

Winter
2022



Deerwood News

Celebrating 40 Years of Community!

Management Company

Brie Hutchinson, LCAM
Trident Association Management
618 E. South St, Suite 500
Orlando, FL 32801
info@TridentMgmt.com
Office (407) 374-9736

Deerwood Website

Deerwood HOA now has a website!

Check it out at:

<https://www.deerwoodhomeowners.com>

The website will include contact information, meeting minutes, newsletters, etc.

Annual HOA Dues

Invoices will be mailed out in December. Payment is due in January 2023. The annual due will not show an increase and remain at the current rate of \$105.00.

Upcoming Calendar Events

Holiday Decorations and Lightning may go up at any time now. Please remember they need to be taken down by Jan 15, 2023.

Contest judging will be done on Dec. 15, 2022. The winner will be announced soon after.

Annual Community Garage Sale will be on Saturday Jan 14, 2023.

Lake Underhill Entryway Concerns

The fencing along the Lake Underhill entrance received substantial damaged during the recent storms. The rain and flooding that accompanied the storms caused significant soil erosion along the embankment, which is a safety concern. The embankment, is not property of the association and will require coordination with other organizations to repair.

The Board is working with Orange County, Duke Energy and various contacts to correct the issues and take steps to prevent a reoccurrence.

Once this is done the fencing will be replaced

HOA Board Meeting Activities

The HOA Board has been busy over the past several months.

A change of Attorney took place which resulted in a cost savings to the Association.

With a goal of increasing resident participation, "Electronic Voting" was undertaken.

The Board has started to review the Amendments and By-Laws. This is a long process involving Trident Management and our Attorney.

The Deerwood HOA Board continues to meet via Zoom. Per our Deeded Restrictions, our Annual HOA Member Meeting is to be held on the 1st Tuesday of March at 7:30 PM. Please watch for emails and a letter from the management company for updates on our annual meeting.

Our regular monthly 2022-2023 Board Meetings are typically on the second Monday of the month at 7 PM and are as follows:

December 12, 2022

January 9, 2023

February 13, 2023

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Homeowners Are Invited & Encouraged to Attend!

Zoom Meeting

<https://us02web.zoom.us/j/85019320254?pwd=bUYwYlVlVTZGdTMWlXaks1RDRzc1g2QT09>

Meeting ID: 850 1932 0254

Passcode: 32825

Do we have your email?

Please help us keep you informed of what is new around Deerwood. If you haven't been receiving emails from the Homeowner Association or Trident, please send the Trident Management an email and request to be added to our email list. We do not sell or disclose email addresses.

Com Web Portal

Did you join the Deerwood Homeowners' Association Portal?

The portal offers the following features:

- *Check your account transaction and make a payment

- *Update your resident profile

- *Check on any open or pending compliance items

Contact Trident Management if you have any questions.

Reporting to the County

OCFL 311 is a mobile app for Orange County residents to report local, non-emergency community issues. You can submit issues directly to the county, regarding animals, signs, potholes, transportation, utilities, garbage collection and many others.

The app is available on Play Store.

Sheriff non-emergency number:
407-836-4357

A Word from your HOA President

A couple years ago, before joining the board, I volunteered to help find us a new management company. At the time, communication from our previous company was poor and the board endured a constant stream of complaints. After performing an evaluation of several companies, we made our choice and have since ended up in good hands. We have improved communications, virtual meetings, electronic payments and electronic voting. We have been operating under budget and are in excellent financial standing. At this stage, I feel we have a solid foundation and are ready to take on new projects.

I am actively pursuing an effort to update and modernize our governing documents. This activity is ongoing and will extend into the 2023 calendar year. If you would like to be involved in the effort, please contact the board.

I love our neighborhood and personally ensure the common area is free of trash and debris on a regular basis. If you see me out there on my segway, stop and say Hello. 😊

Joseph Armbruster

Doggy Duty – Cleanup!



Friendly reminder...regardless of the DOG SIZE, picking up after your dog is considerate and expected. Orange County regulations require that owners pick up after their pets. Fines can be as much as \$500! Don't ruin someone's day (or their shoes)...clean up after your pet! Thanks!

Garbage and Recycling Bins

Per our Deeded Restrictions, garbage and recycling bins must not be visible from the street or neighboring lots. Garbage and Recycling bins must be stored out of sight. They should not be stored at the side of the home or in front of the garage.

Green Lid Cart: *Household garbage should be bagged and tied before placing in cart.*

Unaccepted waste includes hot ashes or coals, recyclable items, household hazardous chemicals, medical waste fluorescent bulbs, tires, paint.

Questions on What's Recyclable?

- PLASTIC - Bottles, jugs, and tubs labeled #1 - #5 (inside the triangle) – if it's not #1 - #5, put in trash
- METAL CANS - Tin, aluminum, and steel
- GLASS - Bottles and jars
- CARDBOARD - Flattened corrugated boxes
- PAPER -Newspapers and advertisements, paper bags, junk mail, magazines and catalogs, office/note paper, phone books, cereal/shoe/drink boxes, milk/juice cartons

Fore more information on recycling, visit:
<https://www.ocfl.net/WaterGarbageRecycling>

Lake Underhill Trees and Shrubs

The board has been looking into cleaning up the trees and shrubs that are located near the Lake Underhill Embankment. There is a large Monkey Ear tree, that is leaning over, pushing up against our fence and causing damage. We are coordinating with the county and homeowner to arrange a solution. There are two topped-off pine trees that we plan on removing and there are assorted sections of overgrown shrubs that we will be removing. Keep your eyes out for these improvements in the future.

Current Board of Directors

The following is a list of the current board of directors.

President

Joseph Armbruster

Vice President

Chris Black

Secretary / Treasurer

Paul Verrocchi

Members

Noel Campbell

Clare Walters

Pat Ward

We welcome all our new members to the neighborhood and encourage you to attend our monthly meetings!

Crime Information

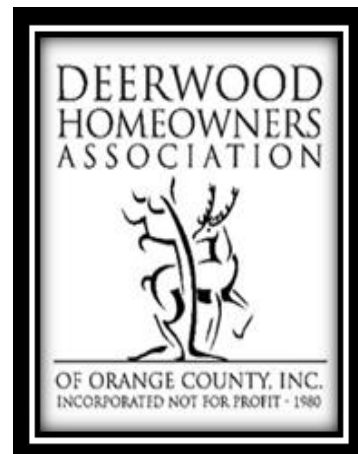
Orange County Sherriff's Office department maintains a website for citizens to keep abreast of crime in Orange County. The website is:

<https://www.ocso.com/en-us/Crime-Information>

The zone for our area is 20A

Parking and Sidewalks

Please do not park vehicles across sidewalks. Those with disabilities or walking/strolling young children may have difficulty maneuvering around vehicles. Additionally, parking across the sidewalks also violates our Deeded Restrictions and is an Orange County parking violation. Thanks for your consideration.



www.deerwoodhomeowners.com