



ELLINGSWORTH
RESIDENTIAL COMMUNITY

Ellingsworth Home Owner Association (HOA)

Community Announcements

Greetings fellow Ellingsworth HOA neighbors,

The past 3 months have been a challenging time for all of us and we hope each and every one of you are doing well and staying healthy. As we all try to get back on track with “business as usual”, your BOD would like to update you on a few of the actions we have been monitoring. Please take a moment and review the following:

Legal Synopsis. The bankruptcy plan of reorganization has been submitted to the Court. The Court will be setting a deadline for approval of the plan in the coming weeks. We estimate the hearing to be in mid-July. We will keep you updated as this process evolves.

Meritage Construction Defect Settlement. This effort was suspended with the onset of the pandemic until just recently. The BOD is meeting with Meritage representatives to walk through the Ellingsworth subdivision on Monday, June 15, to discuss the sidewalk ponding issue. While the brick wall has been restored along Greythorne Loop, the wall is not conforming to the agreed upon settlement or engineering documents. This is unresolved currently and remains an open action for the BOD.

Ellingsworth HOA website. The BOD has taken over the HOA website from the prior CAM. The address remains the same as before – <http://ellingsworthresidential.org/>. The BOD will strive to keep the website updated with pertinent information as it becomes available in the future. Please reference the website for periodic updates.

Special Assessments and HOA dues. The BOD will vote on a Charter for Collections and Fines on June 23rd. Although not required, it was recommended by our CAM (Community Management Specialists) to consolidate all pertinent information into one document and provide to the HOA for awareness. This document will be provided in the next announcement. It is important to note that HOA dues are required quarterly and every homeowner is obligated to provide payment in accordance with that schedule. We have worked closely with our CAM and legal counsel to ensure all measures are in place and processes followed that meet Florida HOA statute requirements regarding dues. We encourage any homeowner who is having challenges with quarterly payments to contact Community Management Specialists (CMS) and discuss payment options. Dialogue is essential to help avoid accrued interest and/or penalties.

Basketball Hoops. On May 6, 2020, the BOD approved Basketball Hoops and Other Sports Equipment Standards guidelines. For those who already have basketball hoops in their driveways, and those who are interested in placing a basketball hoop in your driveway, please complete and submit an ARC Request to arc@cmsorlando.com. If you do not have a copy of the form (mailed to you from CMS in introduction package), please call 407-359-7202, or you can visit our Ellingsworth website as a copy is posted there. Attached is a document outlining the guidelines.

Fountains. The BOD will be reviewing the Standards and Procedures for Fountain Guidelines (personal) at our next BOD meeting in June.

The BOD wishes everyone a safe summer. If maintenance or other challenges arise, please inform CMS directly at 407-359-7202. They will direct the appropriate support and response based on the situation you may have.

Thanks,

Ellingsworth Residential Community
Home Owner Association
Board Of Directors