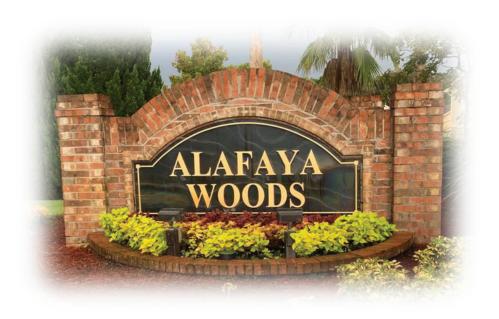
Welcome to the Meighborhood

Compliments of: Alafaya Woods Welcome Committee

Alafaya Woods Homeowners Assn Alafayawoodshoa.com



What is Alafaya Woods Homeowner's Association?

Alafaya Woods began its development back in 1985 with the last of the homes being built in 1996. We have 2,230 homes in our community. Alafaya Woods is a covenant- controlled subdivision governed by an elected Board of Directors for the Alafaya Woods Homeowners' Association. The Association is a Florida registered not-for-profit corporation. If you own a home in Alafaya Woods, you are automatically a member of the Homeowners Association.

The community of Alafaya Woods is located within the city limits of Oviedo, in the southeast corner of Seminole County, Florida. We are conveniently located near the University of Central Florida, Seminole Community College and the Reformed Theological Seminary.

Residents of Alafaya Woods also benefit from some of the finest "A"-rated public schools in Central Florida. Stenstrom Elementary is conveniently located in our community. Alafaya Woods is a family-oriented community that offers a full basketball court, tennis court and playground for children 12yrs and under to our residents. We have a covered picnic area with handicap accessible picnic tables where you can host birthday parties and special events.

There are peaceful conservation areas including an entrance to a beautiful passive park with hiking trails. Oviedo is easily accessible from the Central Florida Greenway (State Road 417). You will find within the city of Oviedo a New Hospital, choice restaurants, varied shopping establishments, and a multiplex movie theater.

We are minutes away from the new Oviedo on the Park and the Aquatic Center. Some of the finest public parks in Seminole County are in Oviedo, a state-of-the-art skate park, an Olympic-size swimming facility and sports complex. The Cross-Seminole Trail is just a bike ride away. There are now multiple locations where you can access the trail.

We also share our roads & community with bountiful wildlife.

CHICKENS

The history of Oviedo's chickens goes back to 1875, when settlers began to appear on the south shore of Lake Jessup at a settlement, known as Solary's Wharf, and with the settlers came the beginning of the fowl that we now know as Oviedo's Chickens. A few settled at Solary's Wharf and a few more settled at White's Wharf (now known as Hiley's Fish Camp). Others gradually moved inland, to a small village that was later to become known as Oviedo. The settlers grew a variety of crops, including cotton, sugar, citrus, and vegetables. Most of the settlers also had a variety of stock such as horses, pigs, cows and of course our infamous Oviedo chickens. Today, Oviedo has a fairly large (30+) breeding populaton of wild chickens nesting & generally milling about in the downtown area. The local merchants feed them, and some sell t-shirts celebrating the chickens. ("Crazy about chickens" and "Poultry in Motion" are two local favorites.) The chickens have been here for approximately 30 years, and are often seen crossing the main roads in downtown Oviedo.

SAND HILL CRANES

Sand hill cranes aren't simply crossing the road to get to the other side. They're eating — on the grassy curbside or walking

through traffic to the median to hunt for worms, crickets and grubs. The birds and their chicks are attracted to lawns, golf courses and roadsides because the mown grass makes it easier to find food, according to the Florida Fish and Wildlife Conservation Commission. Not easily missed, the 4-foot-tall adult birds have become accustomed to humans and have been known to stroll right into the street in search for handouts from drivers.

TURTLES

Three cheers for Florida turtles. The state ranks as the most diverse turtle state in the United States and also as one of the turtle diversity hot spots around the world. Ample freshwater areas and the temperate climate of the northern part of the state explain much of the Florida turtle's diversity story. On any given warm day, a trip down the Suwannee River, for example, provides tourists with views of dozens of basking water turtles occupying fallen trees and branches around every river bend. Add the sea turtles that nest along Florida beaches and turtle fans can find a species or two to photograph almost every day of the year.

