



# Heritage Happenings

March 2012

Published Exclusively for the Residents of Heritage Place II Homeowners Assn.



## IMPORTANT NAMES AND NUMBERS

### MANAGEMENT COMPANY

House of Management Enterprises  
 5756 S. Semoran Blvd.  
 Orlando, FL 32822  
 Mickey House  
 www.houseofmgmt.com  
 Office: 407-852-5300  
 Fax: 407-852-5301

### BOARD MEETINGS

5:30pm, see bulletin board for location.  
 March 15, 2012  
 April 19, 2012  
 May 17, 2012

### BOARD OF DIRECTORS

**President**  
 Carol Swanburg  
 carol@heritageplace2.com

**Vice President**  
 Open Position  
 vice\_president@heritageplace2.com


**Sec./Treas.**  
 Ken Celmer  
 ken@heritageplace2.com

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 www.heritageplace2.com

Newsletter Editor E-mail:  
 admin@heritageplace2.com

## COMMUNITY NEWS

### WE'RE ON NEXTDOOR.COM!



Nextdoor.com is a private social network for neighborhoods. It's the easiest way for neighbors - and only neighbors - to talk to each other online and make daily life easier in the real world. And it's free. Hundreds of neighborhoods nationwide are already using Nextdoor to build happier, safer places to call home. We can use Nextdoor to:

- Find a new home for an out-grown bike
- Track down a trustworthy babysitter
- Quickly get the word out about a burglary
- Find a good plumber
- Chat about the best local cafés
- Organize a garage sale or neighborhood barbecue
- Ask for help finding a lost dog
- Finally greet that nice man down the street by his first name.

Nextdoor's mission is to bring back a sense of community to the neighborhood, and enrich residents'

daily lives with relevant interactions. To learn more visit <https://heritageplace2.nextdoor.com/>



### GATOR REMOVED

In recent months, witnesses had reported observing people and families with small children making an activity of feeding the alligator in the fenced pond behind the park. Some reports even indicate that parents encouraged children to offer food to the alligators. Feeding wild alligators is extremely dangerous because it lessens their natural wariness of humans, and engenders them to associate us with food. Florida law prohibits feeding gators for this reason. As a result of the growing danger (and gator) the problem was reported to the Florida Fish and Wildlife Commission in early February and the alligator was removed. It had grown to a length of 6'2" and was not afraid to approach people. There may still be small alligators

*Continued on page 2*

## Gator Removed Continued

in our lakes and everyone is advised to help prevent this type of situation from occurring again. Alligators removed by FWC are killed, not relocated, because of the risk they pose from their interactions with humans. Protect our wildlife... To report alligator feeding, and possibly be eligible for a reward, call 1-888-404-3922.

It is also illegal to fish in the fenced pond. Please remind children to avoid that area.



## MASTER YOUR IRRIGATION SYSTEM IN A FEW SIMPLE STEPS...

Mulch your garden areas. Mulch helps keep the soil moist and reduces erosion and weeds. Avoid piling mulch against plant stems and tree trunks to prevent rot.

### WATER AT THE RIGHT TIME.

Watering in the early morning or late evening when temperatures and wind speeds are the lowest will reduce water loss through evaporation. Watering from 10am-4pm is prohibited.

### SET YOUR TIMERS

To keep your yard healthy with just enough water, set your timer with a watering schedule that suits your area and the season. A suggested watering schedule is two days a week with an irrigation run time that varies by month, as described in the table below.

January--12 minute	July--49 minutes
February--10 minutes	August--60 minutes
March--17 minutes	September--48 minutes
April--40 minutes	October--43 minutes
May--64 minutes	November--32 minutes
June--50 minutes	December--16 minutes

### CALIBRATE YOUR IRRIGATION SYSTEM.

Be sure to calibrate your irrigation system to determine how long to run the system so that it delivers the amount of water recommended for your area.

#### Position sprinklers properly.

Make sure the water lands on your plants and grass and not on paved areas.

