

Somerset Village Homeowners Association

NEWSLETTER & CALENDAR NOTES FOR JULY 2026

Covenant & Restrictions Meeting	Monday, July 6, 2026	10:30 am
Board of Directors Meeting	Monday, July 13, 2026	7:30 pm
Architectural Review Committee	Thursday, July 16, 2026	6:00 pm

NOTICE TO ALL SOMERSET RESIDENTS -- PLEASE NOTE OUR TRASH PICKUPS:

Recycling (Blue Lids) and Yard Waste: Pick Up is on **Wednesdays**
Regular Trash (Green Lids) & Bulk Items: Pick Up is on **Thursdays**

PRESIDENT'S LETTER by Denise Anderson

Happy 4th of July! Summer is here, and school is out. The weather is hot and steamy. Our pool looks very inviting, and I hope everyone is enjoying it.

Please remember to follow the posted pool and spa rules for you and your family's safety. **Especially** the one about no babies or toddlers in the pool if they are not toilet trained, not even with swimmies on. Also, no children in the spa under the age of 16.

The community is looking fabulous as usual and thank you for taking such good care of your properties.

Have a safe and happy 4th of July!

FROM THE ARC COMMITTEE by Lukas Garcia

With June 1 marking the official start of the Atlantic hurricane season, proactive property maintenance is critical for community safety. While we are located inland here in Orlando, summer storms and tropical systems still bring severe high winds to our area.

Please take time this month to trim any loose tree branches and clear unanchored items or debris from your yards. High winds can easily turn these loose objects into dangerous flying hazards.

As a general reminder, an ARC request form must be submitted and reviewed by the committee prior to making any changes to your home or property. This includes new roofs, exterior painting, driveway work, tree removals, landscaping updates, etc. Planning ahead now allows the committee time to review and discuss your project at our next meeting, before the peak of summer storm activity arrives.

Please note that work **should not begin** until you have **received an ARC Committee approval**.

The committee meets every third Thursday of the month at 6:00 pm. Please ensure that your forms are submitted to the office by noon on the prior Tuesday, to be included on the agenda. If you are unable to call or email, you are welcome to meet with us during the meeting.

Thank you for your continued efforts in maintaining our community's curb appeal and ensuring that our neighborhood remains safe during the impending hurricane season.

TREASURY NOTES by Karl Haglund

Dear Homeowners,

As we enter the summer season, the Treasurer's Office would like to share several important financial and operational updates with the community.

Assessment Payments

Thank you to the many homeowners who consistently submit their assessments on time. Your prompt payments enable the Association to provide essential services, including maintenance, utilities, insurance coverage, and other community operations that help keep Somerset Village running smoothly.

Monthly assessments are \$80 and are due on the 1st of each month. Payments received after the 10th are considered late and could incur a \$10 late fee.

If paying by check, please:

- Include your lot number on the memo line
- Make checks payable to Somerset Village HOA or SVHOA
- Verify the date and payment amount before mailing
- Ensure the written dollar amount matches the numeric amount (for example, "Eighty and 00/100 Dollars" for an \$80 payment)

Financial institutions process checks based on the written dollar amount rather than the numeric amount entered in the payment box. Taking a moment to confirm both amounts match can help prevent processing delays and payment errors.

Including your lot number also helps ensure payments are applied promptly and accurately to the correct account.

For residents using online payment methods, please note:

- ACH payments currently include a \$1 processing fee
- Credit card payments include approximately a \$3 processing fee

These fees are charged to the Association by payment processors and are passed through to homeowners to help offset transaction costs.

Treasurer's Office Processing Times

Checks are collected regularly throughout the week; however, processing and physical bank deposits are typically completed on weekends due to full-time work schedules and the availability of volunteer board members. If your check does not immediately appear as cleared by your bank, there is no need for concern.

Please also be aware that summer vacations and travel schedules may occasionally affect processing timelines for both homeowners and volunteers.

