

WEKIVA TERRACE

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THE COLD ISN'T OVER YET!

LAWN MAINTENANCE: Coming Out of the Freeze

Freezing temperatures will turn lawns brown. Do not panic, this is a normal part of winter dormancy. When the days become longer and temperatures start to warm up in the spring, the growing points will become active, bringing green growth to the lawn again. Do not fertilize your lawn in the winter to try to green it up after a freeze—wait for the natural cycle of events to occur in the springtime. Fertilizing after a freeze will do more harm to your lawn than waiting for spring green-up. Do not apply a weed and feed product for pre-emergence weed control during the winter in Central and North Florida. Lawns generally do not require as much irrigation during winter months, so scale back your irrigation systems. In Central Florida, you may need to irrigate weekly or every other week, while in North Florida, it may be every three to four weeks. You will not need to mow for some time; when you do need to mow again, be sure to cut at the highest recommended height for your grass type. Do not "scalp" the lawn, as this makes it less able to recover from freeze damage.

How can you tell if your grass has truly succumbed to a winter freeze or if it is only dormant? One way is to cut small plugs of the grass (with roots and shoots attached) and plant them in a pot, put it in a warm spot with natural sunlight and see if the grass begins to grow.

If your lawn does not recover come springtime, remove the decayed vegetation from the affected areas and replace with either sod pieces or plugs. Do this before weeds have a chance to germinate and take hold of the ground. It is possible that not all of your lawn will be affected, perhaps just those areas that are most exposed to the cold temperatures.

Following these tips will help your lawn survive freezing temperatures.

Written by Dr. Laurie Trenholm

[How to Help Your Lawn Survive the Chill - Gardening Solutions - University of Florida, Institute of Food and Agricultural Sciences \(ufl.edu\)](https://www.ifas.ufl.edu/extension/2023/01/10/how-to-help-your-lawn-survive-the-chill/)

TREATING COLD-DAMAGED PLANTS

January and February are the coldest months in Florida, and plants can be damaged by low temperatures. But with your help, cold-damaged plants can often recover.



WATER

After a freeze, check the soil around your plants. Plants may not be getting the water they need if the soil has dried out or if the water in the soil is frozen.

Watering the area can help defrost the soil and provide your plants with an available source of moisture. Even injured plants need water.

FERTILIZER

While you may be tempted to add a little fertilizer to your plants to help speed their recovery hold off. If you fertilize too early you could encourage new growth before cold weather has gone. It's best to wait until spring to begin fertilizer application. Once the danger of frost has passed, an application of fertilizer can help speed recovery.

PRUNING

Don't prune cold-damaged plants right away. The dead foliage looks bad, but will help insulate plants from further injury. In the spring, assess the extent of the damage by scraping the bark with your fingernail. Cold-injured wood will be black or brown under the bark. To be certain where to prune, wait until plants begin to sprout new growth.

Herbaceous plants like impatiens and begonias that are damaged by the cold may collapse. If this happens, it's best to cut them down and remove the plants to prevent fungal or bacterial problems from arising as they decay.



FROM HELLO TO HELP, 211 IS HERE WHEN YOU NEED IT MOST.

In a crisis, disaster, or pandemic, 211 is here to help every person in our community every day of the year. From finding food and paying for housing and bills to connecting to other essential services, **211 is there, 365/24/7, to answer the call whenever a personal crisis may occur.** Every 211 is part of the national 211 network, United, to help as many people as possible. In fact, 211 is a critical part of United Way's fight for every person's health, education, and financial stability in Central Florida.

There When You Need Help.

There is a reason 211 Call Centers are vital to our community. 211 does more than "patch people through" to agencies. Instead, when someone has a crisis, they can reach a real person, a caring expert who offers comfort, hope, and solutions – from the first hello to the final connection to help.

211 Specialists receive over 80 hours of training and follow the Applied Suicide Intervention Skills Training (ASIST) model recommended by the Substance Abuse and Mental Health Services Administration (SAMHSA). In addition, many of Heart of Florida United Way's 211 Specialists are bilingual in English – Spanish and have 24/7 access to professional translators through a telephonic interpreter service to ensure accessibility for all languages.

"I am just so thankful. I have never needed help or reached out for help before. This was the first time," said Angel. "You can only imagine the relief I felt when I know there was support out there. My daughter and I are so grateful."

[Angel, Air Force Veteran and mother](#)

ORANGE COUNTY CODE ENFORCEMENT: Frequently Asked Questions



How do I make a complaint and have Code Enforcement investigate? Call 3-1-1. Describe the situation you observe and provide an address. It's best to specify if the violation is more likely to occur at certain times of the day or during the week. You can remain anonymous. The County also has a 3-1-1 mobile app on which you can report code enforcement issues.

What does the County do about graffiti? Call 3-1-1 and report the location. It will be painted over as soon as possible.

I think my neighbor is offering a short-term vacation rental (Airbnb, Homeaway, etc.) at their home. Is this allowed? No, it is not allowed in residential areas in Orange County. If such activity is suspected, Code Enforcement will investigate. Also, consider reporting the activity to your homeowners association.

I see signs all over the roadways. Sometimes even political signs. What is being done about this? Orange County removes more than 100,000 signs from the right-of-way each year. A private contractor, along with Code Enforcement Officers, is currently helping pick up the nuisance signs. Political signs are allowed on private property, but not on the right-of-way. They are only allowed on private property 60 days prior to and 10 days after an election.

