

New Resident  
**WELCOME**  
Packet



**HYDE PARK**

Blair Group Communities  
AFFORDABLE FLORIDA LIFESTYLES

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# Section 1

## *Facilities & Operations*

**Clubhouse**    *Rules for utilizing the Clubhouse and other community facilities are enclosed*

### **Community Info & Office Hours**

#### **Administration & Sales Center:**

**Bill Pay** (*Check or Electronic Deductions*), **General Manager, Vehicle Stickers**

(407) 656-9712	Monday-Saturday	9 a.m. to 4 p.m.
	Sunday	11 a.m. to 3 p.m.

<b>Fitness Center</b>	Monday-Sunday	7 a.m. to 10 p.m.
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### **Fitness Center**

Please wear appropriate clothing and footwear

Equipment must be wiped down after each use – supplies are provided

Please use caution since the Fitness Center is not supervised

Consult your physician before beginning any exercise program

<b><u>Garbage</u></b>	<b>Pick-up Days:</b>	<b><u>MONDAY &amp; THURSDAY</u></b>
	<b><u>Recycling</u></b>	<b><u>MONDAY</u></b>
	<b><u>Yard Waste</u></b>	<b><u>THURSDAY</u></b>

Please put trash out the morning of pick-up; not the night before

**Garbage Issues?**      Call: (407) 656-4111 ext. 2012

<b><u>Golf</u></b>	Nearby courses:	Stoneybrook West Golf Club      (407) 877-8533
		15501 Towne Commons Blvd., Winter Garden, FL 34787
		www.golfsbw.com

# Section 1

## *Facilities & Operations*

### Lawn Irrigation

It is recommended you water your lawn in accordance with local city ordinance

### Lawn Mowing Service

Lawn mowing is included in your fee on weekly basis during the wet season / bi-weekly during dry season

Because service days fluctuate, you are expected to keep your lawn free of décor, signs, hoses, etc. so mowers have complete access without needing to move or damage anything in the way

### Monthly Lease Fee

**Your Monthly Lease Fee is due by the 1<sup>st</sup> of each month.** *Late fees apply – see Rules & Regs.*

Payment via Check can be brought to the Hyde Park Administrative Office or you may sign up to you have your fee automatically withdrawn from your account each month

### Referrals

Fees are paid to residents who refer those who purchase a home through and listed by our Sales & Information Center – Referral Program details enclosed

### Rules & Regulations

You, as well as your Guests, are expected to abide by all Community Rules & Regulations

Please review the enclosed policy for complete details

### “Security” | Access Control

Access Control is provided via the Community Gate Systems at all entrances/exits

### Fishing

Fishing is prohibited in all community ponds

# Section 1

## *Facilities & Operations*

### Storage

Outdoor, fenced storage area is limited and provided on a first come, first serve basis. A waiting list is taken when all spaces are occupied.

#### **Cost varies per size of unit/section:**

- \$35/month – under 20 feet
- \$45/month – 20 feet or more

## Section 2

# *Communications & Social Outlets*

### Social Media

**Facebook** – Like your community Facebook page to follow all that’s happening  
We invited you to share info/announcements/photos/videos with your community via Direct Message

**Google Reviews** – Google your community’s business listing – you will have the option to “Write a Review” – please do!

**YouTube** – Subscribe to us on YouTube where we post event videos

### Community Channel

Hyde Park provides important information and announcements on an internal TV channel

This is only available to Spectrum TV customers

Basic Cable – Channel 95 | Digital Cable – Channel 732

### HOA

**Cost: \$20/member/year**

Expect a visit from the *Welcome Committee* shortly after moving in to review the HOA terms.  
A *Meet & Greet* for all new residents will be scheduled at a later date.

### Mail

**Your Mailbox # = Lot # listed on your lease**

There are three designated USPS mail stations throughout the community – check with the Sales Center to determine your location

**Winter Garden Post Office:** 5155 W Colonial Dr (407) 656-3344

FedEx & UPS will deliver to and pick up packages from your home address – please alert security of any deliveries/pick-ups

## Section 2

# *Communications & Social Outlets*

**Newsletter** The HOA compiles and issues a free newsletter once per month listing the month's activities and important announcements – this will serve as your best source of community information

Newsletters are available in the *Clubhouse*

### **Resident Directory**

Directories are printed annually – Please contact the HOA for a copy. You may contact the Sales Office for the HOA contact information

### **Social Clubs**

See Newsletter and consult with HOA to learn more about various resident-led clubs with various interests

# Section 3

## *Local Community & Surrounding Area*

### Home Registration

Florida Statutes require all manufactured homes to be titled in the owner's name and a decal attached to each "half" of the home – *please display on your window so the decal can be viewed clearly from the street*. Home registration is renewed annually and new decals are issued by the County Tag Office.

