

# Montverde Newsletter



May 2018

Town Hall: 17404 Sixth Street, Montverde, FL 34756 Tel: (407) 469-2681

## NEWS FROM MAYOR JOE

Hello, I hope you and your families are doing well! I thought I would bring you up to date on a few items. First, on the widening of the Turnpike from SR 50 (Clermont / Montverde Exit 272) going North there will be a Florida Department of Transportation (FDOT) Meeting on Thursday, May 17, 2018 at the Minneola City Hall Gymnasium located at 800 North U.S. 27 Minneola, Florida. The meeting will be held as an Open House from 5:30 p.m. to 7:30 p.m. at which time the Public will review maps, drawings, and other pertinent information developed by FDOT. The big issues for the Montverde residents will be the three (3) bridges that will be affected. The bridge that we use on Old Hwy 50 that goes under the Turnpike next to Goreneck Springs Development is planned to remain open and the Turnpike bridge construction will take two (2) years to complete on that bridge because FDOT needs to leave that bridge open for Old Hwy 50 to be used. The next bridge that goes over the Turnpike on the way to Publix, using CR 455 will be completely closed for one (1) year. This will allow FDOT to complete this bridge quicker if it is closed completely for one (1) year. When finished it will be constructed with a roundabout on each side so to keep traffic moving and slow down traffic on the Old Hwy 50 side. The third bridge is the one we use to go under the Turnpike on Blackstill Road going to Clermont. This bridge will also stay open and take two (2) years to complete. We are still a year or so away from all this construction starting up and I will keep you updated on things as it moves along.

The next item is Ridgewood Avenue and CR 455. The repaving of Ridgewood Avenue and the new Roundabout on the corner of CR 455 and Ridgewood Avenue will happen at the same time which will be completed by the County. Doing these two (2) road projects at the same time will help make the time of repair shorter. The County has been working with the Town and I expect to see this project started soon. I will keep you informed going forward.

If possible, please come to our Council meetings that are on the second Tuesday of every month. We have a great dinner for everyone starting at 5:30 p.m. and then if you can stay the meeting starts at 7 p.m. ( May 8<sup>th</sup> this month ) Please feel free to call me with any questions at 407-496-1673 cell .

## LIBRARY NEWS

With Easter out of the way, the year has only gotten started for the Library. Summer is only one month away and we are preparing for our Summer Reading Program. Join us on Wednesday's as we rock out at the Library at 11:00 a.m. starting June 6<sup>th</sup> through August 1<sup>st</sup>. Even if you can't make it weekly stop by the Library to get your Reading Packet to participate. At the end of the summer we always have a fun event for those who reached their reading goal. To kick off the summer we have ordered all 60 of the 2018-2019 SSYRA books and will be putting them on the shelves soon. Someone also donated over 100 Louis L'Amour books that are helping us to make a whole Western section. We are excited for summer and hope to see you soon.. Kathleen and Erin

## FRIENDS OF MONTVERDE BINGO

Come early to get a seat!! There was a full house out house at BINGO in April. Join us Friday, May 18th for a fun filled evening!!! Dinner begins at 5:30 p.m. (Please check the Town's website for the menu as it has not been set yet.) Bingo begins at 7:00 p.m. Which is held at the Community Building located at 17436 Division St. Contact Joe Wynkoop at 407-496-1673 for information.

## YARD DEBRIS PROCEDURES

Place all garden and yard trash - including tree and shrub trimmings, grass clippings, palm fronds, and small tree branches - either in a 32 gallon trash can or commingled with garbage in a 96 gallon container, or in a suitable plastic bag. Shrubs, branches, limbs and palm fronds should not exceed four feet in length, and must be bundled and tied. No single item, can, bag or tied bundle should exceed 50 pounds in weight, other than the 96 gallon container. No more than four cans, bags or bundles may be set out for collection at one time.

**Excessive amounts or bulk yard trash items:** If more than four cans, bags or tied bundles of yard trash need to be set out, or piles of heavy logs and/or stacks of wood fencing, please contact Waste Pro at 352-366-0352 to schedule a quote. Once payment is received, Waste Pro will schedule a rear loader collection vehicle or claw truck to collect excessive/bulk yard trash material.

## HYDRANT FLUSHING WILL BE CONTINUED

Hydrants in Town will continue to be flushed for annual maintenance. Should you have questions, please contact Town Hall.

## NEXT COUNCIL MEETING

The next Town Council meeting will be on Tuesday, May 8, 2018 at 7:00 p.m. Agenda Items will be decided at a later date and when available, the agenda items can be viewed on the Town's website at [www.mymontverde.com](http://www.mymontverde.com). Residents are encouraged to attend these meetings and public comments are permitted at every meeting. Dinner will be served in the Mayor's Office prior to the meeting starting at 5:30

## JOIN US SATURDAY, MAY 19TH FOR THE SPRING CONCERT IN THE PARK SERIES

Join us on Saturday, May 19th from 6:30 p.m. — 9:30 p.m. for Blue Stone Circle Band at Kirk Park Stage located at 17436 Division St. Bring your chairs, kick back and enjoy great music, food, beer and wine! Donate a non-perishable food item to support our local Montverde United Methodist Church Food Pantry.

