

WEKIVA TERRACE

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Do your part!

Our neighborhood is aging...let's make sure that it is aging with dignity! All of our homes are more than 20 years old. Whether you are a homeowner or a renter, please do your part in maintaining your property...

Before you make that change:

Want to paint or change the color of your house? Need to repair or replace the roof? Want to add or replace a fence? There is a color book for house colors. Any changes made to the property—including fences and roofs and tree removal—need to be approved by the HOA's Architecture Review Board.

Forms and procedures are available on the Southwest Property Management website or by contacting Sherry Shackelford,

407-614-3978, extension 1003 or

sherry@swpmcfl.com

(Log in as Homeowner, go to dashboard...it's all online!)



(NOT)



SPRING INTO HOME MAINTENANCE MODE IN FLORIDA

Spring is a time for rejuvenation, and, as the weather gets warmer here in Florida, and the days grow longer, there's a positive energy in the air. Many people decide it's the perfect time for reorganizing and refreshing their homes, while others eagerly get to work in the yard and garden.

While it's easy to get caught up in spring cleaning and planting, this is also one of the most important times of the year for home maintenance. The beginning of Daylight Saving Time is a great time to change the batteries in your smoke and carbon monoxide detectors, so if you haven't done that yet, here's your reminder. It's a good idea to do a basic checkup in some other key areas, too. After all, winter can be rough on your home.

These tips, from the Department of Housing and Urban Development and others, can help. Call it "spring training" for homeowners.

YARD AND EXTERIOR

- Check for signs of rodents, roaches, termites, etc.
- Clean gutters and downspouts.
- Trim tree branches and shrubs that are hanging too close to your home or to utility wires, and remove dead trees.
- Examine your deck and/or balconies for loose boards or railings, as well as any rot.
- Ensure that mulch and soil isn't in contact with your home's siding.

ROOF, SIDING, WINDOWS

- Check for damage to your shingles, including mildew and algae; have a professional inspect and repair your roof, if necessary.
- Go into the attic to check for signs of roof leakage, such as visible moisture or discoloration.
- Look for peeling paint. Remember, paint is about more than appearance. A good paint job also protects against the effects of weather.
- Check for leaks around window and door sills. Properly sealed windows and doors can help prevent damage and lower your energy costs.

DAYLIGHT SAVINGS BRINGS TWICE A WEEK WATERING!

Time of year	Homes with odd-numbered or no addresses	Homes with even-numbered addresses	Nonresidential properties
Daylight Saving Time	Wednesday/ Saturday	Thursday/ Sunday	Tuesday/ Friday

✓ *Water only if necessary and not between 10 a.m. and 4 p.m.*

✓ *Water for no more than one hour per zone.*

✓ *Water only on your scheduled day! Pay attention to times*

TRASH CANS NEED TO BE OUT OF SIGHT!!

After the trash has been picked up, trash cans are to be stored out of sight! They are not to be seen from the street.

Remember: **BLUE LID:** Mondays – Recycling

(And Yard Waste! Bundled and on the curb)

GREEN LID: Fridays – Trash

Remember: **Lids need to shut!** If your can is too full, the collector has the right to skip you! Lifting an over-full can may end up spreading trash throughout the neighborhood!

If you have items that do not fit in the can, contact Orange County to arrange a pick up...(Call 311)

Do not put items on the curb (without a pickup arranged through the county!)

There have been a few issues with on time collections...If our neighborhood is missed, leave cans out. It will be picked up—unless you get a notice from Orange County stating otherwise. Once the pickup has occurred, remember to put your cans out of sight from the street!

If your cans need to be repaired or replaced, contact Orange County Water Garbage and Recycling link at <https://www.ocfl.net> (You will need the serial number located on the front of your cans)