**Orange County Tax Collector (407) 845-6200 14035 W Colonial Drive, Winter Garden 34787**

If you purchase a home through Hyde Park's Sales office, our staff will complete the initial registration and transfer the titles and tags for your convenience. You will then receive a call and/or a letter stating the fee that you must reimburse to Hyde Park. Otherwise, you will be responsible for registering your home.

### Local Area

The local Chamber of Commerce has included a directory and map (both enclosed) to familiarize yourself with all that is located in our area

All of the Orlando-area Theme Parks are just a short drive away – remember to inquire about Florida Resident Discounts and Memberships

### Utilities

Electric | Water & Sewer | Internet/TV/Phone

These utilities are the responsibility of each homeowner

Service should be initiated upon closing – consult with your Housing Consultant or General Manager for more info

**Electric**                      *Duke Energy*                      (407) 629-1010

**Water & Sewer**              *City of Winter Garden*              Monday-Friday, 8 a.m. – 5 p.m.

Broken Pipes & Water Emergencies (321) 436-4559

Account/Billing/Service (407) 656-4100

Garbage Issues (407) 656-4111 ext. 2012

**Internet/TV/Phone**      *Spectrum*                      (888) 406-7063



# Section 3

## *Local Community & Surrounding Area*

### Vendors/ Service Providers

Review the enclosed list of vendors who provide various services within the community

***\*\*We do not endorse these vendors\*\****

**Winter Garden Police Department** | Non-Emergency Line: (407) 656-3636

**Winter Garden Fire Department** | Non-Emergency Line: (407) 877-5175

### Wildlife

There is a large variety of wildlife within and around the community, most of which is protected. Please utilize caution should you encounter any wildlife while on foot or driving in your vehicle/golf cart.

Report any issues, nuisances, etc. to:

**Florida Fish & Wildlife Conservation Commission (888) 404-FWCC/3922**

**Do Not Feed or Molest Any Wildlife – It Is Against Florida State Law**

# RULES FOR USING THE CLUBHOUSE OR OTHER FACILITIES

2019

(REVISED BY GENERAL MANAGER)

## FOR RESIDENT SPONSORS OF PRIVATE EVENTS

Page 1 of 3

All activities for private events using the **reservable facilities** must be scheduled through the **Manager's Office** or the **Facilities Committee Chairman**.

### GENERAL

1. **Final confirmation** of a requested reservation date for an event cannot be made unless within 60 days of the event.
2. **Advertising the Event:** A private event may be advertised to the host's club, church, or other organization, but not in a publication such as a newspaper that is circulated to the general public.
3. **Reservable Facilities:** Clubhouse, Kitchen, Picnic Area with Outside Grill.
4. **Non-Reservable Facilities:** Swimming Pool and Surroundings, Hot Tub, Exercise Room, Billiard Room, Library, Shuffleboard, and Horseshoe Pits.
5. **Resident Responsibility:** The resident who hosts the event must be in attendance at the event, and is responsible to ensure that all attendees comply with all written and posted Rules and all rules and conditions set forth by Hyde Park. The resident will be held financially responsible for physical damage done to any facility or equipment of Hyde Park or the Homeowners Association. The resident or other authorized person must sign a statement acknowledging receipt of a copy of these rules, agreeing to abide by them and accepting responsibility for damage.
6. **Supervision Responsibility:** During all phases of a private event, including set-up and clean-up, a responsible person familiar with these Rules who has a copy of this document, must be in attendance and supervise the work crew to make sure all the Rules are being followed.
7. **Possible Need to Share:** If the event consists of a very small group and does not need the whole area of the Clubhouse, it may be shared with another compatible group.
8. **No Smoking** in any common area buildings of Hyde Park.
9. **Park Entry Gate Mechanism:** Do not tamper with this to allow unlimited access.
10. **Parking** for the event must be on paved areas, **NO** parking on grassed areas.
11. **Deposit:** The resident must provide a deposit of \$100; see page 3 for details.
12. **Behavior of Children:** When using these facilities you are responsible for the behavior and safety of young children, especially in the swimming pool area. Do not allow children to play around the sensitive electronic equipment by the stage or by the Bingo area. Children in all areas must be closely supervised by an adult. Children shall remain in the Clubhouse and be escorted to the bathrooms by adults.
13. **Access Keys:** The key to the kitchen must be obtained from the Facilities Committee Chairman or Manager just prior to the date of the event and returned promptly afterwards. Keys to the Clubhouse and Washrooms are hanging inside the kitchen, near the door. If used, they must be returned immediately.
14. **No Fees** can be charged for admittance to private events in the Clubhouse, other than to cover direct expenses of the event.