#### Use micro-irrigation hoses.

These hoses can lie above ground or slightly buried and allow for water to seep through to a plant's roots.

#### Mow your grass to the right height.

The higher the grass, the more extensive the root system becomes. Grass with deeper roots is more drought-resistant. If the grass is mowed very short, it will put most of its energy into growing new leaf blades, and less energy into growing a root system (root system will be shallow). Set your mower height between 3"-4".

### MARCH GARDENING CHECKLIST

#### • Tree Pruning:

The end of the dormant season is a good time to prune many trees and shrubs. Remove dead, crossing, rubbing, or crowded branches.



Don't "top" trees (cutting the lead branch) and remove stakes or ties from a tree once established.

- **Fertilize Lawns:** Apply a complete fertilizer to lawns after all danger of frost is past - fertilizing too early can damage the lawn. Sharpen mower blades prior to the growth season and set mower height at no lower than 3".

- **Irrigation:** Check your system for leaks and efficient use (see article below).

- **Fertilize:** palms, azaleas, camelias & ornamental shrubs based on each plant's needs.

- **Vegetables to plant now:** beans, cucumber, leafy greens, herbs, peas, carrot, tomato, peanut, corn, watermelon, pumpkin, sweet potato, turnip, radish.

### LOW-COST MOBILE CLINIC RETURNS

Orange County Animal Services has published the 2012 schedule for its mobile spay-neuter clinic. The service is available for cats and dogs at a cost of \$10-\$25 per animal. The mobile unit will be at a different county park each month on Mondays. Pets must be dropped off at 7am and picked up before 2:30pm. The mobile unit cannot accept pets over 50 lbs but will refer you to the main clinic. Cash only. Please contact 407-836-3111 for more information or go to [www.ocnetpets.com](http://www.ocnetpets.com).

March 19 & 26 - Barnett Park, 4801 W. Colonial Dr. Orlando

April 2, 9, 16, 23, 30 - Bridges Community Center, 445 W 13th St. Apopka

May 7, 14, 21 - Taft Community Center, 9450 S. Orange Ave. Orlando

### SPAY & NEUTER



Over-population is **killing us.**

## COUNTY FREEBIE CALENDAR

The following free services and workshops are available to Orange County residents. For more information just call 407-254-9200.

**Adopt-A-Tree**, 8am - Noon

Free trees to county residents.

March 17 @ Barnett Park

April 14 @ Tibet Butler Preserve

May 12 @ Magnolia Park

**Your Florida Lawn** 6-7:30p, call to register

March 15 @ 310 N. Dillard St., Winter Garden

**Butterfly Gardening**, call for times & to register

April 7 @ 6021 S. Conway Rd., Orlando

Apr 19 @ 310 N. Dillard St., Winter Garden

**Growing Tropical Fruit** call for times & to register

May 12 @ 6021 S. Conway Rd., Orlando

May 17 @ 310 N. Dillard St., Winter Garden

## PARKING RESTRICTIONS

> No parking in the street overnight or in excess of ten hours.



> No parking over sidewalks.

> No parking on the grass.

> No junk or inoperable vehicles.

> No commercial vehicles, boats, RV's, trailers (unless garaged).



### DUES ARE PAST DUE

There are still property owners who have not paid this year's Association fees (dues). Dues are mandatory and late fees are now being assessed to accounts that were not paid by March 1. If you have not yet done

## “SOMETHING TO SAY?”

“This newsletter is the collective voice of Phase II residents. If you have information that you feel could benefit your neighbors, please email it to us for consideration in the next issue. Our newsletter prints every other month and articles can be approximately 1-2 paragraphs in length. Email your suggestions to [admin@heritageplace2.com](mailto:admin@heritageplace2.com)

## 13 THINGS A BURGLAR KNOWS THAT YOU DON'T

1. Of course I look familiar. I was here just last week cleaning your carpets, painting your shutters, or delivering your new refrigerator.

2. Hey, thanks for letting me use the bathroom when I was working in your yard last week. While I was in there, I unlatched the back window to make my return a little easier.

