

Fieldstream North HOA

25 YEARS OF COMMUNITY & PRIDE
YEARS OF MEMORIES



The *Fieldstream North Homeowner's Association* is actively improving our community for its valued residents. A quarter-century of efforts have created one of the *BEST* neighborhoods this area offers.



PAGE 2 & 3

RECYCLE & COLLECTION

County issued rolling cart use and instruction with tips and information for seamless recycling collection and information for drop off and large item pickup.

PAGE 4

WELCOME RENTERS

Information for our newest residents and resources for living your best lives here in our safe, quiet, and beautiful community of inclusive and respectful residents.

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HOME REPAIR TIPS

Taking care of ongoing home repairs and tasks can help you keep your house more safe, comfortable, and more energy efficient. Find tips and tricks for DIY success, on a budget.



2025 - 2026 VOLUNTEER BOARD OF DIRECTORS

Introducing the current *Fieldstream North* HOA Board of Directors. These volunteers have an average 18 years of re-elected community leadership and a cumulative 75 years of experience between them as state certified volunteer directors. Our board represents diverse backgrounds and many proud cultures. Together they bring **UNITY** to this areas greatest **CommUNITY**.

Garbage Collection



It's been nearly 8 years since Orange County began its automated trash collection service. The program has provided a convenient efficient, and environmentally friendly way to quickly collect and dispose of all our garbage and recycling.

that in which the County provides will not be accepted and will not be emptied. If your containers are ever damaged simply call 407-836-6601 for a prompt at-home repair.

Under this program, homeowners use county-issued roll carts for all waste pickups. It's important to know, any other container beyond



CURBSIDE COLLECTION SCHEDULE

Garbage in **green** rolling cart for THURSDAY pickup

(3 feet apart)

Recycling in **blue** rolling cart for THURSDAY pickup

Yard Waste debris in 3-foot bundles or plastic bags for FRIDAY pickup

Large Items up to 3 cubic yards for FRIDAY pickup

Large Item Pickup

Residents who need to dispose of large items that will not fit in the roll carts can simply place the items out front for pickup most Fridays.

Large items include tires (limit 4), furniture, rear projection TV's, most appliances or mattresses.

Please limit large items to three cubic yards or about one small pickup truckload per household per week.

Large items should be placed at the curb no earlier than 6:00 p.m. the night before and no later than 6:00 a.m. on your scheduled collection day.

Uneven/Broken Sidewalk?

Repairs or replacement of your sidewalk area is fast & **FREE** by contacting:

Orange County Public Works

Pedsafety@ocfl.net
(407) 836-7900

Roll Carts Need To Be 3 Feet Apart

Place your roll carts at the curb no earlier than 6:00 p.m. the night before and no later than 6:00 a.m. on collection day. Put away emptied carts on the same day.

There should be about

three feet of clearance around each cart placed curbside in order for the trucks to safely use the mechanical arm.

The carts should be placed away from your mailbox, parked cars, and

low-hanging tree limbs. The handles should be facing your house and the arrows on the lid should point toward the street.

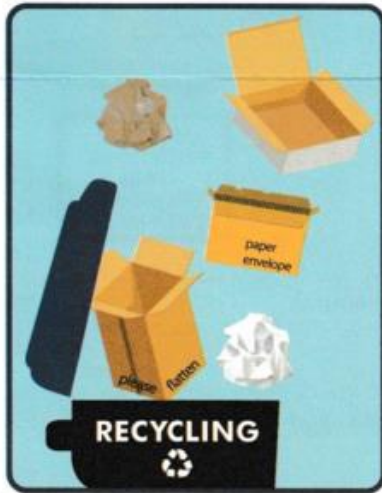
It's like social distancing for garbage cans!!!

?

THANK YOU to our valued and essential workers who, with their proficient work ethic and attention to detail have made *Fieldstream North* one of the finest communities this area has to offer.



Gift giving creates a lot of waste. Use the guidance below to determine how to properly dispose of common packaging items.



Important Recycling Tips

- Cardboard boxes and packing paper must be clean and dry.
- Tape and labels can stay on boxes, but flattening them makes more room in the cart.
- If you are not sure where an item belongs, scan this code with your mobile phone's camera or visit www.ocfl.net/WhatGoesWhere



Questions?

Solid.Waste@ocfl.net | 407-836-6601

Think 5. Only put these empty and dry items inside the blue lid recycling cart—loose, not bagged:

- Plastic bottles, jugs, & tubs #1 – #5
- Metal cans
- Glass bottles & jars
- Cardboard
- Paper

Did you know???

HOA Dues increased only twice in 23 years.

If you need assistance with your annual dues please take advantage of our easy payment plans.

