

Welcome Letter to New Rose Hill Residents

We are glad you chose Rose Hill – Phase I for your home and hope you are able to establish yourselves into the neighborhood as quickly and as easily as possible.

Here are a few items that you may find useful as you settle into your new home.

- Starting Utility Services

Electricity – Duke Energy 407-629-1010, duke-energy.com

Outage – 800-228-8485, on-line, or text OUT to 57801

Water – Orange County Utilities 407-836-5515, orangecountyfl.net (Water, Garbage & Recycling)

- Rose Hill Homeowner's Association

Rose Hill Phase I is a DEED-RESTRICTED neighborhood and has a mandatory and active Homeowner's Association. Every homeowner is automatically a member of the Association.

Dues are \$300 a year and are paid in 2 installments of \$150 each BY January 1st and July 1st of each year. On Jan 1st you MAY pay for the whole year if you would prefer.

Our Rose Hill Annual Homeowner's Association meeting is held at the West Oaks Mall Community Room on the third Saturday in February at 10:00 A.M.

A bulletin board is located on the corner of American Beauty Street and Rose Hill Drive next to the retention pond and has Association information posted on it. ARB forms are also available at the bulletin board.

Our neighborhood is not connected to any city or county sewage system. Each home has its own SEPTIC TANK and leach field usually buried somewhere in the front yard. Because we each have our own septic we do not pay fees for wastewater treatment. Septic tanks should be pumped out approximately every 3 to 5 years to maintain their healthy functioning. You should also ADD active bacteria to the tank about once a month to help keep it problem free for the long haul.

Rose Hill Homeowner's Association Website: **rosehillhoa.com**

Neighborhood news

Declaration of Covenants and other Association governing documents

Architectural Review Board (ARB) information and forms

An ARB form is required for any house/yard exterior change that is visible from the street such as: painting (same or different color), tree removal, roofing, driveway pavers, replacing windows and doors, fences, etc.

- Homestead and Other Tax Exemptions

Orange County Property Appraiser, Amy Mercado

Call: 407-836-5044 Customer Service

www.ocpafl.org

If you qualify for a homestead exemption, you can reduce the taxable value of your homestead property resulting in a tax savings. You can file for a homestead exemption in

person, by mail or online. Applications must be filed by March 1st. There are other exemptions as well, but the Homestead Exemption is the one most commonly used.

- Property Taxes, Drivers' Licenses, Vehicle Registrations
Orange County Tax Collector, Scott Randolph
Nearest location: West Oaks Mall, 9401 W. Colonial Drive, Suite 360
Ocoee 34761
Call: 407-434-0312
octaxcol.com
flhsmv.gov
New Florida residents must obtain a valid Florida driver's license within **30 days** of establishing residency in order to legally drive in Florida.

- West Oaks Library
1821 Silver Star Road, Ocoee, FL 34761
Call: 407-835-7323

- Register to Vote, Supervisor of Elections, Bill Cowles
Call: 407-836-2070
www.ocfelections.com
Precinct 219

- Report a crime or other emergency
Call 911

- Report a non-emergency situation
Call 407-836-4357: Orange County Sheriff's Office

- Orange County Services
Call 311: Orange County non-emergency and services Help Line.

- Orange County is one of seven counties in Central Florida and is a charter county with its own constitution. It is self-governed with Mayor Jerry Demings and six district commissioners. Our neighborhood lies within District 2 and is represented by Commissioner Christine Moore on the Board of County Commissioners.

- Orange County Solid Waste Division (orangecountyfl.net, Residents, Water Garbage & Recycling, 407-836-6601) has a curbside collection program that provides residents with roll carts to dispose of garbage (green lid) and recyclables (blue lid). When not being used for trash or recyclable pick-up, please keep the roll carts hidden from street view.

Hazardous household waste, such as paint, toxic chemicals or electronic items, can be disposed of at the Porter Transfer Station (check for day and time) located at 1326 Good Homes Road.