My neighbor hasn't cleaned his pool in months. I'm worried about the potential for insects, etc. Can the County clean this pool? No, but the County can issue a violation notice and impose fines. Report by calling 3-1-1.

I called a complaint into 3-1-1 days ago. Nothing on the property has changed. Why doesn't the County do something? Code Enforcement is a legal process. Properties are alleged to be in violation. Property owners must be given adequate time to correct the violation. So it is not uncommon for it to take three to six weeks to obtain compliance. However, 80 percent of the violations come into compliance within 20 to 40 days. More than 94

percent of the properties cited by Code Enforcement within a 12-month period come into compliance.

What is the best way to make sure Code Enforcement is paying attention to our neighborhood and understands our concerns? Form a partnership with the Code Enforcement Division. If you have a homeowners association, invite the area officer by calling 3-1-1. Once the residents and the area officer are in communication, a relationship can be formed. Maintaining that relationship is the best way to keep clean, orderly neighborhoods.

I am a business owner. Code Enforcement recently issued me a violation notice because there is no land-use permit for my property. What does this mean? Every parcel of property is assigned a zoning district (residential, commercial, agricultural, etc.). There must also be an established "use" for each parcel because a wide range of activities is allowed within each zoning district. It is important to make sure uses are compatible with neighboring properties. Depending upon the use, the County might require certain types of permits and inspections. This ensures that life-safety, drainage and development standards are met.

Can the County do anything if my neighbor refuses to cut his grass or keeps piles of debris in his yard? Grass growth of more than 18 inches is a violation. So is the accumulation of junk, trash and debris. If property owners refuse to clean up, the County sends out a contractor to do the work. Refusal to pay the bill for the work results in a lien that is placed on the tax rolls.



Code Enforcement says junk vehicles are not allowed. What constitutes a junk vehicle? Flat tires, undergrowth, dismantled, wrecked, no license plate, expired tag or registration. If owners do not remove or repair the vehicle in 15 days, the County contractor will tow it away.

I've been trying to get my landlord to fix a leaky pipe for weeks. So far he has not done so. Is this a code violation? Yes. Under the County Property Maintenance Code, every structure has to be properly maintained. Every building's roof must be free of leaks, have no faulty wiring, no cracks in walls, etc. The owner can be subject to fines if violations are not repaired.

I just found out there is a code enforcement lien against my property. How do I get the lien released? Code Enforcement has a process. Once the property is in compliance, the fines can be reduced and the lien (if applicable) released. Compliance is the key. Call 3-1-1, explain you are calling about a lien-release, and the appropriate county staff will respond.



My neighbor has loud parties late at night. Who do I call? The Noise Ordinance is enforced by the Sheriff's Office. Please call the non-emergency number at the Sheriff's Office at 407-836-4367.

Who takes care of vehicles, trailers, or boats abandoned in the street? Please call the non-emergency number at the Sheriff's Office at 407-836-4367.

Does the County ban commercial vehicles? No. For example, there is no rule that says someone can't park a work van on

his/her property. The County does, however, prohibit dual rearwheeled vehicles. If you see a big truck, be sure to report it to 3-1-1 when Code Enforcement is most likely to see it (evening, weekend, etc.).

Does the County prohibit parking in the front yard? No. There is no ordinance that prohibits parking on the grass/street yard.

What is the role of the Code Enforcement Board and Special Magistrate? After a Code Enforcement Officer observes a violation and discovers it has not been corrected, a hearing is scheduled. There are two governing boards – think of them as two different "judges" – set up under state law that take testimony and evidence, and determine if a property is in violation. A property owner found in violation is given a specific period of time to correct the violation or a fine starts accumulating for every day the violation exists. Fines can range up to \$1,000 per day. Liens are filed against the property as well.

The County has a Special Magistrate and a Code Enforcement Board. What's the difference? Under state law, they both perform the same function – determine if a violation exists, and if one does, set a compliance date and a fine if the violation is not brought into compliance. Due to the volume of work Orange County established a Special Magistrate in 2004. Cases are assigned to the boards based on the region of the County where the property violations exist (east, central, west).

Does the County have enforcement powers? Every city and county in Florida is bound by the same law, which allows fines of up to \$1,000 per day for an initial violation and \$5,000 per day for a repeat violation. Failure to comply will result in filing of liens against the property. Under certain serious circumstances, local governments can foreclose on the liens, taking ownership and seeking more responsible owners or users for the property.



Orange County Code Enforcement 2440 W. 23rd Street, Second Floor Orlando, FL 32835
Phone: 407-408-3111 Fax: 407-408-4296

HOA ASSESSMENTS ARE PAST DUE

Statements for your 2023 Assessment were mailed. The HOA annual assessment remains \$504.00.

Payment options are being offered as follows:

- **Two semi-annual payments in the amount of \$252.00 due on January 1st and July 1st and considered late if received after January 31st and July 31st.**
- **6-monthly payments in the amount of \$84.00 due each month starting January 1st through June 1st. All payments must be received by July 1st or interest will be applied.**

If you would like to make one of the above payment arrangements, you must notify the management office in writing at hoapayments@markmgmt.com so your account can be noted.

