



Mystic Reporter

April 2012

www.mysticatmariners.com



Clean-up Time

Now that lower humidity and cooler weather is here, it's time to get moving on those outdoor clean-up projects you've been putting off:

- Power washing the house, drive, and walks;
- Cleaning eaves and gutters;
- Repainting of any spots.
- Trimming the trees and bushes.

Your board encourages Florida friendly landscaping.

The ARB will be coming around in the next couple months to inspect properties.

Let's all do what we can to keep our community looking great and property values up!



Remember to submit an [ARB approval form](#) for any changes to your house exterior or landscape modifications.

You can download the form from our website at

www.mysticatmariners.com/ARBAApplicationForm2006.pdf

Water Restrictions



We are part of the St. Johns River Water Management District. During the winter Standard Time (first Sunday in November until the second Sunday in March) mandatory lawn watering restrictions are in place. Houses with **odd numbered addresses** may water lawns on Saturday; houses with **even numbered addresses** may water lawns on Sunday. With cooler temperatures and shorter daylight hours, lawns will go into a dormant period. One good soaking every 7 days will be enough to maintain your lawn. Visit the [St. John's River Water Management District website](#) for current watering restrictions

New studies show that running each zone twice for 10 minutes creates the best water absorption. The first 10 minute run allows plant pores and ground to open up for maximum water intake during the 2nd run. Running 1 cycle for a longer time results in some water loss through runoff.

Neighborhood Watch



If you see any suspicious activity, Do NOT attempt to confront the person(s) directly, please call the police immediately.
Non Emergency Number 407-246-2470 or 911.

Helping Neighbors Helps You



Helping Neighbors improves the community and helps keep crime out:

- **Vacant properties.**
If a property is Vacant you don't want the criminals to know.
They can become squatters or just trash the home.
This brings down your property values if the home cannot be sold.
- **Sick or Hospitalized Neighbor**
If you know that your neighbor is unable to take care of their property, offer to see what you can do to help.
- **Neighbors away on Vacation**
Collect any fliers or newspapers so criminals don't know they are not home.
Be sure and use stop mail from the www.usps.com if going to be away.
- **If you notice a property is not being maintained**
If you know your neighbor, see what is wrong and if you can help
Do not get into an argument with your neighbor.
If you don't know them or just don't want to bother them, You can also contact :
Sentry Management Inc.
Phone: 407-788-6700, ext. 310
Contact: Linda Armstrong
- **Things you can do:**
 - Remove any fliers, newspapers or trash from the front door and yard.
 - Blow leaves from the driveway and sidewalk.
 - If you can, mow the lawn.

Anything you can do to keep up the community benefits the entire community.

Community Garage Sale



We are planning a Community Garage Sale Saturday May 12th, 2012.

All you have to do to participate is to have a garage sale at your residence on May 12.

Pool Use



Due to the amount of **Vandalism** at the pool we had to change the pool hours. The hours are now from Dusk to Dawn. The pool may **ONLY** be used during daylight hours.

We have taken steps to curb the Vandalism. Like cameras, changing pool hours, changing locks, etc and will continue to try to get ahead of the problem.

We currently do not have enough money for a new higher, vandal proof fence around the pool or a sophisticated monitoring or alarm system. Consequently Vandals are still getting in and destroying our pool area and destroying lights, bathrooms, pool furniture, etc.

We cannot purchase new pool furniture until this issue is resolved. For now you must bring your own chairs and umbrellas. Sorry for the inconvenience but **No one should be at the pool after dark. If you see activity around the pool and cabana after dark, please call the police immediately.**

Non Emergency Number 407-246-2470 or 911.



Only with your help can we keep the Vandals out.

The pool has been closed due to resurfacing.

All Children must be accompanied by an adult at all times.

Mystic at Mariners Finances



Currently Dues are \$162.00 Quarterly. Due on the First of January, April, July, & October. So what are you paying for? Here are a few highlights.

- **Landscaping**
We are required to maintain all common areas of the community. This includes all grass, shrubs, trees, etc. Does NOT include personal properties.
- **Pond Maintenance**
We have retention ponds we have to maintain. We got hit with a \$20,000 bill couple years ago to basically rebuild a retention pond or be fined by the city. We don't want to be in this situation again so we now have a pond maintenance to keep the weeds down and the ponds clean.
- **Utilities**
We must pay for electric and water for the pool area and irrigation.
- **Pool Repair**
We just had the pool resurfaced at a cost of about \$7,000.00.
- **Pool Maintenance**
We pay to have the pool maintained and the proper chemicals. We recently got bids and hired a new, less expensive service.
- **Pool area cleaning**
We pay to have the trash picked up and the restrooms cleaned.
- **Vandalism**
We pay for any repairs do to vandalism. This is a high cost to the homeowners so please report any suspicious activity.
- **Legal Fees**
We pay legal fees in an attempt recoup any losses due to homeowners not paying, foreclosures, etc. Sometimes we are successful at recouping lost revenue but not always. This is why we need lawyers to help in these matters.