

Forest Glen

Home Owners Association

Newsletter

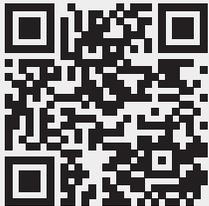
Fall 2021

Greetings to our Forest Glen neighbors! Can you believe Fall of 2021 is upon us? You can already smell the pumpkin-spice infused air as the temps and humidity have lowered their intensity. A special welcome to the new folks calling Brandy Creek Circle their home! We are glad you chose to locate here and are confident you will find Forest Glen a very nice place to live. It is our hope that you enjoy the fall and winter seasons!



It is easy to get complacent when approaching intersections controlled by stop signs, especially in developments such as ours. Brandy Creek Circle has two stop signs installed for traffic control and safety. The sign closest to Bramblewood Circle has a crosswalk and the students gather to be picked up by the school bus. Additionally, the visibility at this intersection is reduced due to landscaping. Please obey the stop signs for the safety of our students and for your safety. Rolling through stop signs without coming to a full stop can end up with catastrophic results for you, your neighbors, and your vehicle.

If you have not done so already, please register on the Forest Glen website at forestglenhoa.communitysite.com. On this website, you will find community information, calendars, and the latest information related to our HOA. Membership in the Forest Glen HOA is limited to homeowners. All residents and renters can sign up for free access to the website.



CC&R Revision

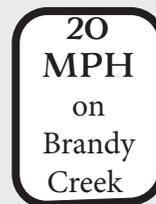
A major endeavor requiring comprehensive community input is the upcoming review and proposed revision of our Covenants, Conditions and Restrictions for Forest Glen, fondly known as the CC&R's. Since this document impacts each homeowner, and subsequently their budget through the HOA dues, it is prudent to consider items needing revision. Please participate in this review and provide input to the committee responsible for the effort.



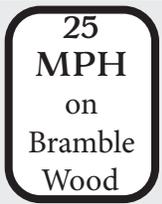
Thank you for the trust you place in us as a Board of Directors. It is our goal to be diligent in operating this HOA in an efficient manner and will continue to do so. However, do not place so much trust in us that you choose to not participate in HOA functions. We continue to see some lack of enthusiasm in our community demonstrated by low attendance or participation in HOA functions, e.g. monthly board or annual meetings. Community feedback is a major driver on decisions and actions the board considers. Please consider participating in the multitude of civil and community activities available to you and make Forest Glen an even better place to reside.



You have likely noticed the demise of the Canary Palm tree at the entrance to our development. Removing and replacing this tree will be an unfortunate and major expense as these trees are quite costly. We have tried hard to live within our budget, but the replacement is likely to impact our HOA.



Observe
The
Speed
Limits



Bayside
Lakes
Community
Garage Sale
October 16
8AM — 2 PM

GET ! INVOLVED!

Message from the Board of Directors

The Board of Directors has identified a disturbing trend in the types of violations found during property inspections. Most predominant violations are due to weeds or stains on sidewalks, driveways, or the home itself. The warmer climate in Florida requires extra effort to control weeds and stains. A chart has been included to provide you a visual graphic for the areas of concern. Please note – inspection information for July was not available and the numbers will not add up to 100% due to some homes having violations of multiple types.

	May	June	August	September
Total of home with violations/105	25 (23.80%)	32 (30.47%)	47 (44.76%)	31 (29.52%)
Weeds	9 (36%)	29 (91%)	31 (66%)	10 (32%)
Stains	10 (40%)	12 (38%)	20 (43%)	10 (32%)
Palm Fronds	1 (4%)	0 (0%)	9 (19%)	2 (6%)
Other*	10 (40%)	2 (6%)	7 (15%)	13 (42%)

*– Other includes miscellaneous items like mailboxes needing repair, visible garbage cans, failure to submit ARC Requests, shrubs needing to be trimmed, debris or materials lying on ground, etc.

In August almost one-half the homes in Forest Glen had some type of violation. Community pride starts at the homeowner level and your assistance to improve the aesthetics of our neighborhood will benefit everyone.

Your help in minimizing violations not only gives our neighborhood a pleasing appearance, it keeps HOA annual dues lower. Postage costs for mailing violations is becoming a considerable expense. When violations escalate to the level of delivery by certified mail (\$7.00 each), you can see how costs can quickly get out of hand. Homeowner diligence in making sure property is maintained is appreciated by all and will help keep our dues lower. Please do your part in performing the routine maintenance necessary and contributing to the beautiful community we can enjoy.

Just a Reminder...

Daylight Saving Time in 2021 ends on November, 7. It is a good time to test your home's smoke detectors.

Can I test my smoke detectors?

Yes. All smoke detectors are required to have a test button installed on them. This test button checks all functions of the smoke detector. This test should be done frequently to verify proper operation.

My smoke detectors are hard wired into my home's electric system. Do I still need to check the battery?

Yes. Your hardwired smoke detectors have backup batteries. The backup batteries allow the alarm to sound even if the power goes out. Batteries weaken with age, and should be checked and replaced at regular intervals (usually every 9 – 12 months or when Daylight Saving Time starts or ends) or at the first "chirping" sound.

Why do I get false alarms?

A false alarm can be initiated by small dust particles, smoke from cooking, proximity to fluorescent lighting fixtures, or extreme temperature swings. Fresh paint fumes can also get heavy enough to cause a false alarm, and humidity from bathrooms can also cause a false alarm.

Can I clean my smoke detector?

Yes. Dust can diminish your detector's sensitivity. Most units need to be cleaned at least once a year. Use your vacuum cleaner with a soft-bristle brush attachment to gently clean dust out of the unit. Test unit when done.

Should I replace my smoke detector?

Yes. Studies have shown that untested smoke detectors lose about half of their dependability after a 5 to 7 year period. In general, smoke detectors should be replaced approximately every 8 to 10 years. Read the manufacturer's instructions for your smoke detector as it will usually have recommendations for replacement.

Contact Information

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