FROGS

Cuban Tree Frogs - The Cuban tree frog, Osteopilus septentrionalis), is native to Cuba, the Isle of Youth (an island province of Cuba also known as Isle of Pines), the Cayman Islands, and the Bahamas. It is an introduced species in Florida, and the earliest confirmed records date to the 1920s in the Florida Keys. The first Cuban tree frogs in Florida likely arrived as stowaways in shipping crates originating from the Caribbean. By the mid-1970s, they had dispersed throughout most of southern Florida. As of 2017, there are established

breeding populations as far north as Cedar Key on Florida's Gulf Coast, Jacksonville on the Atlantic Coast, and Gainesville in north-central .Florida. This species certainly has the potential to expand its range in Florida and the Southeast, and isolated individuals have been documented in coastal South Carolina, Georgia, Alabama, Mississippi, Louisiana, and Texas. The number of reports of Cuban tree frogs from the Florida panhandle continues to increase, and this invasive frog may already have small populations established in this region of the state. Cuban tree frogs spread by hitchhiking on ornamental plants, motorized vehicles, boats, etc. The Cuban tree frog is considered an invasive species in Florida.

FERAL CATS

We do have multiple feral cat colonies in the community. If you don't want them around your property please do not feed them, they will go away.

WHITE TAIL DEER

Adult male white-tailed deer in Florida weigh on average 125 pounds and stand approximately 36 inches tall at the shoulder. Female deer are smaller, averaging about 95 pounds and 32 inches in height. Florida deer are considerably smaller than those in most other states. There is also substantial variation in body size among deer within Florida. Deer in Florida are well adapted to the climate and environment. The smaller body size is beneficial in warm climates because it allows for less energy to be expended for regulating body temperature. Smaller body sizes also may enhance survival in habitats where soil fertility is low.

RACCOONS

Urban areas, farms, and suburbs likewise make great homes for nuisance wildlife like raccoons, who have adapted to city life by learning where to find food sources, such as scavenging from garbage cans, gardens, and crop fields. Wild raccoons typically nest in underground burrows, rock crevices, tree cavities, and use some certain entry points to gain access to the dens of other animals, such as muskrat lodges. In suburban areas, they live in the shelter of unoccupied buildings, often you will find raccoons in attics, raccoons in walls and raccoons in chimneys. Much of the food supplies stems from aquatic invertebrates such as clams, crayfish, turtles, and snails. They live off a food source consisting of an assortment of plant-based foods, like acorns, fruits, vegetables, nuts, and corn (although they will feed off of pet food left outside as well).

ARMADILLO

The nine-banded armadillo named for the nine breaks in the leathery armor that allow it to flex its stiff hide, is an odd-looking mammal about the size of a cat. A mature armadillo is 15 to 17 inches long (not counting the tail) with a weight of 8 to 17 pounds. This native mammal of southwestern North America has expanded its range into Florida. Introductions of armadillos also occurred along the east coast of Florida as early as the 1920s and in southern Alabama in the 1960s. Armadillos are now common throughout most of the state and are considered to be naturalized. Armadillos prefer forested or semi-open habitats with loose textured soil that allows them to dig easily. They eat many insects, other invertebrates, and plants. They are most active at night, and have very poor eyesight.

OPOSSUM

Florida's only marsupial, a mammal having a pouch for carrying the young, is the Virginia opossum. Opossums have grayish-white fur and are about the size of a house cat. They have long naked tails, small naked ears, and a pointed snout. Opossums prefer woodlands with lots of cover and nearby water. They are also common in urban areas, as they are attracted to almost any type of available food, including garbage, pet food, or cultivated fruits and Vegetables. Opossums are skilled climbers, often seen in trees and on the tops of fences. Females produce at least 2 litters a year. After gestation, the 7 to 11 young crawl into the female's pouch where they can nurse. At about 80 days, the young leave the pouch and often ride on the mother's back. Young are weaned at 95 to 100 days and disperse to be on their own shortly afterward. To prevent attracting opossums, garbage cans should be secured with rubber straps, and pet food should be taken in at night.

GREEN TREE FROGS

Florida's Green Tree Frogs can be identified by their Slender body is bright to dark green, or sometimes grayish, and may be marked with yellow flecks; skin is smooth. Sides are clearly marked with whitish stripes, usually with crisp black borders; stripes may be absent in some individuals. Like all tree frogs, this species has enlarged, sticky toe pads. They feed on Beetles, crickets, caterpillars, beetle larvae, stinkbugs and other small invertebrates.