Trash and recyclables are picked up on Monday. Large items such as furniture, mattresses, etc. and yard waste are picked up on Tuesday. Roll carts should be placed at the curb no earlier than 6:00 p.m. the night before and no later than 6:00 a.m. on the scheduled collection day.

Recycling is required by Orange County Code. The top five recyclable items are: cardboard, paper, plastic #1-5 ONLY, metal cans, glass containers – NO plastic bags.

Yard waste includes vegetative landscaping material as well as grass, tree, and shrub trimmings, and should not be placed in the garbage or recycling roll carts. Limit weekly yard waste to 3 cubic yards per week per household. Use your own garbage cans or plastic bags for yard waste. Cans or bags must be 50 gallons or less and weigh less than 60 pounds. Cans must be waterproof with a tight-fitting lid and have handles on the sides. Bundle limbs, palm fronds and similar items with string. Keep bundles 3 feet long or less. Limit weight to less than 60 pounds.

- Orange County and the St. John's River Water Management District impose watering restrictions for irrigating residential lawns. During Daylight Savings Time, March – November, odd-numbered addresses irrigate on Wednesdays and Saturdays and even-numbered addresses irrigate on Thursdays and Sundays before 10:00 a.m. or after 4:00 p.m. Irrigation is reduced to one day per week from November to March (Standard Time) on Saturdays for odd-numbered addresses and Sundays for even-numbered addresses. Please visit the Orange County Utilities website (orangecountyfl.net, Water, Garbage & Recycling, watering restrictions) or the St. John's River Water Management District website (www.sjrwmd.com) for details.

- In August of each year, the Orange County Property Appraiser sends a Truth in Millage (TRIM) notice to all property owners. Look for it in the mail. You will recognize it by prominent lettering, "DO NOT PAY – This is not a bill." The TRIM notice tells you the taxable value of your property and proposed millage rates and taxes as estimated by our community taxing authorities. It lists when and where these authorities will hold public meetings to discuss tentative budgets to set the millage tax rates. Fees not related to your property value, non-valorum assessments, also appear on your TRIM notice for trash collection, roads, lighting and other government services. These fees are set by the taxing authority and are not affected by any change in the value of your house or property.

- Pets: If you have lost a pet or would like to adopt a pet, Orange County Animal Services can help.
407-836-3111
orangecountyanimalservicesfl.net
2769 Conroy Road, Orlando 32839
ocNetPets.com
PetFinder.com

- Our neighborhood is in unincorporated Orange County and is served by these officials:

Orange County Mayor, Jerry Demings
Call: 407-836-7370
orangecountyfl.net
mayor@ocfl.net

Orange County Sheriff, John Mina
Call: 407-254-7000
ocso.com

Orange County Commissioner, Christine Moore, District 2
Call: 407-836-7350
District2@ocfl.net

Orange County School Board, Melissa Byrd, District 7
Call: 407-317-3236
Melissa.Byrd@ocps.net
Local schools: Ocoee Elementary, Ocoee Middle, Ocoee High School

State Representatives

- State Senator, Randolph Bracy-D, District 11
Call: 407-656-6716
Bracy.randolph@flsenate.gov
- State Representative, Kamia Brown-D, District 45
Call: 407-297-2001
Call: 850-717-5045 Tallahassee
Kamia.Brown@myfloridahouse.gov

U.S. Representatives

- U.S. Representative, Val Demings-D, District 10
Call: 321-388-9808 Orlando office
Call: 202-225-2176 D.C. office
Demings.house.gov/contact
- U.S. Senator, Marco Rubio-R
Call: 407-254-2573
Call: 202-224-3041 D.C. office
rubio.senate.gov/public
- U.S. Senator, Rick Scott-R
Call: 202-224-5274
rickscott.senate.gov/contact_rick

Please call any of the volunteers listed at www.rosehillhoa.com or on the bulletin board for further information. We will help you in any way we can to make your time as our neighbor better. Welcome!

Your Volunteer Board of Directors
Rose Hill Homeowner's Association, Inc.