1. **Air conditioning/heating system:** Do not tamper with the box; the thermostat is preset. If too warm or too cold, call the Manager or the Facilities Committee Chairman.
2. **Clean-up:** Wipe down all tables after use. Sweep up any debris or crumbs, and mop up any liquid spills. If using Association towels etc. launder at home and return them to the kitchen.
3. **Furniture Positioning:** Do not move the Public Address podium or the Bingo equipment. All other equipment and tables and chairs may be moved but must be returned to original positions. Do not move tables by dragging, have two persons lift the tables to move them.
4. **Trash Cans:** Are kept just outside the southeast door. They may be taken inside during an event, but must be returned outside following the event. Place all trash and garbage in the plastic bags that are in these cans; then place bags in large outside trash bins provided back of the trellis. Any additional bags that will be needed for your event will be your responsibility. **DO NOT PUT ANY TRASH OR GARBAGE IN THE CONTAINERS WITHOUT A PLASTIC BAG IN PLACE.**
5. **Cleaning Materials:** Brooms, mops, dustpans, etc. are stored in the bin just outside the southeast door of the clubhouse.
6. **Electrical Items:** Lights, fans, etc. must be turned off when leaving.
7. **Time Limit:** Normal lockup time for the facilities is 10:00 PM. Private events can be extended beyond that time by agreement with the Management, but generally must be concluded by 10:00 PM.
8. **Damage or Spills:** Inform the Facilities Committee Chairman or Manager of any damage, including major spills.
9. **Equipment that may NOT be used for private party:** The P.A. System; the Bingo equipment; the Steam table.

## KITCHEN

1. **Kitchen Facilities Material may be used:** Counters, sinks, stove (for warming, but not for frying), refrigerator, freezers, utensils (pots and pans, etc.).
2. **Kitchen Items NOT available for Use:** Homeowners Association's consumables, except for large trash bags that are already in bins.
3. **Utensils that are used** are to be washed and returned to their proper storage place.
4. **Clean-Up:** Counter tops, stoves, sinks, and refrigerators are to be wiped down and left clean.
5. **All Food Products used** for an event are to be removed from the kitchen unless other arrangements are made with the Manager or Facilities Committee Chairman.
6. **When Leaving:** Turn out all lights, turn off all appliances that were used, and lock the door.

## PICNIC AREA

1. **Clean-Up:** If the picnic tables and grille are used, they must be thoroughly cleaned up including the surrounding area.

# REFUNDABLE DEPOSIT INFORMATION

**Deposit:** After securing an open date, the resident must provide a Deposit (checks only-no money orders or cash) to the Manager or Facilities Committee Chairman, so the use of the facilities can be finalized. Make sure the check is payable to "Hyde Park.

**The Facilities Committee Chairman** will check all the facilities for compliance with all rules written here, especially those concerning safety, furniture re-positioning, and cleanliness. If someone must be hired to do cleanup or repair work because of noncompliance or abuse, a \$20-per-hour (or fraction thereof) labor charge will be deducted from your deposit if the facilities are abused or for non-compliance with the provided Rules, you may also forfeit your right to future use of the Clubhouse, based on Management decision. If the facilities are in an untidy state before your event, or you cannot comply due to reasons beyond your control, call the Facilities Committee Chairman or the Manager.

**DEPOSIT REFUND:** If you have complied with all Rules you can pick up your Deposit from the Office within a week after your event. The Office is not responsible for checks that are left beyond that time.

**ADDITIONAL QUESTIONS:** Contact the Facilities Committee Chairman or Management-listed below.

**I have checked that all these instructions have been followed and acknowledge responsibility for any damages done:** \_\_\_\_\_.

**Resident Signature**

\_\_\_\_\_  
**Date**

## CONTACT PERSONNEL

### **\*Manager's Office**

**Dennis Ahearn**

**407-656-9712 Sales office**

**(In case of an Emergency 863-559-7581)**

### **\*\*Facilities Committee Chairman**

**Appointed by the President of the H P HOA**

Accepted \_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Manager or Facilities Committee Chairman**

### **\*Manager-Employee of the Hyde Park Community**

**\*\*The Facilities Manager Committee Chairman will be appointed by the Hyde Park HOA president and work closely with the Property Manager to assure the best usage of the Hyde Park Facilities in a fair and friendly way.**

## VENDORS & SERVICE PROVIDERS

*\*Before beginning any exterior work on your home/site, you must complete a Site Improvement Plan application. Management approval is required before starting any projects, e.g., painting, landscaping, additions, lattices, etc.*

