

# NEWSLETTER

WINTER 2022

www.belleoakvillas.com  
belleoakvillas@gmail.com



***Belle Oak Villas***

## CHRISTMAS LIGHTS

We sincerely hope everyone enjoyed the Holidays. Unfortunately, there comes a time when all the lovely Christmas lights have to be removed and we would ask that all exterior lights be taken down by the end of January. Please do not leave lights outside even if they are not turned on.

## ANNUAL MEETING

Packets for The Annual Meeting will be sent out in February. We encourage people to take an interest by attending the meeting. We will Email updates as we get closer to the date of the meeting.

## EMAIL ALERTS

We are using Email to inform people of Board Meetings, large item pickup, Newsletters etc. Please make sure to check your spam folder and allow Email from: john.slater.bov@gmail.com. If you are a new resident please make sure we have your Email.

## DUMPSTERS

Dumpsters are emptied 3 times a week on Mon-Weds-Fri. If you have bags of trash that will not fit in the dumpster please keep it until it is empty. Trash thrown next to the dumpster will not be taken and can attract rodents.

The end result of people leaving bags of trash (and other items) is we have to pay someone else has to deal with it. Possible fine \$25.

The same goes for large items, please keep them at your villa until we have large item pick-up and then take them to the end of Rodeo.

## KEY DATES

### Monthly Meetings:

HOA meeting is held on the 3rd Tuesday each month at Largo Community Center.

[Details on our web page](#)

### Large Item Pickup:

3rd Thursday of each month.  
Check Email for confirmation.

## 2021 - 2022

The Board Of directors managed to take care of quite a few issues in 2021 including:

Painting of the white wall along Belcher & replacing the broken wood fence panel in the middle of the wall with a nice new vinyl section.

Sprinkler issues are at last being addressed by a new dedicated Company who are working their way through numerous broken lines and faulty control units.

First stage of tree trimming was completed with more to follow in early 2022.

First round of inspections was completed late 2021 with the remainder due early 2022.

An order has been placed for replacement pool furniture.

The fence line at rear of El Camino/Cuernavaca/Mission is under review for either repair, or possible replacement with Vinyl

## HOA BOARD



**President:** Nancy Porter  
**Vice President:** Warren Perry  
**Secretary:** Dawn Ross  
**Treasurer:** Kevin Haumann  
**Directors:**  
Annette Bennet  
Robert Nimrick  
Karen Okon  
Alicia Parker  
John Slater

**Webmaster/Newsletter/Email Alerts:**  
John Slater  
john.slater.bov@gmail.com

## IRRIGATION

Work is continuing to repair our irrigation system and many broken lines have been fixed. If you notice a broken sprinkler head or other issue please let us know.

## WEB PAGE



If you haven't already done so, please check out the web page for [Belle Oak Villa's](#). You will find a lot of interesting information about the community together with details of Architectural change requirements, previous Newsletters, minutes from meetings, some lovely photographs of our community and much more.

## MINUTES

A change was made to password protect the web page containing Board Meeting Minutes.

Email: [john.slater.bov@gmail.com](mailto:john.slater.bov@gmail.com) to request a password.

The Minutes for meetings will be Emailed to residents as they are approved.

## GUTTERS

In 2019 a large amount of money was spent dealing with erosion around the ponds. Part of this remedy was the installation of new PVC pipes connecting downspouts into the pond to avoid run-off and further erosion. Unfortunately, many owners are failing to keep gutters clear which results in overflow & erosion. If owners fail to keep their gutters clear we will have to have the work done and charged to the owner. **Please check and clean your gutters on a regular basis.**

## NEW RESIDENT?

Welcome to Belle Oak Villas!  
We hope you enjoy your new home and community.



If you have not yet been contacted by the Welcome Committee you will be after things get back to normal.

We now offer a Spanish version of our Welcome Book. See web page or Email us for a copy.

## INSPECTIONS

Inspections continued into 2022 and the remainder of the community has now inspected. We certainly appreciate all the work being put in by owners to bring properties up to standard as not only does this keep our community looking the best it can; it maintains great property values.

## SANTA

You may have noticed we had a new member of the Board over the Christmas Holidays as Santa paid us a visit and spent some time enjoying our Community.

You may have seen him in the bushes, hiding in a tree or chilling out on a bench but you may have missed some of his other adventures. Not only did he help out with some roof repair but we allowed him a nice day relaxing at the pool and also gave him a few trips in the Golf buggy.

I'm sure he will be back next year for more adventures!