3. Love those flowers. That tells me you have taste... and taste means there are nice things inside. Those yard toys your kids leave out always make me wonder what type of gaming system they have.

4. Yes, I really do look for newspapers piled up on the driveway. And I might leave a pizza flyer in your front door to see how long it takes you to remove it..

5. If it snows while you're out of town, get a neighbor to create car and foot tracks into the house.. Virgin drifts in the driveway are a dead giveaway.

6. If decorative glass is part of your front entrance, don't let your alarm company install the control pad where I can see if it's set. That makes it too easy.

7. A good security company alarms the window over the sink. And the windows on the second floor, which often access the master bedroom -

and your jewelry. It's not a bad idea to put motion detectors up there too.

8. It's raining, you're fumbling with your umbrella, and you forget to lock your door - understandable. But understand this: I don't take a day off because of bad weather.

9. I always knock first. If you answer, I'll ask for directions somewhere or offer to clean your gutters. ( Don't take me up on it.)

10. Do you really think I won't look in your sock drawer? I always check dresser drawers, the bedside table, and the medicine cabinet.

11. Here's a helpful hint: I almost never go into kids' rooms.

12. You're right: I won't have enough time to break into that safe where you keep your valuables. But if it's not bolted down, I'll take it with me.

13. A loud TV or radio can be a better deterrent than the best alarm system. If you're reluctant to leave your TV on while you're out of town, you can buy a \$35 device that works on a timer and simulates the flickering glow of a real television. (Find it at <http://www.faketv.com/>).

Protection for you and your home: If you don't have a gun, here's a more humane way to wreck someone's evil plans for you.

## WASP SPRAY

A friend who is a receptionist in a church in a high risk area was concerned about someone coming into the office on Monday to rob them when they were counting the collection. She asked the local police department about using pepper spray and they recommended to her that she get a can of **wasp spray** instead.

*Continued on page 4*



The wasp spray, they told her, can shoot up to twenty feet away and is a lot more accurate, while with the pepper spray, they have to get too close to you and could overpower you. The wasp spray temporarily blinds an attacker until they get to the hospital for an antidote. She keeps a can on her desk in the office and it doesn't attract attention from people like a can of pepper spray would. She also keeps one nearby at home for home protection.. Thought this was interesting and might be of use.

## **POOP! CLEANING UP AFTER YOUR DOG**

Prior to adopting a dog, most people don't give much thought to the task of poop cleanup. Once the dog has joined the family and the need becomes apparent, some people tend to avoid cleaning up. This can lead to problems.

### **Reasons to Pick Up**

Dog waste contaminates the ground and becomes a means of passing intestinal parasites and infections to dogs and people. Your own dog can be repeatedly reinvested by parasites in this way. Picking up the feces prevents a great deal of the contamination, especially if diarrhea is not involved. Cleanup can reduce veterinary expenses and might even save on human doctor bills.

Because of contamination as well as smell and mess, dog waste is highly offensive to many people in the community. It often becomes a reason to ban dogs from areas. Of course the dogs can't

clean up after themselves, so this is a people problem rather than a dog problem.

If happiness for you is being able to have your dog live with you in, be conscientious about cleaning up. Dog waste damages landscaping, offends other tenants, and costs money to landlords and homeowners associations.

Neighborhood disputes over dog poop can escalate into real misery. In some localities it is illegal to allow your dog to relieve on someone else's property unless you have that person's permission. The very existence of such laws is an indication of how seriously people take the cleanup issue!

Scooper tools can make the job easier. These are usually lighter in weight than a shovel and more customized for the pickup task. You can tote along a bucket or bag to save steps.

A simple plastic bag slipped over your hand like a glove makes an efficient and completely clean pickup tool. A latex glove is also useful. A wide variety of bags will work, making this one way to recycle. Simply pick up the poop, turn the bag inside out to enclose it, tie the top, and deposit it in a legal container. This system works well on outings as well as at home.