SQUIRRELS

Eastern Gray Squirrel- The eastern gray squirrel is found in wooded, suburban, and urban areas everywhere in Florida. Basically, they live anywhere there are large, deciduous trees (trees whose leaves die in the fall). It is usually light to dark grayish brown with a white or buff underside but may also be all white or blonde with a white underside. It has small, rounded ears. Its long tail is flattened and bushy. The tips of the hairs on eastern gray squirrel's tail are white or gray and it is 16-20" long. Eastern gray squirrels breed in late winter or early spring and again in late spring or summer. The gestation period is about 45 days and litters contain 2-6 young. When the summer litter is due, the female selects a new nest site, leaving the den to the juveniles. These squirrels live in trees year-round, either in cavities or nests they build out of leaves. Cavities are often old woodpecker holes. Nests are usually high up in tree crotches. Nests are hard to see in the summer, because they are made with green leaves, and are hidden by foliage (leaves on the trees). They are easy to see in the winter, when the nest leaves have turned brown and tree leaves fall to the ground. The eastern gray squirrel chatters when disturbed.

BLACK BEARS

Seeing a black bear is a thrilling and rewarding experience. The presence of bears is not necessarily a problem or a threat to your safety. But it is important to remember that bears are wild animals and deserve respect. If you are not careful, you could break the law and risk both your own safety and the bear's. Follow the following advice closely to keep bears wild and your property secure. Bears are driven by their need to eat and with a sense of smell that can detect odors over a

mile away; problems arise when bears gain access to food sources such as pet foods, garbage, barbecue grills, bird seed or even livestock feed. The calories a bear can consume by picking through one garbage can often surpass what they can find in an entire day. Bears are highly intelligent and adaptable, learning quickly to associate people with food. Black bears are normally too shy to risk contact with humans, but their powerful need to find food can overwhelm this fear. As bears become "food-conditioned" (dependent on a food source) they are more likely to frequent residential areas and cause property damage to get these unnatural food sources. Over time, they become "habituated", gradually losing their fear of humans and will return frequently to locations with accessible food. It can take several weeks after preventative methods have been implemented before a bear will understand that the food source is no longer available.

Alafaya Woods Homeowners' Association Meetings

Homeowners' Association meetings are held on the second Tuesday of each month. The Board of Directors meet at 7:00pm at the offices of Keller Williams Reality Suite 100, 1351 Alafaya Trail, Oviedo, Fl 32765 in the Publix/Alafaya Woods Shopping Plaza. Make sure to register on the AWHOA website for access to all Association documents as well as fun & helpful information throughout the year. Newsletters are also posted on the website for your convenience.

Board of Directors

President

president@alafayawoodshoa.com

Vice-President

vicepresident@alafayawoodshoa.com

Secretary

secretary@alafayawoodshoa.com

Treasurer

treasurer@alafayawoodshoa.com

Director

boardmemberl@alafayawoodshoa.com

There are also various committees within the Association:

Architectural Control Committee (ACC) (arc@alafayawoodshoa.com)

The Architectural Control Committee was formed to review planned developments or improvements to individual homeowner's property. They ensure that the proposed property modifications adhere to the content and intent of the Association's Rules and Regulations.

This Committee meets the first Tuesday of the month at 7:00 PM at the offices of Keller Williams Reality Suite 100, 1351

Alafaya Trail, Oviedo, Fl 32765 in the Publix/Alafaya Woods Shopping Plaza.

Compliance / Violations Committee (CC) (Fining @alafayawoodshoa.com)

The aim of this Committee is to keep the community looking its best through recommendations to the Board of Directors to remedy violations for homeowners that are not maintaining their property within the specified guidelines in the AWHOA Rules & Regulations. The charter for the Compliance Committee is to validate that the violations issued against a Homeowner are in accordance with the AWHOA Reference Guide and that all corrections made are compliant to that document.

The Committee meets on the First Tuesday of the month at 7:00pm at the offices of Keller Williams Reality Suite 100, 1351 Alafaya Trail, Oviedo, Fl 32765 in the Publix/Alafaya Woods Shopping Plaza.

Newsletter Committee (NC) (newsletter@alafayawoodshoa.com)

The objective of this Committee is to create a quarterly newsletter that informs, entertains and creates a sense of community.

