

Lake Burden Community

March 24th, 2023 Vol.3

As we move into the new season, we want to take a moment to update you on some changes we are making to our neighborhood newsletter. Starting from this point in time, our newsletter will now be published monthly. This will allow us to provide more comprehensive, and in-depth coverage of neighborhood news and events, while still maintaining the high standards of quality and relevance you have come to expect from us.

We will also be sharing tips and insights on various topics related to community living, such as home maintenance, amenities, trash & etc.. We believe these tips will be useful to you and will help foster a sense of community and collaboration within our neighborhood.

We look forward to continuing to serve as your trusted source for neighborhood news and information. As always, if you have any suggestions or feedback for us, please do not hesitate to reach out.

FRONTSTEPS

Attention Residents! Just a friendly reminder that we will be re-sending invites to FRONTSTEPS. This will allow homeowners and tenants to login and keep up-to-date with our newsletter and payments. Please keep an eye out for the invite and be sure to login to stay informed.



LAKE BURDEN NEWSLETTER

SPRING CLEANING

With spring here, it's the perfect time to start thinking about sprucing up your home, both inside and out. After a long winter spent mostly indoors, your living space may need a deep clean, and your outdoor areas may need some TLC to get them looking their best. Dust, clutter, and dirt can accumulate quickly, but with a little elbow grease and a solid plan, you can tackle these tasks and enjoy a fresh start for the season.. In addition, it's important to note that we will be starting our violations inspections soon, so taking care of any outdoor maintenance will be important to maintain compliance with the HOA rules and regulations. So let's get started on those cleaning or repair projects and ensure that your home is in tip-top shape for the warmer months ahead!



TRASH

Lake Burden Houses/Townhomes

Collection Schedule:

Townhomes:

Tuesday and Friday: Trash/Garbage Pick-up

Wednesday: Recyclable Waste Collection

Single Homes:

Tuesday: Garbage & Recycling



Waste containers must be stored inside the garage for each house/townhome on non-service days. Trash cans are only permitted to be placed curbside or on the driveway the night before and must be removed not later than the evening of the same day of service. All trash cans are required to have an attached or secured lid. In addition, your support to ensure used waste containers or carts are of a sufficient capacity and maintained in a clean and sanitary condition is required. Loose garbage bags should not be placed outside on days of service. This will help to prevent wind, and critters or scavengers from spreading litter across the community. For townhome residents, if you require a newer trash can then a Toter container or equal would be recommended.

Note that the following is a short list of acceptable recyclable items:

- Newspapers and advertisements
- Paper bags
- Phone books
- Flattened corrugated cardboard boxes
- Magazines and catalogs
- Junk mail
- Metal cans
- Glass bottles and jars
- Empty aerosol cans
- Plastic bottles and containers



Below is an abbreviated list of materials that shall NOT be placed in the recycling cart or bins:

- No plastic bags
- No hazardous materials
- No delivery pizza boxes
- No dishes, pots or pans
- No electronics
- No hoses
- No polystyrene/Styrofoam
- No liquids
- No tires



Bulk Waste:

Townhome residents may call the solid waste vender (Waste Pro) to schedule large bulk items for pickup such as furniture, appliances and mattresses. The contact number is 407-774-0800. A minimum fee of \$30 per item typically applies.

Single homeowners would need to contact the Orange County Solid Waste Management Department at 407-836-6601 to make arrangement for bulk waste pick-up.

Yard Waste:

Note that yard waste for single homes would be picked up on Wednesday (single homes only).



AMENITY CARDS

As we approach the summer season here in Florida, what better way to cool off than taking a dip in the pool! However, to gain access to the pool, you must activate your amenity card. If you have not done so already, please stop by the clubhouse on Monday, Wednesday, or Friday from 9am to 5pm to activate your card.

For those who are unable to stop by the clubhouse during these times, you can email lakeburden@artemislifestyles.com to get your keycard activated and ready for the summer heat.

Don't miss out on the refreshing pool during the hot Florida days. Make sure to activate your amenity card today!



THANK YOU!

Thank you to all members of the Lake Burden community for your continued support and involvement. We appreciate your commitment to making our community a great place to live, work, and play. We are excited to share with you all the exciting updates and events coming soon to Lake Burden. Stay tuned for more information and we look forward to hearing from you!

IMPORTANT INFORMATION

OFFICE HOURS: MONDAY-WEDNESDAY-FRIDAY 9AM-5PM

OFFICE NUMBER: 407-743-0722

ADMINISTRATIVE ASSISTANT: VICTORIA MORENO - lakeburden@artemislifestyles.com

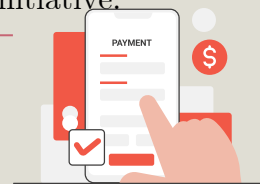
COMMUNITY MANAGER: TREVA ERQUITT - terquitt@artemislifestyles.com

CROSSWALK



The Orange County Public Works Department has fulfilled the board's request for a concrete sidewalk. The newly installed sidewalk runs parallel to Lachlan Ln., providing a safe path for everyone using the crosswalk located at the CR535 intersection. We express our gratitude to Orange County for this initiative.

PAYMENTS



We want to remind you that settling any outstanding assessment debt to the HOA is of utmost importance. Your payment goes a long way in supporting the operating needs and improvements of the community, and helps us avoid any potential legal actions. Not only does it benefit the community as a whole, but it also helps maintain the value of your individual homes.

If you require additional guidance on making payments, we are more than happy to provide you with the necessary details again.

Thank you for your cooperation and support.

See You Soon