If bending is difficult for you, a long-handled scooper tool may be your better choice. Some of these are designed to work with disposable bags. There are quite a few different tools designed for picking up poop.

Picking up is just part of having a dog. If everyone would do it, there would be far fewer objections to dogs living and traveling in human communities.

Be proud to be seen picking up dog poop. It may seem silly at first, but people who see you do this will know any mess left behind is NOT from your dog. Picking up shows pride in your community, in yourself, and in your dog. You set a great example for others, and you help create a brighter future for dogs and their people.

□

## **PETS DO BRIGHTEN YOUR MOOD**



If you've ever felt blue, only to be cheered by your tail wagging dog or snuggly cat, then you know it's the truth. And now, new research published by the American Psychological Association confirms it. The finding: Pets improve the well-being, self-esteem and confidence of their owner, and help fend off loneliness. Pets even lead to better physical fitness by lowering blood pressure and elevating the "happiness" chemicals serotonin and dopamine, thereby reducing anxiety.

Reprinted from Health Monitor at Home, Winter 2012 Edition.

# Neighborhood Watch

*Heritage Place II Property Owner's Association*

In an effort to keep our community a safe place to live, we need to “watch” out for one another. The Neighborhood Watch Committee needs to update the records of residents living in our community to include emergency contact information. To learn more about the Watch, visit the “Committee” section of [www.HeritagePlace2.com](http://www.HeritagePlace2.com). Please fill out the information below and bring to a Board meeting as posted or fax to Mickey House, House of Management Enterprises, 407-852-5301.

Home Address: \_\_\_\_\_

Your Name: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Work Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Adult Residents: \_\_\_\_\_

Children: \_\_\_\_\_ age \_\_\_\_\_ \_\_\_\_\_ age \_\_\_\_\_

\_\_\_\_\_ age \_\_\_\_\_ \_\_\_\_\_ age \_\_\_\_\_

\_\_\_\_\_ age \_\_\_\_\_ \_\_\_\_\_ age \_\_\_\_\_

Other residents/ pets: \_\_\_\_\_

*We respect your privacy. Your information will not be shared with any third parties and will be used strictly for the Neighborhood Watch and/or Heritage Place II related correspondence.*

*Please check each of the categories in which you would be interested in participating:*

\_\_\_\_\_ Neighborhood Watch Block Captain

\_\_\_\_\_ Newsletter/Website Committee

\_\_\_\_\_ Architectural Review Committee

\_\_\_\_\_ Landscape Improvement

\_\_\_\_\_ Home Improvement

\_\_\_\_\_ New Resident Welcome Committee

\_\_\_\_\_ Block Parties

\_\_\_\_\_ Garage Sales

\_\_\_\_\_ Home of the Month

\_\_\_\_\_ Other: \_\_\_\_\_

Other comments: \_\_\_\_\_

\_\_\_\_\_

**Heritage Place II Property Owner's Association | Fax form to: 407-852-5301**

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# BYLAW REMINDERS

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For your convenience, here is a summary of the community's general restrictions. A complete copy of the covenants is viewable anytime at [www.HeritagePlace2.com](http://www.HeritagePlace2.com), click on "Comm. Documents", then "Bylaws".

**ARC Approval** Is required in writing before any addition or change is made to the lot or exterior of the dwelling unit. An ARC application is available on the website or on the last page of this newsletter.

**Residential use only.** Prohibits commercial use of any portion of a lot or dwelling unit.

**No temporary structures.** Including but not limited to trailers, mobile homes, tents, shacks, sheds, boats, or barns - unless approved by the ARC.

**Garages** No garage shall be enclosed permanently or converted to another use. Carports are not permitted.

**Parking restrictions** No vehicles may be parked on grass. No vehicles are permitted which extend beyond the length of the driveway. No commercial, recreational, or inoperable vehicles (unless kept in garage). No parking on the streets overnight or in excess of 10 hours.

**Animals** No livestock. No animals of any kind may be kept or raised for commercial purposes. Common domesticated pets shall not be allowed off lot unless on a leash. No pet shall be allowed to make noise in a manner or volume that disturbs other Owners.

