



Southpointe Condominiums

Winter 2013/2014

Page 1

Friendly Reminder:

Accounts that are 90 days past due will be sent to our collections company. Once your account is past due, you will be assessed late fees, interest, collection costs, attorney fees, and lien costs. To avoid these unnecessary expenses, please make sure you pay your association fees on time. If your payment is going to be late, you must contact us BEFORE you are sent to collections. Once an account has been turned over, the Association cannot accept any payments or discuss your account with you. Please remember that payments are due the first of the month and are considered late after the 10th of the month.



If you have children/grandchildren who live in Southpointe, or who visit you in Southpointe, please ask them **not** to play in the parking lot or in the street. We have had several cars damaged by children on bikes, but more importantly there have been several close calls. We do not want any children getting hit by vehicles. While we understand there are not many places for children to play in Southpointe, but it is very unsafe for them to play in the street where often drivers cannot see them until it's too late. Also please do not let children ride their bikes, skateboards, rollerblades or scooters in the atriums or on the stairs. This is very dangerous for them, as well as the many senior residents we have here.



What do my association fees pay for??

It seems there is a lot of confusion over what the monthly fees actually cover. The reason it is so important to not only pay your association fees, but pay them on time, is because they cover items such as: building insurance, termite bond, utility bonds, trash removal, pest control, building lights, street lights, water and sewer for your unit, pool and hot tub maintenance, fuel (to run the equipment, heated pool, and hot tub), landscaping, irrigation, roof, roads, siding, legal fees, accounting fees, and property management.

Did you know that more than half of our budget goes to the Orlando Utility Company (for water, sewer, trash, street lights, and building lights) and for building insurance? Two months ago we mailed the budget out to every homeowner. Please review this so that you can better understand how we arrive at the fee amount.

In spite of the fact that insurance and utility costs have risen, as they do yearly, we have not increased our fees by much. In addition to the costs that would normally rise over time, this summer, the City of Orlando Code Enforcement demanded that the drainage canal between Southpointe and Willowpointe be cleaned out by an enforced deadline date. If the canal had not been cleaned out by the date specified, Southpointe would have been fined \$1000 per day. We were able to avoid those fines by cleaning out the canal by the deadline, but at a cost to Southpointe of \$30,000. Because of this project, we had to push back the starting date for the siding replacement for Phase III. We are in the process of fighting this now because there is a question as to whose responsibility it really is to maintain that area. Hopefully we will be able to recoup that money.

Southpointe Condominium
Association
3700 Woodgate Blvd.
Orlando, FL 32822

Phone:
(407) 282-9250

Fax:
(407) 282-9772

E-mail:
chynnajustine@hotmail.com

We're on the Web!
southpointeconominiums.com



Southpointe Condominiums

Page 2

Leaving a vehicle on property for an extended amount of time? Please...

-Park away from the building, to allow others to park close to the building

-Make sure your car has a valid and visible Ventura pass

-Make sure your license plate is up to date

-Vehicles without proper passes and/or license plates will be towed at the vehicle owners expense

FREE PEST CONTROL

Please be advised that we offer free pest control through Orkin every Friday. Any owner or renter interested in this service should contact our office. For this service, someone will either need to be present at the unit, or a key will have to be given to our office.

Delinquent Units

There are still over 30 unit owners who are not upholding their responsibility to pay their association fees. This puts a strain on the remaining owners. If you know someone who is not paying their fees, you should urge them to do so. Our bills are ongoing, and must be paid each month, even when those 30 or more owners have not paid their shared responsibility. We are working with our collections company to resolve the collection cases as quickly as possible but it can be a lengthy legal process stretching over a very long period.

Additionally, many banks that are due to foreclose on owners and take the property for sale have not done so yet. This too can be a lengthy process and there is only so much we can do to push those cases along. Losses like this cause the rest of the owners to have to make up the difference. I know many owners do not understand why they need to pay for those who are not paying. Simply put, even though the number of paying owners may keep changing, our responsibilities and bills do not. The bills still need to be paid every month, no matter how many paying owners we have. Please note that despite all of our current hardships, the fees have only gone up a few dollars over the past two years.

Property maintenance

Dryer Vent Cleaning- Your dryer vent should be professionally cleaned once a year. This will not only make your dryer run more efficiently and save on electricity, it will also help prevent your dryer from catching on fire.

Turn off Water- If you are going out of town or leaving your unit vacant it is very important to turn off your water supply. This will ensure that if you have any pipes break, or any plumbing issues, that your unit will not flood.

Keys- Please make sure we have a copy of your unit key in the office in case of an emergency. If a leak occurs when you are not home, leaving a key with us will ensure we can enter the unit and stop the leak, therefore lessening your damages, and damages to surrounding units which you would also be responsible for.

A/C maintenance- Please make sure that once a month you change your A/C filter and put bleach down your A/C drain. This will help prevent your A/C drain from backing up and flooding your condo.

*Following these simple tips can help prevent your unit from becoming water damaged. Mold begins to grow in as little as 24 hours after a water leak. Most insurance policies will not cover mold damage. If your unit is not occupied year round, we urge you to find someone local who can check your unit once a month for any issues. If your unit is vacant for more than 30 days, most insurance companies will not cover any damage that took place while the unit was vacant.