

# CHELSEA RIDGE NEWS

**September 2008**

**Welcome to the Chelsea Ridge Home Owners Association News, the official newsletter of our community.**

Current Board members are: Jim Gorzka, President, Craig Ridinger, Vice President, Sue Henesy, Treasurer, Jean Holland-Rose, Secretary & Tina Phillips, Director.

## **NEW MANAGER**

As luck would have it, due to schedule changes, we have our old manager back once again. Diane Hilt, whom we all know and have come to respect, has once again been assigned to our community. Welcome back Diane! Diane is familiar with our community and is happy to be with us once again. She can be contacted at dhilt@sentrymgt.com or 407.788.6700 ext 246.

## **FALL HAS COME TO “CHELSEA RIDGE”**

The following items were put together for residents as a reminder.



### **Traffic & Parking**

- ✓ With the fall weather, more kids are outdoors after school and on the weekends. Please drive slowly and watch for children.
- ✓ Please do not park the wrong way on the street or park blocking driveways.
- ✓ Please park in your own driveway whenever possible.
- ✓ Allow enough room for emergency vehicles to pass through the streets and remind any guests to follow this rule as well.
- ✓ Avoid parking directly across from another vehicle on the street. Our streets are narrow and parking in this manner will keep emergency vehicles and neighbors from gaining access to the remainder of the street.



### **Trash Collection**

Trash cans and all garbage as well as yard trash must be stored out of sight. Trash cans should only be put out after 4:30 p.m. the night before collection and put away, out of sight, after trash collections. Yard waste needs to be bundled or bagged and put out for pickup no sooner than the night before collection.



### **Pets**

Just a reminder that all pets, not just dogs, must be on a leash at all times and pet owners are required to pick up any pet waste. This is not only an Association rule, but an Orange County ordinance. Also, please do not leave your pet outside when you are not home. Constant barking that irritates your neighbors can be reported to Animal Control and you could be ticketed as a nuisance.

## **COMMITTEES**



### **NEIGHBORHOOD WATCH COMMITTEE**

Volunteers: Claudia Gorzka (Chairperson) & Sue Henesy

The Neighborhood Watch Committee will be addressing safety issues for our community. They will prepare a new Association Directory and arrange for a Safety Training from Orange County. Anyone that would like to volunteer to be a block captain, please let Claudia Gorzka know or call Diane Hilt at 407.788.6700 ext. 276. Please check out the safety survey below.



### **SAFETY CONCERNS**

How safe are you in your home? Away from home? Do you do everything possible to keep your family property safe? Check your answers to the following questions:

- 1. I always make sure that my car is locked when it's parked.**

Yes  No

*It is important to keep your car doors locked and valuables out of sight when you park your car. Leaving your car unlocked allows access to personal items, your garage transmitter, and your vehicle information and equipment. This is true for ALL places you park, the mall, the grocery store or in your own driveway.*

- 2. I always close my garage door unless I'm moving vehicles or working in the garage.**

Yes  No

*In addition to giving easy access to your garage by leaving the door open, burglars can gain entry to your home, change your access code on your burglar alarm, disable your garage door opener, and prepare the way to get into your home when you are gone.*

- 3. I always lock my house doors, windows and sliding glass door when I leave home and set my alarm.**

Yes  No

*You become a target when you leave your doors unlocked and windows open. Burglars can gain easy entry to an unlocked house. Your alarm is for your protection and not setting it because you're in a rush or it's inconvenient could prove to be costly. This cost could be not only lost property but it could also be injury to yourself and your family. No one wants to come home to a burglar in the house.*

- 4. I don't store bicycles, car equipment, or other valuables on the side of my house or on the open lanai or porch.**

\_\_\_\_\_ Yes \_\_\_\_\_ No

*Leaving your property in the open and unprotected is just inviting burglars to steal. Make sure that you lock up what you don't want stolen and you won't be a victim.*

**5. I have an escape plan in case of a fire or hurricane.**

\_\_\_\_\_ Yes \_\_\_\_\_ No

*Always be prepared in case of an emergency. Have a plan of action and practice with your family. Make sure everyone knows the quickest and easiest way out of the house and have a central location where everyone meets when they are outside. Get everyone out of the house and then call 911 from a neighbor's phone.*

**6. I always call 911 when I see something suspicious going on in my neighborhood.**

\_\_\_\_\_ Yes \_\_\_\_\_ No

*The police are there to help you. If something is going on in the neighborhood and it doesn't look right to you, 95% of the time it isn't right. Call 911 and let the police sort out if it is an emergency or not. Don't confront troublemakers, burglars, vandals, etc. You can be injured if they decide you are a threat. **CALL 911.** Don't call the management. The police can get there faster and they can do something about illegal activity. Management cannot arrest offenders and will have to call the police anyway.*

If you answered No to any of the questions above, please review your safety plan and make necessary changes.



**ARB (ARCHITECTURAL REVIEW BOARD)**

Volunteers are: Paul Rose (Chairperson), Jerry Gillmore, Vern Priest, Mike Picard, Jeff Heard and Linda Qualls: The ARB Committee has developed Standards & Guidelines to correspond with the new Florida Statutes. These are available for review on our website. A paint pallet is also available now to homeowners. Email the chairman at [chairman@chelsearidgehoa.com](mailto:chairman@chelsearidgehoa.com) if you need the paint pallet to use for color choices for painting.

According to our Deed Restrictions, any improvements or changes to the exterior of the home or to landscaping **MUST** be approved by the Architectural Review Board prior to any work being done. Homeowners doing work without approval may be required to return their property to its original state should they not get prior approval.

Change forms are available on line from the website [www.chelsearidgehoa.com](http://www.chelsearidgehoa.com) and also from the Sentry Management office. Any questions or concerns for the ARB can be emailed to Paul Rose at [chairman@chelsearidgehoa.com](mailto:chairman@chelsearidgehoa.com) or if you have no access to the web, call Diane Hilt at Sentry Mgt. at 407.788.6700 (ext \_\_\_\_).



**BEAUTIFICATION COMMITTEE**

Volunteers are: Susan Priest (Chairperson), Linda Qualls, Beth Hunt and Claudia Gorzka

The Board would like to extend a special thank you to the members for their hard work this year on the front sign, landscape and lighting project. The new sign has now been installed. Our lighting has been installed by Elegant Custom Images and we are receiving much praise for the entire job well done.



**WELCOME / SOCIAL COMMITTEE**

Volunteers: Kim Ridinger (Chairperson) & Norma Gillmore

Our committee will be planning our annual neighborhood party soon. If you would like to volunteer to help plan the party, please contact Kim or Norma.



**DECORATION COMMITTEE**

Volunteers: Paul Rose & Doug Smith

Newsletters are also available online at  
<http://www.chelsearidgehoa.com>

Have a safe and happy fall and winter!