**Signs** No flags or signs are permitted on any lot, including but not limited to commercial and political signs, except common real estate signs which shall not be illuminated or exceed four square feet.

**Activity Restrictions** No noxious or offensive activity. No condition will be permitted to exist on a lot that may become an annoyance or nuisance.

**Fixed Game Structures** No basketball goals or any game or play structures are permitted in the front of the dwelling lot, or to be visible from the street. Tree houses are prohibited.

**Fence Restrictions** No fences may be in excess of 6 feet height and must be approved by the ARC. Lots which adjoin a lake or pond may not construct a fence greater than 4 feet in height and such fence must have at least 50% visibility through it.

**Swimming Pools and Screening** All plans must be approved by the ARC prior to construction.

**Window Air Conditioners** Window mounted air conditioner units are prohibited.

**Allowable Trim** No exterior shutters, awnings, or decorative trim shall be installed without ARC approval.

**Window Coverings** No reflective foil, tinted glass, sheets, newspapers or other materials shall be permitted on windows except for tinted bronze glass and installation of such must be approved by the ARC.

**Antenna Restrictions** One satellite dish, not greater than 18" diameter is permitted to be visible from the street in front of the lot. No other antenna, discs, masts or towers may exist unless approved by the ARC.

**Clotheslines** No clotheslines may be visible from the street in front of any lot.

**Exterior Paint** All colors shall be subject to the approval of the ARC. For approved color schemes, please request to view the Heritage Place II Color Book from one of the ARC members. Their contact information can be found at [www.heritageplace2.com](http://www.heritageplace2.com).

**Garbage** All waste must be placed in sanitary containers (of 50 gallons or less, with lids and handles) and, except on scheduled pick-up days, such containers shall be kept at the rear of dwelling unit or out of sight from the street. Recycling is mandatory in Orange County, free containers may be obtained by calling 407-836-6601.

**Tree Removal** Any tree with a trunk diameter of 4" or more... may not be removed without prior ARC approval. Violators shall be required to replace such trees of like size, kind, and condition within 30 days at their expense.

# LOCAL DIRECTORY

## IMPORTANT PHONE NUMBERS FOR RESIDENTS TO KEEP HANDY.

Our Management Company, H.O.M.E.....407-852-5300  
(For questions about bylaw violations, association fees, meetings, etc.)

Our Website.....www.heritageplace2.com

Orange County Sheriff's Office  
Emergency.....911  
Non-Emergency.....407-836-4357

Sector 4 Substation.....407-836-3770

Crimeline.....407-423-TIPS (8477)

Homeland Security.....407-254-7100

Orange County Services.....311  
Call 3-1-1 for information about all county government agencies including code enforcement, animal services, zoning, courts, waste collection, and more.

Orange County Fire Rescue.....407-737-2444

Florida Highway Patrol (Orange Co.).....407-737-2200

Orange County Public Schools.....407-317-3463  
John Young Elementary.....407-858-4610  
Hunter's Creek Middle.....407-858-4620  
Freedom High.....407-251-2500  
Crossing Guards.....407-254-7115

Orange County Utilities  
Customer Service.....407-836-5515  
Report Water Emergency .....407-836-2777

Progress Energy  
Customer Service.....407-629-1010  
Report Streetlight Outage.....800-700-8744  
Report Power Outage.....800-228-8485  
Digging? Call first!.....800-432-4770

FEMA.....800-621-FEMA (3362)

Fish & Wildlife Commission.....407-275-4150

Bright House Networks.....407-291-2500

Expressway Authority/ EPass.....407-823-7277

Traffic Info Hotline.....511

Lynx Bus Information.....407-841-2279

Post Office – Wetherbee Location.....407-855-6568

### DOG WASTE



ORDINANCE #95-32  
FINE \$500  
To report any animal violation, call:

**407-836-3111**

## Trash Pick Up Schedule

**Tuesdays  
Garbage**

**Wednesdays  
Yard Waste**

**Fridays  
Bulk Waste, Garbage and  
Recycling**

Please remember that your trash can only be in front of your home on those days. You must bring your trash bins inside after the trash is collected.