DROP OFF EMPTY PLASTIC BAGS & WRAPS AT PARTICIPATING STORES

BAGS
Retail, Bread, Produce, Food Storage, Newspaper, & Dry Cleaning

WRAP
Plastic Packaging for Water Cases, Paper Products, & Household Supplies

SHIPPING
Air Pillows, Bubble Wrap, & Plastic Envelopes



NO PLASTIC BAGS OR WRAPS IN THE RECYCLING CART

Official Communications Channels...



www.FSNHOA.com

Robert Neyor, CAM

Community Association Manager

407-788- 6700 Ext. 51328

RNeyor@SentryMgt.com



www.SentryMgt.com



Facebook.com/FSNHOA

Find us on

WELCOME NEW RENTAL RESIDENTS!

CORBAN YOUNG, DIRECTOR

Fieldstream North HOA welcomes you and your families to our safe, quiet, and beautiful community. Our hope is that you take pride in your great new surroundings and eventually choose to own one of our homes built in 1999.

Please remember... ***ALL*** residents must abide by the codes of our county and the covenants of our association. Should you have any questions please feel free to visit our FSNHOA.com web site or contact:

Orange County Code Enforcement
(407) 836-3111

Fieldstream North Homeowners Association.
(407) 788-6700 ext. 51328



CHALLENGES EVERY COMMUNITY ADDRESSES

ROSIE NIEVES, SECRETARY & DIRECTOR

Like most communities we are not without our challenges. Our private safety forces easily address most external concerns like daytime door to door visitors without a permit or non-residents entering the property in the early morning hours with ill intent.

Surprisingly, many of our issues come from our own residents. Common problems include multi-axle vehicles, boats, RV's, trailers and marked commercial vehicles. Most have never been permitted or approved for overnight storage anywhere in this community. Unattended high-profile vehicles promote crime!

Vehicles parked opposite of traffic, being repaired, or blocking sidewalks are prone to ticketing. Loud disturbances after quiet hours violate county code and association covenants leaving homeowners susceptible to serious fines against their ledger.

The *Architectural Review Board* approves or denies all aesthetic changes through our online application process. The *Covenant Enforcement Committee* responds to neighbor complaints and addresses violations without prejudice.



**We are so proud of our
Fieldstream North Graduates!**

Send me an email and tell me what is next for you. I will send you a gift to help celebrate your achievements.

President@FSNHOA.com

TIPS TO BUDGET FOR HOME REPAIRS

BETTY RODRIGUEZ, TREASURER & DIRECTOR

Taking care of ongoing home repairs and tasks can help you keep your house safe, comfortable, and energy efficient, but it takes money and time. Consider these three tips to budget for ongoing home improvements:

Tip 1: Set aside money for ongoing home maintenance

Some specialists recommend setting aside 1% to 2% of the purchase price of your home each year for routine maintenance projects such as roofing repairs, sewer updates, or new appliances – each of which can cost several thousand dollars. If 2% seems too much, consider starting with less and working your way up. Finally, if your home has greater maintenance needs, consider whether budgeting more than 2% is necessary.

Tip 2: Set up automatic transfers to save for home maintenance

Consider creating a separate home maintenance account and funding it with automatic transfers. How much should you transfer?

- Calculate 2% of the purchase price of your home. For example, 2% of \$250,000 is \$5,000.
- Divide the amount by 12 to calculate your monthly transfer, for this example, approximately \$415.
- If that amount is too much, consider an amount that fits your budget and work to increase it over time.

Give the separate account a nickname such as Home Maintenance and get peace of mind watching the balance grow over time.

Tip 3: Budget for home improvements

In addition to ongoing maintenance and repairs, you will want to make home improvements over time, such as new carpets, kitchen counters, or windows. You may want to make improvements to your landscape as well. These improvements can make your home more enjoyable while increasing value.

Fieldstream North Enjoys One Of The Safest Communities This Area Has To Offer



Don't be a victim.



Secure your belongings!

Patrols Are Constant And A Reputation For Enforcement Has Penetrated Our Streets

Practice these tips:

- ▶ Always lock your parked vehicle.
- ▶ Never leave your vehicle unattended while it's running.
- ▶ Remove valuables and items with personal information.
- ▶ Be aware of people looking into parked vehicles and report suspicious activity to law enforcement immediately.
- ▶ Don't keep spare keys, valet keys, or your garage door opener inside your vehicle.

Contact your local Crime Prevention Specialist today for more information.

(407) 836-HELP (4357)

www.ocso.com



10-1971

We Publish At Least Six Months Of Security Logs On Our Web Site For Anyone To Review, 24/7

www.FSNHOA.com

DOCUMENTS & UPDATES

SECURITY LOGS

Homeowner Tips & Tricks

Safety & Protection

Homeowner tips include maintaining your home, saving energy, and getting to know your neighbors and their routines.