## ADD A BUCK PROGRAM

Don't forget the "ADD A BUCK" program which helps our local food drive. If you are able you can add a "BUCK OR TWO" to your Water Bill when you make your payment, Town Hall will take all the extra "BUCKS" and send them to our local food bank account at Second Food Harvest. The food is distributed to many people that could use a helping hand. Many Thanks for your help with this effort, together we can make a difference.



# Spring Concert in the Park Series

## BLUE STONE CIRCLE



**Saturday, May 19th**  
**6:30-9:30pm**

### KIRK PARK STAGE

17436 Division Street • Montverde 34756

***Bring your chairs, kick back and enjoy  
great music, food, beer and wine!***

***Donate non-perishable  
food item to support our local  
Montverde UMC Food Pantry!***

**EVENT SPONSORED BY:**



**ENGEL & VÖLKERS®**



# "In The Merry Merry Month of May"

May is an eventful month! How many of these things associated with May can you find in the puzzle? Look for the words in bold type.

- May Day**   **Mothers Day**
- Cinco de Mayo**   **Astronaut Day**
- Nurses Day**   **Neighbor Day**
- Kentucky Derby**   **Preakness**
- Lemonade Day**   **Memorial Day**
- Golf Month**   **Hamburger Month**
- Military Appreciation Month**

T Y U X U X T Y K M F A B G I M  
 R U C T K P R Z O U P M A Y O U  
 E Q A D O A W T Q P U W I E R Y  
 G M C N T J H B R J G S V U D A  
 R N E I O E K E N T U C K Y I N  
 U E L M R R C S S E N K A E R P  
 B I S S O I T F F E Y X C T P O  
 M G O K A R L S C W D B W L X C  
 A H C T C O I U A S E S R U N N  
 H B I H G Y Q A D O O Y B E L I  
 W O H O V R E U L L Z Z Q I D C  
 N R C P D B N R C Q R Y I G F Q

## Featured Listing!

16149 ARROWHEAD TRAIL, CLERMONT, Florida 34711

Simply stunning 3/2/2 on nearly a 1/2 acre lot overlooking a pond with a fountain! Inside, you'll appreciate the wood floors, granite kitchen counters and new appliances, plus generous size bedrooms and living areas. Enjoy the screened lanai with ceiling fans and pretty pavers. Roof is 2 years young, and A/C has been maintained yearly. All this in a family-friendly community with pool, park, playground, fishing, and convenient to shopping, dining and turnpike. Call to see this one today! (407) 325-2873    MLS#G5000227



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**Colleen Donlevy-Burns is Your REALTOR® Advisor for Life**

17301 Pagonia Rd. #300    Clermont, FL 34711

**(407) 325-2873**

ColleenSellsMoreHomes@gmail.com    www.SouthLakeProperty.com



# ENGEL & VÖLKERS



# LAKE COUNTY SHERIFF'S OFFICE CHARITIES

Lake County, Florida **Peyton C. Grinnell, Sheriff**

# Project Kid Connect

## BACKPACK/SCHOOL SUPPLY GIVEAWAY FOR SOUTH LAKE COUNTY STUDENTS



**HELP THE LAKE COUNTY SHERIFF'S OFFICE PREPARE UNDERPRIVILEGED STUDENTS IN SOUTH LAKE COUNTY FOR THEIR FIRST DAY OF SCHOOL. OUR GOAL IS TO RAISE \$10,000 AND ASSIST 650+ STUDENTS!!!**



**SATURDAY, JULY 14, 2018 FROM 10:00AM – 1:00PM  
SHERIFF'S SOUTH LAKE DISTRICT OFFICE  
15855 S. R. 50, CLERMONT FLORIDA**

<b>PLATINUM \$1000 +</b>	<b>GOLD \$500 +</b>	<b>SILVER \$250 +</b>
<ul style="list-style-type: none"> <li>• 10x10 area for business booth</li> <li>• Business logo on website and on advertisements/flyers</li> <li>• Announcements during event</li> <li>• Business logo on banners</li> </ul>	<ul style="list-style-type: none"> <li>• Business logo on website and on advertisement/flyers</li> <li>• Announcements during Event</li> <li>• Business logo on banners</li> </ul>	<ul style="list-style-type: none"> <li>• Business name on advertisements/flyers</li> <li>• Business name on banners</li> </ul>
<p><b>OTHER DONATIONS:</b> Sponsorships less than \$250 - Business name will appear on banners posted at Event.</p>		

**NAME / BUSINESS:** \_\_\_\_\_ **ADDRESS:** \_\_\_\_\_

**PHONE:** \_\_\_\_\_ **E-MAIL:** \_\_\_\_\_ **SPONSORSHIP AMOUNT \$:** \_\_\_\_\_

**PLEASE RETURN THIS COMPLETED FORM ALONG WITH YOUR DONATION TO:  
LAKE COUNTY SHERIFF'S OFFICE (ATTN: PROJECT KID CONNECT)  
15855 STATE ROAD 50, CLERMONT, FLORIDA 34711**