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## FOCUS

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PHONE: 407-892-0019

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**HERITAGE PLACE II PROPERTY OWNERS ASSOCIATION, INC.  
GENERAL APPLICATION TO THE ARCHITECTURAL REVIEW COMMITTEE**

All exterior alterations, modifications, additions and/or improvements must be approved by the Architectural Review Committee (ARC). See Article V & VI of the Heritage Place II Declaration of Covenants for details. **This application is to be completed by the legal homeowner and submitted to the ARC before any work commences. Please include as much detail as possible to expedite processing. If applicable, also include floor plans, landscape plans, site plans, material samples and color plans.**

**TO BE COMPLETED BY HOMEOWNER:**

<b>NAME:</b>	<b>DATE:</b>
<b>PROPERTY ADDRESS:</b>	
<b>PHONE Home:</b>	<b>Cell:</b>
<b>DESCRIPTION:</b> <i>(i.e. fence installation, repaint house, pool, screen enclosure, solar panels, window film, landscaping, etc.)</i>	
<b>LOCATION:</b> <i>Attach a survey or lot plan detailing the location of proposed addition/modification.</i>	
<b>SPECIFICATIONS:</b> <i>Attach copies of plans, estimates, color chips, samples, or pictures.</i>	
<b>Dimensions</b>	
<b>Materials</b>	
<b>Colors</b>	
<small>I hereby confirm that any ensuing work (pending approval) will be consistent with the plans submitted herein and acknowledge that I must submit another application if I wish to make a change. I consent to entry by the ARC onto the above referenced property for the purpose of review and ensuring compliance.</small>	
<b>OWNER'S SIGNATURE</b>	

*Please note:* All requests must conform to local Zoning & Building Regulations. You are responsible for obtaining all necessary permits once your request is approved. The ARC reserves the right to deny any changes if they determine that it is not consistent with the original development plan of the community, the guidelines, and/or the covenants. Application review may take up to 30 days. Signs are not permitted to be displayed on the property by vendors performing work or services. Construction materials may not be stored on a lot for more than 30 days without commencing construction. Please review Article VI of the Declaration of Covenants before submitting your application, if you do not have a copy, visit [www.heritageplace2.com](http://www.heritageplace2.com) and click on Comm. Documents, then Bylaws.

**Application Questions?** Contact the property manager, Mickey House at 407-852-5300  
**MAIL COMPLETED APPLICATION TO:** House of Management Enterprises (fax: 407-852-5301)  
 5756 S. Semoran Blvd. Orlando, FL 32822

**TO BE COMPLETED BY THE Architectural Review Committee:**

<b>DATE REVIEWED:</b>		<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> CONDITIONAL <small>see comments</small>
<b>SITE REVIEWED:</b>	<input type="checkbox"/> YES <input type="checkbox"/> NO	<b>BY WHOM:</b>
<b>COMMENTS:</b>		
<small>Must be reviewed and signed by a minimum of two ARC members:</small>		
<b>ARC SIGNATURE 1:</b>		
<b>ARC SIGNATURE 2:</b>		<i>Opt. ARC SIGNATURE 3:</i>

"By signing, we verify that the submitted plans are consistent with the covenants, guidelines, and general appearance of the Heritage Place II community."  
 DISCLAIMER: "These plans have been reviewed for the limited purpose of determining the aesthetic compatibility of the design plans with Heritage Place II generally, in the opinion of the undersigned, these plans are reviewed on that limited basis. No review has been made with respect to functionality, safety, governmental regulation compliance, or otherwise and no reliance on this approval should be made by any party with respect to any such matters. The above-signed expressly disclaims liability of any kind with respect to these plans, the review hereof, or any structures built pursuant hereto, including but not limited to liability for negligence of breach of express or implied warranty."