



EKANA GREEN NEWS



A DEED RESTRICTED COMMUNITY

September 2009

ATTENTION ALL HOMEOWNERS

Ekana Green was developed as a “**Deed Restricted Community.**” Deed restrictions benefit all the homeowners by insuring property values, safety and quality of life. In a Deed Restricted Community, every homeowner has agreed to abide by certain rules about how they may legally use their property. If the property is rented, these restrictions apply to renters as well.

Why Does Ekana Green HOA have Restrictions? The recorded Covenants and Restrictions of Ekana Green are designed to meet certain standards of maintenance, upkeep and behavior in order to make the community as attractive as possible for yourself and your neighbors and to maintain and enhance your property values.

If you have any questions or would like to purchase a copy of the Covenants and Restrictions you may contact Lisa Donahue at 407-327-5824. Each homeowner was given a copy of the Covenants and Restrictions at the time their home was purchased.



Scheduled Tree Trimming

The large oak trees along the brick wall and those on common property will be trimmed September 9, 10, and 11. No parking will be allowed on the streets during the trimming process.

A reminder, in the form of a flyer, will be delivered to each resident’s front door prior to the dates listed above. Dates will also appear on our website.

ANY vehicles parked on the street on the dates scheduled for tree trimming, whether owner or visitor, will be TOWED at owner’s expense.

EPM Services

EPM is the management company for Ekana Green. Our EPM representative makes drive through on a regular basis noting violations of the Covenants and Restrictions and addressing each by letter to the owner. A courtesy letter is sent reminding the owner of the violation. If there is no response to the original letter, a second letter will be sent. If the violation is not corrected within a stated time frame of the second letter, a third and final letter will be sent notifying the owner that the violation will be turned over to our attorney for resolution. The owner will be responsible for all attorney fees.

If you, as a resident, see anything that needs to be addressed please notify Lisa Donahue, our EPM representative: 407-327-5824, ext. 20.



**Please Respect the Boundaries of Private Properties
This is a Neighborhood Watch Area**

The yards of residents are not common property of the HOA and should be respected as private property. Many of the homes in Ekana Green do not have fenced backyards, particularly those homes that back to the golf course where fencing is prohibited. The area behind the homes bordering the golf course is owned by Twin Rivers Golf Course and is not part of the common area of Ekana Green. Several homes that back to the common area, where the gazebo and tennis courts are located, are not fenced. **Every resident is entitled to enjoy the privacy of his own yard.**

There should be no trespassing between the homes or through yards of a resident without permission of the resident to do so. Please ask your children to show respect of other’s property – remind them to only use the sidewalk leading to the common area –Remember to report unusual activity as this is a neighbor watch area and we have had occasional break-ins and robberies of unlocked vehicles.

Visit our community website: www.ekanagreen.net!



Bulky Garbage

“Garbage too big, bulky or heavy to fit in the wheeled cart is considered a “Bulky Item.” **BULKY ITEMS MUST BE SCHEDULED.** Call Republic Service at (407) 293-8000 prior to noon Tuesday to be placed on the following day’s Bulk Item Pickup List.”

- *Taken from the city’s webpage*

Important Reminders

- There are many children in the neighborhood and the safety of our children is a priority. The speed limit in Ekana Green is **20 mph** as posted. Speeders will be reported to the Oviedo Police Department.
- Architectural Review approval is required for any changes to house or landscape (i.e., paint colors, removal of shrubs, addition of pavers, etc.) Approval applications may be downloaded from our website.
- Make sure your guests are aware that no parking is allowed on the street other than in the white striped areas along the common area. Cars parked in areas other than the white striped” areas are subject to being towed at owner’s expense. For special events, temporary parking permits are available for overflow of cars. Contact Lisa Donahue at 407-327-5824 at least 48 hours prior to your event.
- Garbage and recycle containers are to be stored out of sight except for the day of trash pickup. Landscape trimmings may be bagged and stored to the side of the home until day of pickup.
- Tennis Courts are for playing of tennis only and not to be used as a playground.
- Pets are to be on a leash at all times and cleaned up behind when walking in our neighborhood. Please be prepared to clean up after your furry friend by carrying plastic bags with you.

MEDIA RELEASE & COMMUNITY INFORMATION

Oviedo Police Department

OPEN GARAGE DOORS ATTRACT THIEVES, 3 OVIEDO MEN ARRESTED

In August, Oviedo Police were called to the Kingsbridge East neighborhood to investigate a daytime burglary which had occurred at a house where the garage door was left open. An alert neighbor called the Oviedo Police and reported the burglary giving a description of the vehicle in which the robbers left the scene. Because the garage door had been left open, it took the thieves only seconds to choose the house and commit the burglary and theft.

The victim was able to provide the unique serial number of the stolen property to police, so the item quickly was entered by serial number into the crime database as stolen property. Only hours later, Winter Springs Police stopped a vehicle for a traffic violation. A Stihl weed whacker in the vehicle was checked by serial number and it was determined to be the item stolen earlier that afternoon from Oviedo.

The arrestees’ vehicle contained other possibly stolen items including a weed eater, a leaf blower and a box of tools. If these items may have been stolen from you, call 407-971-5710.