**-PLEASE PROVIDE A DIGITAL COPY OF YOUR BUSINESS LOGO IF YOU ARE A PLATINUM OR GOLD SPONSOR-**

May 2018



## “Real Estate Survival Guide: Buyer’s Checklist” By: HGTV



**Karin Arellano, Broker-Owner**  
407.948.0767



**Carolyn Ann Cole, Office Manager**  
352.241.0004

1. Figure out how much house you can afford. -Calculate your monthly income and debt.
  - Check your credit report and FICO score.
  - Use FrontDoor's mortgage calculator.
  - Figure out your down payment.
2. Get pre-approved for a mortgage -Choose a type of mortgage.
  - Speak to at least five lenders and mortgage brokers.
  - Shop for the best interest rates and programs.
3. Determine what you want and need in a home. -Choose a location (downtown, urban, suburban, rural).
  - Choose a type (single family, townhouse, condo, loft).
  - Choose a price range.
  - Choose a size.
  - Choose an architectural style.
4. Research your target neighborhoods -Look online for information on schools, crime rate, traffic and zoning.
  - Determine your work commute.
  - Scout local amenities, such as parks, shops and restaurants.
5. Work with a buyer's agent who knows the neighborhood -Get referrals.
  - Consider working with an exclusive buyer's agent.
  - Interview at least three agents.
  - Look for experience and good chemistry.
6. Search for homes in the MLS and For Sale By Owner (FSBO) -Browse listings online, including FrontDoor.com.
  - Ask your agent to set up tours of homes that fit your criteria.
  - Check local newspapers.
  - Pick up flyers and attend open houses.
7. Research each home you want to buy -Ask your agent for comps to estimate the property's fair market value.
  - Ask the seller's reason for selling.
  - Review all property disclosures.
  - Find out about liens, easements or other restrictions.
8. Make an offer and negotiate -Determine the purchase price.
  - Include contingencies, such as financial, inspection or purchase.
  - Spell out any special requests and repairs you want included in the sale.
  - Determine an earnest money amount.
  - Define a move-in date.
  - Once both parties agree to the terms, sign the Purchase and Sale Agreement.
9. Finalize the deal -Get the house appraised.
  - Get a professional home inspection.
  - Consider getting specific inspections for structural engineering, roof and termites.
  - Use the appraisal and inspection reports to re-negotiate if necessary.
  - Choose a home insurance company.
  - Complete the loan process with the lender.
  - Do a walk-through inspection prior to closing.
  - Set aside cash for the closing costs and down payment.
10. Close the purchase -Review the settlement document at least 2 days before closing to see how funds will be collected and distributed. Get a cashier's check for the amount you need to bring to closing, including the down payment and closing costs.



**Susie Westbrook, Broker Associate**  
407.342.5953



**Theresa Kay, Broker Associate**  
407.462.8695



**Stefanie Puchlopek, Realtor**  
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**Sarah Ness, Realtor**  
407-484-8454



**Diana Suarez, Realtor**  
321.202.6552

### Office Holidays

January 1

New Year's Day

May 28

Memorial Day

July 4

Independence Day

September 3

Labor Day

November 22

Thanksgiving

November 23

Black Friday

December 25

Christmas Day

17533 CR 455 Montverde, FL 34756

www.ARISoldIt.com

Office Phone 352.241.0004



If you are currently working with a Realtor this is not intended to be a solicitation for your business.

## **10 Tips to Save Water for Water Conservation Month**

While the Southwest Florida Water Management District (District) encourages water conservation year-round, there is extra emphasis each April for Water Conservation Month. April is historically one of the driest months of the year and typically marks the peak demand season for public water suppliers.

With these 10 simple tips, you can lower your monthly water bill and do your part to save hundreds of gallons of water:

### **INDOOR**

- Only run your washing machine and dishwasher when they are full.
- Use the shortest clothes washing cycle for lightly soiled loads; normal and permanent-press wash cycles use more water.
- Thaw frozen food in the refrigerator or microwave, not under running water.
- Scrape, don't rinse, your dishes before loading in the dishwasher.
- Install high-efficiency showerheads, faucets and toilets.

### **OUTDOOR**

- Check your home's irrigation system for leaks.
- Turn off your irrigation system and only water as needed.
- Don't leave sprinklers unattended. Use a kitchen timer to remind yourself to turn sprinklers off.
- Use a hose with a shutoff nozzle when washing the car.
- Consider installing a rain barrel with a drip irrigation system for watering your landscaping. Rainwater is free and better for your plants because it doesn't contain hard minerals.

Leaks are the biggest water waster, both inside and outside of your home. You can use your water meter to check for leaks. Turn off all faucets and water-using appliances and make sure no one uses water during the testing period. Wait for the hot water heater and ice cube makers to refill and for regeneration of water softeners. Go to your water meter and record the current reading. Wait 30 minutes. (Remember, no water should be used during this period.) Read the meter again. If the reading has changed, you have a leak.