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The Venetian on the Ortega
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Jacksonville, FL 32210
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Management Note

Joan Jarosz

Well, it's been almost four months since I made Venetian my home. I am impressed with the people, the community and the desire to make it a better place. It is my desire, as well, to improve and beautify the community. My job is also to enforce the rules, hopefully everyone will help by following them. See you around the property. Let's work together to keep this the best property in Jacksonville.

As you are walking around the property, say Hi to Phil, our new Porter.

Sampling of Rules to follow

Since parking is a big issue in the complex, it is important that every car have a decal (residents) or a guest pass (visitors) displayed. A guest pass is good for 72 hours. Those without one of these displayed will be towed.

Two pets per unit are allowed with a **combined** total weight of 50 lbs.

It is the responsibility of the pet owner to pick up any droppings, pet stations are located throughout the property.

All pets should be on a leash at ALL times when outside of your unit.

Pool rules – The pool is closed after dusk. No glass, smoking or pets are allowed in the pool area.

A complete set of Rules & Regulations was posted on every door recently. Ignorance is not an acceptable excuse.

Window Replacement

Most of you are aware that all windows will be replaced in the next few months. A notice and a tip sheet will be posted on your door a few days prior to installation in your unit. A lockbox will be available for you to leave a key if you won't be home on the day that the installation is scheduled for your unit. We can work together to schedule your unit at everyone's convenience, however, the installers will have a schedule that needs to be adhered to.

Piling Replacement

The pilings along the water are scheduled to be replaced in the next few weeks. While this is going to be a loud project, we will do our best to minimize this and keep the work scheduled during business hours. During this time, all boats will need to be moved, we are working to coordinate this and will contact the owners prior to the commencement of the project.

Please ensure that updated information on your boat is registered at the office, this includes kayaks and row boats.

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September 5, 2011
Labor Day

September 11, 2011 1:00 pm
Jaguars opening game

October 22, 2011 10:00 am
Annual Meeting
Clubhouse

Project updates

We have heard many suggestions on how to repair, improve and beautify the community. We are moving forward with many projects, including but not limited to:

Railing painting

Pressure washing

Light repairs and painting

Sprinkler repairs – please do not change the times on the timers, they are set on a schedule.

Tree trimming – bids are being reviewed at this time

Camera installation – bids are being considered to install cameras on the driveways and dumpsters.

Entranceway – Plumbing repairs are almost complete, drawings are being done and the beautification project will continue shortly.

Annual Meeting

The Annual Meeting is scheduled on October 22, 2011 at 10:00am. Forms for candidates have been mailed to all owners, along with the official Notice. Please mark your calendar, your participation is needed and greatly appreciated.

Everyone is encouraged to run for the Board and involvement in committees is welcomed.

Questions and Answers

Q: How do I rent the clubhouse?

A: Call the office. Clubhouse can be rented for 4 hour intervals with a \$25 fee and a \$250 deposit. Reservations must be made at least 10 days in advance.

Q: Can I put my kayak in a boat slip?

A: You must obtain permission from the owner of the boat slip and submit a request to the Board for approval prior to putting it in the slip.

Q: Is biking and skateboarding allowed on property?

A: You can bicycle only from your unit and back to your unit for the purpose of leaving or returning to your unit only. No skateboarding or scooters are allowed .

Q: Can I wash my car on property?

A: No washing of vehicles is allowed on property.

Q: Can I do small repairs to my vehicle such as oil changes?

A: No repairs of any kind are allowed on property.

All suggestions are greatly appreciated. Please stop into the office, call or email the manager at

Joan.jarosz@venetianhoa.com