Communication Reminder

For account-specific questions, payment concerns, collection matters, or issues involving late payments, please contact the HOA directly rather than posting on community social media pages. If you anticipate a late payment or have questions regarding your account, please call the office so we can assist you directly.

Direct communication helps protect homeowner privacy, allows account matters to be discussed confidentially, and ensures that information provided is accurate and up to date.

Community Appreciation

The Treasurer position is a volunteer role, and your continued cooperation and support are greatly appreciated. Our community is strongest when neighbors work together respectfully, constructively, and with a shared commitment to maintaining Somerset Village.

Thank you for your ongoing support and for helping keep SVHOA financially sound and well maintained.

FROM THE BUILDING COMMITTEE by Francine McCluskey

ALL MALE PERSONS . . .

Something new is happening in the Men's toilet — someone, or some men, have forgotten the gentle art of flushing the toilet after they have finished their task. Before you leave the toilet, please double check the bowl to be sure that it is ready, fresh and clean, ready for the next fella.

Then we have a second new issue — some fellas are missing the interior of the bowl all together. They are hitting the exterior of the bowl but are missing the wonderful, watery section that takes away all evidence of their accomplishments. I'm talking about "Number 2". I am glad that you have a healthy colon, but do not need to see proof. If you miss putting your poop inside the bowl, the right thing to do is clean up after yourself.

FROM THE BOCCE COURT

Thanks to everyone for making this season a success. We will meet again in January 2027 to form teams. We would like to add a few new teams. Anyone interested is welcome. Tell your friends!

FROM THE C & R COMMITTEE by Louella Lios

An increasing number of driveways here in Somerset are in need of assistance. The cement on most of our homes is 35 to 40 years old. Pressure washing no longer works. Even after cleaning, the driveway still looks like it needs to be cleaned. Unfortunately, what it really needs is staining.

Each paint company has its own version of concrete stain. Sherwin Williams has provided the HOA with the names of their products. They are: H & C Heavy Shield Concrete Stain or Dura Plate 289 Concrete Stain.

Color is important. Remember to check with the office and fill out an ARC form before proceeding.

Thanks for your cooperation.

FROM THE GROUNDS COMMITTEE

Our hot tub and pool are working. Please enjoy! The hours have also been changed to reflect the time change. They are 7:00 am to 7:30 pm.

Lawn Service: Service should be back to weekly

FROM THE SOCIAL COMMITTEE

Stay tuned for 2026 events and happenings.

FROM THE SECURITY COMMITTEE by Denise Anderson

Parents, *please* talk to your children about the dangers of riding their bicycles, scooters and e-bikes! Two weeks ago, I almost backed up over two riders. It was dark, and they were wearing dark clothes, no helmets and no lights on their vehicles. I never saw them until they passed my driveway and went down Sandy Hill Drive toward Scenic View. Several boys have also been observed doing wheelies in the street. Rest assured the sheriff's department will be called for these blatant violations of traffic laws which apply to all vehicles using the streets.

Also, *please* be aware that the pool gate by the parking lot is alarmed. This is an EMERGENCY EXIT only required by the Orange County Fire Department. It is alarmed and the siren will sound when the gate is opened. If this happens, someone must come and reset the alarm. Please note that there are cameras, and that we can review the tape and determine the person who violated the exit only sign. That person will have consequences and could lose access to the clubhouse and pool area.

Have a safe summer!

BIRTHDAYS

Happy Birthday to all our July babies!!!

ANNIVERSARIES

We wish all of our July brides and grooms a very happy wedding anniversary!

WELCOME NEW HOMEOWNERS

A warm welcome to all of our new homeowners.

SERVICES AND REMINDERS

Somerset's Main Room is available to rent for your special events. Please download the form from website. www.somersethoa.online. The form is also available in the lobby.

Rent: \$250 with a Security Deposit of \$250. Please email: info@somersetvillage.comcastbiz.net for details.