### **AIR CONDITIONING**

Mike's AC Solutions 321-228-6408  
AC Guys 407-654-7420  
Apple AC & Heat 407-453-7035  
Iceberg AC&H 407-335-7375

### **ALUMINUM & CONCRETE**

White Aluminum 352-787-6783

### **APPRAISERS**

Tim Kelly 863-698-0899

### **AUTO REPAIR**

Hudson Tire & Service 407-656-6646

### **BACKFLOW TESTING**

Certified Backflow 321-436-8306

### **BLINDS**

US Vertical 407-847-5777

### **CLEANING SERVICES**

Tammy's Cleaning Service 352-774-1222  
M&A Home Services 407-580-5520

### **DRIVEWAY STAINING**

Decorative Concrete 863-559-7878

### **DRYER VENT CLEANING**

Delintz Dryer Vent Cleaning 407-522-1666

### **ELECTRICIANS**

Advance Electric 352-394-2874

### **FENCING**

Smith Fence 407-579-1585  
Premier Fence 321-436-4185

### **FINANCIAL INSTITUTIONS**

South State Bank 863-648-0900  
Mountainside 877-475-6852  
21st Mortgage 800-955-0021  
BMO Harris Bank 407-880-5608

### **FLOORING**

Best Flooring 407-299-7600

### **FLOWER PLANTING/TREE TRIMMING**

Arbor One Tree Trimming 352-243-9969

### **GAS COMPANY**

Lake Apopka Gas 407-656-2734 x120

### **GOLF CART**

R&M Golf Cart Enterprises 407-656-0995

### **HOME IMPROVEMENT/HANDY-MAN WORK**

THE HANDY DAD (Mike Powers) 321-662-3009  
The Handyman Company 407-374-2228  
A La Carte Home Improvement 407-965-6885

### **HOME INSPECTIONS**

Pro Rite 321-246-3010

### **INDOOR/OUTDOOR PEST CONTROL**

Terminix 407-816-1560  
Critter Control 407-295-7194

### **INSURANCE**

Modern USA 866-270-8430  
Garzor Insurance 321-206-8035  
Lee Reid Insurance 813-395-0768  
ABC Accurate Insurance, Inc- 813-780-6851  
Tyler Insurance Agency, Inc- 863-687-4095  
American Insurance 321-268-1008  
Farmers Insurance – Edward Strohm III 407-605-0415

### **KITCHEN REFINISHING**

Kitchen (Refinishing) Magician 407-774-1222

### **LANDSCAPE/SOD IRRIGATION**

Hamilton Lawns & Environmental 407-314-5514  
Orange Irrigation 407-470-4391  
Sprinkler Guyz 407-591-0045

### **LAWN MOWING**

Hamilton Lawns & Environmental 407-314-5514

\*\* These vendors are not affiliated with Hyde Park and do not guarantee their work- This is a list of common vendors used by residents in the community and is for information purposes only- Always confirm current licensure and insurance for any work being done to your home and ensure proper permits get filed with the city.

Be sure to submit appropriate paperwork to the Hyde Park Office for any outside improvements. \*\*

**Updated 10/2021**

## VENDORS & SERVICE PROVIDERS

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### LAUNDRY

She Loves To Do Laundry 754-229-1013

### LOCKSMITH

AL-LEN Locksmith 407-293-0057

### MOLD REMOVAL

Rapid Mold Removal 407-613-2958

### PAINTERS

Certa Pro Painters 407-476-1211

JEM Painting, Inc- 407-468-7936

### POST OFFICE

Customer Service 407-656-3344

### PLUMBING

Stoddard (Jim) 407-230-8645

Daly Brothers 407-578-5344

Horizon West Plumbing 407-714-7140

B- Brownie Wastewater 407-841-4321

### PRESSURE WASHING

Ecostream Pressure Cleaners 407-460-7939

Peraldo's PW&L (also light landscaping) 321-945-4010

Winter Garden Pressure Washing 407-924-3862

Albert's Cleaning Service 407-373-3903

### ROOFERS

Stratus Roofing 407-625-5866

Noland's Roofing 352-242-4322

All FL Roofs 877-572-1019

Community Roofing 800-511-2517

### SCREEN REPAIR

M&J Home Improvement 407-978-2640

### Spectrum Cable

Kelley Bledsoe 321-247-0832

### STUMP GRINDING 407-922-4564

### TIE DOWNS/VAPOR BARRIER

Crawlspace Florida 800-703-3416

Under Armor 800-377-7885

FL Anchor & Barrier 407-792-0388

### VET

Cedar Bay Veterinary Clinic 407-656-8004

Winter Garden Animal Hospital 407-656-4132

### WINDOWS/DOORS

Eco View 407-928-3093

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**Updated 10/2021**