Maintenance

- **Change HVAC filters:** Continually change your air filters to prevent your system from working harder and increasing energy costs.
- **Clean gutters:** Clean your gutters at least twice a year to prevent water damage.
- **Clean dryer vents:** Clean your dryer vent at least once a year to prevent a fire hazard.
- **Unclog drains:** Use baking soda and vinegar or boiling water to unclog drains.
- **Test and maintain smoke detectors:** Test your smoke detectors to ensure they are working. Many houses have combined smoke and carbon monoxide detectors that are in the ceilings and wired into the house, but other homes will need plug-in carbon monoxide detectors in bedrooms and living areas.
- **Test irrigation systems:** Test and monitor your irrigation system regularly. These systems run at night while most folks are asleep, and repairs can go unnoticed.

Energy savings

- **Monitor your energy bills:** Pay attention to how your home is using energy to reduce your carbon footprint and save money.
- **Schedule an energy audit:** Schedule an energy audit to ensure your home uses energy and water efficiently. Duke Energy and OUC have programs to promote cost savings.
- **Seal your windows and doors:** Seal any gaps or cracks around your windows and doors to keep cool inside and water outside.

Community

- **Know your neighbors:** Get to know your neighbors to enhance your sense of belonging and provide a support network. This way when you see something odd you can say something.

Insurance

- **Choose your homeowners insurance provider carefully:** Homeowners insurance protects your property and investment from potential losses and damages. Do not be afraid to have your agent shop for quotes annually.

BEWARE OF SOLICITORS!

VIC "Buzz" LOVELL, PRESIDENT

There is a safety design flaw that gives unexpected visitors the upper hand when approaching our front doors. It is common with all our *Fieldstream North* homes that the front doorway is indented within the home's structure, thus providing a dangerous blind spot and an inability for caring neighbors to view activity at your door. In fact, with most of our homes a good witness would need to be placed directly in front of your doorway to confirm the entrance is not being tampered with or even worse the occupants are not being accosted by strangers. *This has never happened in our subdivision and our proactive approach to safety is widely known to our surrounding communities. That stated, bad people are out there with nefarious intent.* Here are a few tips:

Did you know that individuals soliciting to sell in our neighborhood are required to hold a Home Solicitation Permit? *Florida Statute 501.021-022.* Some of the less than credible door-to-door salespersons will claim they are not "soliciting" or "selling" but instead "educating" about a product or service. Door-to-door solicitors have a right to freedom of speech under the First Amendment of the Constitution. However, homeowners have a right to post a sign or to prevent individuals from entering their property.

Here is my recommendation for the next time someone knocks on your door unexpectedly...

1. Ask to see their Home Solicitation Permit
2. Ask to see a form of personal identification
3. Ask for a business card with the telephone/address
4. If they fail to produce any of the above **DIAL 9-1-1**

To deter home solicitors from knocking on your door, post a "*No Soliciting*" sign on your property. You can also place a camera conspicuously at your front door. I like to greet unexpected guests from behind by exiting my garage door and engaging them with their backs to my front door.

As a final thought, it is important to remember that just because someone is banging on your door that does not obligate you to answer. They may be casing houses, listening for an alarm chime when you open the door or for a dog barking or even distracting you from others attempting to breach your rear entrance. *Uncomfortable dialing 9-1-1?* Simply call the non-emergency dispatch number 24/7. **Orange County Sheriff's Office Non-Emergency Dispatch Line: 407-836-4357**



No Trespass Posting Front Entrance



A well-placed doorbell camera can create a well-protected front entrance

ANNUAL MEMBER & ELECTIONS MEETING

BY SPANKY NIEVES, VICE PRESIDENT

If you missed our Annual Elections Meeting on March 13th, then you will have to wait another year to be part of the next record setting turnout for a single annual election. More than forty homeowners and renters attended a terrific gathering of like-minded residents with one thing in common, community pride. All board seats were unanimously re-elected, and we warmly welcomed our newest Property Manager, Robert Neyor, CAM from *Sentry Management*. **Welcome Robert!**

Review the 2025 Annual Meeting packet published here: www.FSNHOA.com



THANK YOU to our valued volunteers, vendors, suppliers, distributors, providers, and strategic partners who, with their generous donations and proficient work ethic have made *Fieldstream North* one of the finest communities East Orlando and unincorporated Orange County has to offer.

WONSETLER & WEBNER, P.A.
ATTORNEYS AT LAW

ORANGE COUNTY SHERIFF'S OFFICE
SHERIFF JOHN W. MINA

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SENTRY management

COMMUNITY ASSOCIATION MANAGEMENT

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www.SafeLivingLLC.com

LOVELL Foundation

407-509-1712

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407-639-5555

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407-639-5555

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