



HARBOR BEND

COMMUNITY NEWSLETTER

VOLUME SIX ISSUE 2

HARBOR BEND HOMEOWNERS ASSOCIATION

WINTER 2006

IN THIS ISSUE

- Emergency Contact Service Pg. 2
- Annual Meeting December 14 Pg. 2
- Holiday Food Safety Pg. 3
- Common Sense Security Pg. 3

BOARD OF DIRECTORS

Anna O'Donnell..... President
Jill Johannsen-Levine..... Vice-President
Jeanette Washington..... Treasurer

Community Website:

www.propfirst.com/hARBORBEND

Property Manager

Beth Palmer

Property First Inc.

P.O. Box 4656

Winter Park, FL 32793

Phone: 407-282 6795

Fax: 407-282 6515

Email: beth@propfirst.com

Web: <http://www.propfirst.com>

**Willing to serve your community?
Let Beth Palmer Know!**



HAVING A PROBLEM?

In order to make sure problems, suggestions, announcements and/or complaints are handled promptly as well as correctly, please contact Beth Palmer at Property First Inc., our property management company. The Contact information is listed above.

HAPPY HOLIDAYS, HARBOR BEND...

A message from Anna O'Donnell, Harbor Bend HOA President

We hope you had a wonderful Thanksgiving, and that the coming holiday period will be everything you want it to be and more. On behalf of the association and the board of directors, I would like to take this opportunity to wish you health, happiness and prosperity in the New Year and thank you for your continued support.

We have accomplished a lot this year, but as 2007 approaches, we still have a few issues that need to be addressed. If we work together, however, we can get the New Year off to a great start:

Gating the Community

We are seriously considering gating the front entrance to our community, and we want your opinion on the pros and cons of doing so. As most residents already know, we continue to have problems with residents in the neighboring community driving through our neighborhood. The gate is one way to eliminate this problem. This topic will be included for discussion at the Annual Meeting on December 14th.

The Straight Poop

Some residents continue to let their pets go in neighbor's yards, then not cleaning up after them. In addition to it being unfair to the recipients of your pet's poop, animal feces are a health hazard (see the article on page 2). We all need to be considerate of one another's rights, and we need to solve this problem in fairness to all residents.

School Bus Togetherness

We are hoping that our community's parents can help us with this one. When our kids get off the school bus, they are walking down the street in large groups and not letting traffic through. We realize they may just be having a little fun, but we don't want to see a child injured because a driver is either not paying attention or is frustrated by the delay. Parents, please make your children aware of the danger in what they are doing, and help them understand why it's important that they let traffic through.

That's it. Easy problems to solve, if we do it together. In closing, I want to mention that we have a new landscaper who started on November 15th. Look for improvements in our common areas. We also have a new bulletin board up by the mailboxes. The board is for use by all residents. If you want to post an item, contact Property First.

With best wishes for the holidays,

Anna O'Donnell

TASK MORTGAGE GROUP, INC
All The Loans You Want... Right Here

JEFF JORDAN
Loan Officer

1601 Park Center Dr. Unit 1
Orlando, FL 32835
(407) 363-2007 office
(407) 363-2845 fax
(321) 246-8381 cell
E-mail: jjordan@taskmtg.com
Website: www.myloanapproval.net

EMERGENCY CONTACT SERVICE OFFERED BY STATE OF FLORIDA

You can now go online and enter two (2) emergency contacts into your Florida Drivers License record. The information can only be retrieved by a police officer. This came about as a result of one woman's teenage daughter being killed in a car accident and it taking over 5 hours to locate the mother to inform her.

Century 21
Real Estate Professionals

Manny Frasier
REALTOR®
Sales Associate

564 N. Semoran Blvd.
Orlando, Florida 32807
Business (407) 380-2800
Fax (407) 380-7206
Toll Free (800) 393-1043
Cell (407) 491-3823

Each Office is Independently Owned And Operated

Once registered, if you are in an accident, the police can run the driver's license and immediately have the emergency contact information. To go to the site and register, use the link below and enter the number of your Florida driver's license. If you're traveling during the holidays, this would be a good thing to do before you leave.

<https://www6.hsmv.state.fl.us/dlcheck/findcustomer>

SEW ON & SEW FORTH
MOBIL CUSTOM EMBROIDERY

SUSAN LITHERLAND
OWNER

8421 VILLAGE GREEN RD
STE B
ORLANDO FL 32818
Phone: 407-445-1462

E-mail: SEWONANSEWFORTH@CS.COM



PLEASE PICK UP AFTER YOUR PET



We are having a problem with some residents not cleaning up after their pets. Not only is it inconsiderate when your best friend leaves his feces on someone else's property, it's unhealthy. According to tests by a major university, a single gram of dog feces contains an average of 23 million fecal coli form bacteria, and can cause disease in humans and animals.

CM Granite Works
"A Cut Above The Rest"

Clarissa & Hector Suarez

1714 N. Goldenrod Rd. D1
Orlando, FL 32807

Office: (407) 381-3759
Cell- Hector: (407) 415-0727
Cell- Clarissa: (407) 415-2907

Feces can also contain salmonella, streptococcus, and parasites. The study also confirmed that even after the feces deteriorates or is washed away by rain, the bacteria remain in the soil for an extended period of time. Let's keep Harbor Bend clean and healthy. Pick up after your pets and properly dispose of the feces when you get home.

Q & S Financial Services LLC

Real Estate Investing
Mortgages * Refinancing
Signing Agents


Angel Colon
Representative

Phone: 407-491-2881
Fax: 407-281-9781

qsfinancial@bellsouth.net

ANNUAL MEETING DECEMBER 14TH

The Annual Meeting will take place on Thursday, December 14th at the southeast branch of the Library at 7:30 p.m. We need a quorum in order to conduct the meeting, so it's important that you attend. See you there!



