgate and adopt rules and regulations pertaining to the use of Association Property and Common Property, which includes the bicycle racks located throughout the Association. This Policy is being adopted to govern the use of the bicycle racks.
2. Before any Unit Owner may store or park his/her bicycle at the Association's bicycle racks, an application for a decal must be submitted to the Association for its records. **No application shall be denied unless it is incomplete.** Every application should include:
 - a. A description of the bicycle including its make and model, color, approximate fair market value, and year of purchase,
 - b. A photograph of the bicycle, and
 - c. If decals are requested for more than two (2) bicycles per Unit, then an application fee of \$5.00 per additional bicycle is required.
3. Bicycles decals shall expire after one (1) year, and a new photograph of the bicycle must be provided to the Association prior to reissuance of same.
4. Any bicycle that is left at the bicycle racks, or anywhere on Association Property, without necessary decal for more than seven (7) days is subject to removal and disposal by the Association. The Association may, but is not required to, at its discretion, remove the bicycle and store it at the clubhouse for a period of seven (7) days. If it is not claimed during the seven (7) day period, then the Association may dispose through any means that it deems proper.
5. Bicycles covers are not permitted and all bicycles must be in acceptable and operable condition.
6. All Unit Owners, their tenants, guest, assigns, and/or invitees who bring a bicycle onto Association Property are subject to this Policy along with any and all other restrictions and regulations set forth in the Declaration or adopted by the Association. It shall be the Unit Owners' responsibility to inform their tenants, guests, assigns, and/or invitees of this Policy. Failure of the Association to elect its remedy or remedies as described hereunder against any particular Unit Owner shall not operate to waive its rights to pursue the same remedy or remedies against another Unit Owner or other legal remedies against the offending Unit Owner.
7. The Association and management shall not be held liable or responsible in any way for any loss, damage or theft suffered by any Unit Owners. Each owner is responsible for their bicycle(s) and are encouraged to take the necessary precautions to ensure it is secured.
8. In the event any provision of this Policy conflicts with the Declaration or any of the governing documents, the terms of the latter shall control. Additionally, nothing in this Policy shall be deemed a waiver of the Association's rights and remedies available to it at law and in equity whether such rights and remedies arise under Florida law, the Declaration, or the other governing documents.



VOLUNTEERS NEEDED

FOR COMPLIANCE COMMITTEE

If you have ever wanted to give back to the community and help make Regency Park a better place to live, there are 3 openings for the vital Compliance Committee, plus 1 alternate.

If you are interested in serving on the Compliance Committee, please reach out to the front office at 407-328-8208. We have attached a Committee Volunteer Form for your convenience, which you may complete and return via email to:

Manager@RegencyParkCondo.com

**or via fax to:
407-328-8238**

**or bring or mail to:
Regency Park Condos
733 Secret Harbor Lane
Lake Mary, FL 32746**



Trash Compactor Rules



1. **Bag & Tie all Trash**
2. **Break-Down all Boxes**--They must fit in the compactor
3. **No Furniture, Appliances or Hazardous Materials**
4. **No Oversized or Construction Items**--All contractors must take their debris off the premises, per Florida Law
5. **Place All Trash Inside Compactor Over the Left Side Wall and Press the Green Button to Activate Compactor**

Violators Will Be Fined/Assessed Minimum \$100

Violators Cost YOU Money! – If you observe problems, contact management at (407) 328-8208
– Admin@RegencyParkCondo.com. Pictures &/or video are extremely helpful.

VALET TRASH PICK-UP RULES

A&E All Purpose Services is your provider for doorstep valet trash pickup – please contact them directly for missed pick-ups at **(407) 409-6237**, but notify the front office as well for tracking purposes.

Please see trash procedure instructions listed below.

Trash Collection Procedures & Guidelines:

- Pickup schedule is **Mon, Wed, Fri, Sat, & Sun.**
- Place **bagged & tied** trash in the **container provided** outside your door **between 10:00 AM & 12PM (Noon)** the **day of service** for collection (**Collection starts at Noon**). **Do not put trash out the night before** because **wildlife has a tendency to get into trash, and if they do, and bags are torn open, the valet trash vendor won't remove them.**
- All trash must be **bagged & tied** tightly and placed **inside** bins -- **Loose trash and trash on top of bins or on the ground will not be collected.** Ripped or torn bags must be re-bagged. Do not leave trash bags under stairwells or on you balcony/patio/landing at any time.
- **Double-bag all cat litter/pet waste** to help prevent leaking/breakage.
- **Bulk, Hazardous or Overweight** materials will not be collected (furniture, TVs, etc). **Maximum weight limit** is the lesser of **35 pounds** &/or the capacity of the bag.
- **Boxes must be broken-down & flattened for pick-up.** Boxes not broken-down flat &/or large bulk boxes may not be collected.
- There will be **no collection on Thanksgiving & Christmas Days** – See notices for specifics
- Please **utilize** your **onsite compactor/dumpsters** for **non-service days** &/or **excess** trash.
- If your **bin** is **damaged**, please contact the front office.
- To ensure the maintenance of the community grounds, please use **ashtrays** for **cigarette** disposal.

Website: www.AEAllPurposeServices.com