



## **GRENELEFE COUNTRY HOMES**

### **HOMEOWNERS INFORMATION PACKET**

# **Grenelefe Country Homes**

## **OUR COMMUNITY**

Our community was the first to be developed in Grenelefe. The golf course was the top course in Florida for several years. PGA qualifying rounds were held here. The first residents who lived here were seasonal, retired people. Now many are year-round residents. The gates were installed to limit use of our roads, since they are privately owned by the community.

There are 96 homes in our development including four stand-alone homes, 50 single level homes, 24 multi-level homes and 18 in between models. We are all responsible to maintain our property and residence to keep our community viable for property values, will affect us all.

We are a Florida Chapter 617 Corporation Not For Profit Community. The community owns the roads, gates and provides street lighting, landscaping service to common areas, these services are paid through road assessment fees that are billed to each homeowner annually. This assessment can be paid in full, or payments can be arranged through the treasurer, via cash, check, money order or credit card.

Any questions or correspondence can be mailed to Grenelefe Country Homes at PO Box 5196, Haines City, Fl 33845-5916 or by contacting any board member.

## **ANNUAL MEETING**

Each year we have an annual meeting to elect officers for the Corporate Board, present financials, and discuss current and future projects and/or needs in our development. The annual meeting is held on a Saturday in the last part of January. You will receive notice about the time, date and place of the meeting. All voting members must have their previous year's assessments paid. Everyone needs to attend since you are part of the community.

## **GATES**

The gates are operated electronically each resident will have a sticker applied to the front of their automobile to use the gates.

### **Gate Rules:**

The 544 gate is to be used for convenient ingress and egress for residents only.

Using the gate for non-residents or other uses has resulted in traffic backups. As a result, residents have been unable to enter our community. This has resulted in residents being forced to back up to allow a non-resident to move their vehicle. This can be dangerous as there is very little stacking room at this gate for vehicles.

The Robyn Lane gate is for deliveries, services, friends, family, etc.

The Robyn gate is equipped with a call box allowing visitors to contact you upon arrival. Please do not provide visitors with your gate code, as they can very easily enter the code and gain access to our community.

If you get a call from the call box, please verify that the delivery, service, etc. is in fact, for your address if it is press 9 on your phone to allow access. This prevents unwanted access to our community.

It is the responsibility of residents to provide directions to the Robyn Ln. gate.

Please do not force the gates in any manner as it may damage the gate, or you may get hurt. If you have a problem with the gate, or if you have a question, please contact **Anthony Sandretto at (863) 242-1938.**

## **ROADS**

The goal of the Board is to help keep our community safe and maintain the tranquil environment. Please remember the roads are our right of way for ingress and egress to our homes. The resurfacing will take place in four phases. Phase one has been completed. A portion of the road assessment fees are put in a money market account. The value of our properties is connected to the quality of our roads.

### **Road Rules:**

Speed limit signs are posted and must be adhered to.

No parking is allowed on any road or common area within Country Homes. No unregistered or unlicensed vehicles (apart from golf carts) are to be used on Grenelefe Country Homes roads. No semi-truck and trailers are allowed on Grenelefe Country Homes roads.

## **PARKING AREA**

There is a cleared area on Nottingham Way behind a locked gate for community members to park boats, trailers, etc.

### **Secured Parking Lot Rules:**

Grenelefe Country Homes offers no liability for vehicles stored in this parking lot. Homeowners do so at their own risk.

The parking lot is for licensed vehicles only and is available 24 hours a day.

The parking lot is available for any owner who is current with their road assessment payment.

When parking a vehicle do not block other vehicles parked in the lot.

If you would like to utilize this area, contact **Gary Coffyn at (607) 244-9946.**

## **WELLS/IRRIGATION**

Many homes in the community have wells that are often shared with neighbors for irrigation. If you are fortunate to be sharing, there is a monthly cost for you to pay to whoever is the owner of the well. The cost is determined by the owner of the well.

You are also responsible for your share of the cost associated with repairs to the well.

The cost to repair sprinkler heads and irrigation lines within your property is solely your responsibility.

It may vary monthly, but it is much lower than the cost from Grenelefe Utilities.

## **PEST CONTROL**

It is wise to either hire a professional service or do your own spraying and/or use granules around the outside of your home and the immediate bushes. This is very necessary in consideration of your neighbor (roof mate). Also, termites love damp rotting wood and have easy access when your home's paint is molding and worn away. To prevent easy termite access, please maintain your residence.

## **PETS**

Dogs are welcome in our community however you must abide by the Florida Leash Law. Dogs must either be contained on your property or controlled at all times. When exercising your dog, you are expected to be courteous and always pick up any feces that occur outside your yard whether on a common area, on someone else's property or road. This includes those that use their golf cart to exercise their dog.

It is recommended by the County Animal Control to take a picture or video of any infractions committed in your neighborhood to help stop inconsideration for your community. They will handle the situation appropriately. Dogs and cats over 4 months old must be registered, which requires current rabies vaccine!

## **GRENELEFE WATER UTILITIES LLC. (Water Service)**

Grenelefe Water Utilities is located at 3271 Camelot Drive, Haines City, FL 33844. Hours of operation are M-F 8:00 a.m. – 3:00 p.m. To Setup New Service: [moverinsetup@grenelefewaterutilites.com](mailto:moverinsetup@grenelefewaterutilites.com). For water emergencies please call the emergency number at (407) 572-2053. The best way to reach him is through text.

## **GRENELEFE COUNTRY HOMES WEBSITE**

Grenelefe Country Homes has a website. On the website you can review Grenelefe Country Homes Financials (including the current Budget), the names and contact information for all current Board Members, GCHOA Board Meeting Minutes, a listing of all current homeowners and other important/useful information. The link to our website is: <http://www.grenelefecountryhomes.org/>  
The Password to the Residents Section is: **NotCanRob96!**

## **COUNTY SERVICES (Paid for on your Tax Statement)**

**Yard Waste:** You may put yard waste at the edge of your driveway and the county will pick it up early Monday morning.

(Only 4 bags/bins/bundles per week, all sticks must be less than 2 1/2 inches in diameter, no more than 3 feet long, and bundled. Bags and bins must not weigh more than 30 lbs.).

**Recyclables:** All paper, cardboard, plastic etc. must be in the recycle can. The county will pick it up early Monday morning.

**Rubbish:** It is recommended you place your rubbish can at the edge of your driveway on Monday evening. It is picked up very early Tuesday morning.

**Large Bulky Items:** You need to call **Polk County Solid Waste Dept.** to schedule pickup for large bulky items. The number to call is **(863) 284-4319**. It is picked up on the 4TH TUESDAY OF EACH MONTH (will only pick up Furniture and Appliances. No other items).

## **PERMITS**

Some county laws require permits for some changes you may make to your residence or property. Please contact the **Polk County Building Permits** **863-534-6080** or **<https://www.polk-county.net/building>** for further information.

**NOTICE:**

If your skills could contribute to keeping our community viable, please contact a member of the Board.