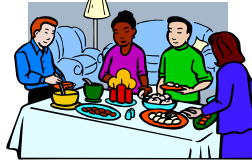
There will be no trash or recycle pickup on Monday, December 25th due to the Christmas Holiday

LESS IS MORE – WATER ONCE A WEEK



It's time to adjust those irrigation timers again. During the cooler weather of Florida's "winters" 3/4 of an inch once a week is adequate and then only if there hasn't been sufficient rainfall. Irrigation can represent as much as half of your water bill, so cutting back is a double benefit, conserving water and reducing your water bill. Just as a reminder, St. John's Water Management restrictions are still in effect. Odd addresses water on Wednesday and Saturday, even addresses on Thursday and Sunday. New plants may be watered daily for 30 days. No watering is permitted between 10 a.m. and 4 p.m. on any day.

ENTERTAINING THIS HOLIDAY SEASON?



Nothing can spoil the memories of a great party or a family dinner faster than someone getting sick from spoiled food. The following tips are things you already know, but might overlook in the rush of getting ready for the festivities. Have a wonderful and safe holiday!

- **Keep it small.** If you're planning a buffet and are not sure how quickly the food will be eaten, keep portions small. Prepare a number of small platters and dishes ahead of time. Consider storing cold dishes in the refrigerator and keep hot dishes in the oven (200 degrees to 250 degrees Fahrenheit) prior to serving.
- **Take temperatures.** Cooked, hot foods should be kept at 140 degrees Fahrenheit or warmer. Use a food thermometer (the only safe way to ensure proper temperature) to check temperatures.
- **Keep it cold.** Cold foods should be kept at 40 degrees Fahrenheit or lower. Keep cold foods refrigerated until just before serving. If food is going to stay out on the buffet table longer than two hours, place plates of cold food on ice to retain the chill.
- **Keep it fresh.** It can be unsafe to add new food to a serving dish that already has been used. Many people's hands may have touched the food, which has been sitting at room temperature. Replace empty platters with freshly filled ones. Filling food containers frequently also helps keep food at proper temperatures.
- **Watch the clock.** Remember the "Two-Hour Rule": Don't leave perishable food out at room temperature for more than two hours.

To get answers to your holiday food safety questions, visit the "Ask a Food Safety Expert" site at <http://www.foodsafetyanswers.org>. This site has more than 600 frequently asked questions and answers related to food safety. Keep hot food hot, cold food cold, keep the kitchen clean, and wash those hands and you'll be on your way to safe holiday!

WHY AN ARCHITECTURAL REVIEW?



Architectural review of proposed changes to homes and yards is an important part of Harbor Bend or any community. It protects property values and ensures that you won't come home one day to find you are living next to a purple house. The ARC process serves solely to protect the tremendous investment we have made in our homes. Please remember to get approval prior to beginning new construction, landscaping, exterior painting or any of the other items outlined in the covenants, please remember a home project performed without prior ARC approval could result in a costly redo of work. If in doubt, please contact Property First at (407) 282-6795 to determine whether or not you need approval.

COMMON SENSE SECURITY

Crime is on the increase in Central Florida, requiring all of us to be more alert. We've assembled some basic suggestions to ensure your family's security without making you feel like you're locked in, instead of the bad guys being locked out...

Lighting – Thieves don't like light. Outside lighting is one of the best deterrents you have. Turn exterior lights on at night, or even better, install motion detector floodlights. Make sure your house number is well lit so authorities can find you in an emergency.

Shrubs and Plants – Keep shrubbery trimmed back around doors and windows. Privacy is nice, but not when it also hides someone trying to gain entrance.

Garage – Keep your garage doors closed and if manual, locked. If automatic and you have windows in the doors, make sure the emergency cord (for power failures) is not reachable if the window is broken.

Automobiles – If you park your vehicles in your driveway, make sure they are locked at all times. Don't leave keys or remotes for the garage door in the vehicle, as they can give thieves access to your garage and/or your home.

Doors and Windows – Keep them locked. If fresh air is a must, use stops and interim alarm connectors to keep your window from opening far enough to admit an intruder. Use a pin bolt on sliders to prevent them from being taken off the track. It's easier than you think.

Alarms – If you have an alarm system, monitored or not, use it. If you have a pet that suddenly becomes alert and restless, find out why.

Report Suspicious Activity – If you see someone that looks like they don't belong here or they are acting suspiciously, call the Lake Mary Police Department. They don't mind. Better to be safe than sorry.

CAN YOU PASS THIS TEST?

Take a clean sheet of paper, and without going from room to room, write down everything you own. When you've finished, compare it with what's actually in each room (and drawer, cabinet and closet) of your house, garage or attic.

You got 100%? Good for you. If you didn't, you're like most of us. It's not something we think about. Yet making a list is exactly what you would have to do in the event fire, theft or another disaster caused the loss of your possessions. Why not get started with that list today?

THINGS YOU SHOULD KNOW



DID YOU KNOW WE HAVE A BULLETIN BOARD ON OUR WEBSITE?

We do, and it's for you to post items that you want to sell or buy, services you need or want to provide, or just about anything. Go to the website at:

www.propfirst.com/harborbend

CREDIT CARDS LOST OR STOLEN?

The Federal Trade Commission (FTC) urges victims to quickly contact one of the three main credit reporting agencies. Doing so will require creditors to contact you before a new account is opened in your name or a change (address or credit line) is attempted on your accounts.

The agency contacted is required to notify the other two about the theft. All accounts impacted should be closed. The local police should also be contacted and a copy of the report obtained as additional proof for creditors.