The Committee meets as needed at a location TBD

Special Events Committee (SEC) (sec@alafayawoodshoa.com)

The purpose of this Committee is to facilitate opportunities for constructive, enjoyable community involvement that have a positive impact on the greater Alafaya Woods Community. The Committee meets as needed at a location TBD

Web Site Committee (WSC) (info@alafayawoodshoa.com)

The Web Site Committee provides the Alafaya Woods community with up-to- date information that is easily accessible.

Sentry Management

We have currently engaged Sentry Management Community Association Management, 2180 W. SE 434, Suite 5000, Longwood, FL 32779 to manage the HOA properties Our Community Association Manager can be reached via email at: awmanager@sentrymgt.com or by calling 407-788-6700 Ext. 51314.

Sentry Management has a financial role that provides all accounting services for Association funds and secures; an independent CPA to conduct an annual audit which is submitted to the Association's property owners for review. Sentry Management mails and collects yearly assessments, assists in setting up payment arrangements and pursues collection of all unpaid assessments. Sentry Management also assists and advises the Board of Directors in procuring legal services, proper insurance, and bids for all contracted work. Sentry Management has a property management role that is responsible for maintaining HOA common properties, as well

as notifying homeowners of violations and following up to ensure compliance with the Association's governing documents.

Make sure that you register with Sentry for email notifications & updates from the Association.

City of Oviedo 400 Alexandria Boulevard, Oviedo FL 32765 407-971-5555, https://www.cityofoviedo.net/

Oviedo is a city in Seminole County, Florida, United States. As of the 2010 United States Census, the population was 33,342, representing an increase of 7,026 from the 26,316 counted in the 2000 Census. The 2018 census lists our population at 41,557. It is part of the Orlando–Kissimmee–Sanford Metropolitan Statistical Area. Oviedo is known for its historic houses and buildings, as well as its population of chickens that roam the downtown area. Although the city has historically been rural, in recent years it has had an influx of new developments to support its rapid growth, due to its proximity to the University of Central Florida and the Central Florida Research Park. Several national publications have placed Oviedo on their nationally ranked lists as one of the best places to live in the US.

Animal Control - 407-665-5110

Building Department - 407-977-6027

Chamber of Commerce - 407-365-6500

City Clerk - 407-977-6001

City Manager/Mayor/Council - 407-977-6000

Code Enforcement -407-977-6041

Emergency Management – Active only when an Emergency Exists -407-977-6111

Finance Department – Water Bill -407-+977-6051/6046

City Swimming Pool – Riverside Park -407-977-6083

Drivers Licenses -407-330-6723

Fire Department - 407-977-6100

Republic Services of Florida (Trash Pickup) -407-293-8000

Planning Department - 407-977-6039

Police Department - Non Emergency - 407-977-6146

Public Library – Oviedo Branch - 407-366-8150

Public Works/Engineering - 407-977-6029

Recreation & Parks - 407-977-6081

Street Light Outage - 800-700-8744

Tax Collector/Vehicle Tags - 407-665-1000

Supervisor of Elections - 407-585-8683

101 East First Street, Sanford, AZ 32771

Walk-In Urgent Care Facilities

Oviedo Centra Care 407-200-2512 8010 Red Bug Lake Road, Oviedo, FL 32765

First Choice Urgent Care - 407-366-2890 1945 W County Road 419, Oviedo, FL 32766 Night Lite Pediatrics 1500 Alafaya Trail, Oviedo, FL 32765

Paramount Urgent Care 1984 Alafaya Trail, Oviedo, FL 32765

SEMINOLE COUNTY AREA HOSPITALS

AdventHealth Oviedo ER - (407) 977-2320 Emergency Room: 8100 Red Bug Lake Rd, Oviedo, FL 32765 Central Florida Regional Hospital 1401 W Seminole Boulevard, Sanford, FL 32771

AdventHealth Altamonte 601 E Altamonte Drive, Altamonte Springs, FL 32701

AdventHealth Lake Mary 950 Rinehart Road, Lake Mary, FL 32746 South Seminole Hospital 555 W State Road 434, Longwood, FL 32750

> Seminole County Public Schools 400 E. Lake Mary Blvd, Sanford, FL 32773, 407-320-0000, https://www.scps.k12.fl.us/

The mission of the Seminole County Public Schools is to ensure that all students acquire the knowledge, skills, and attitudes to be productive citizens. Seminole County Public Schools (SCPS) consists of 37 Elementary Schools, nine High Schools, 6 Special Centers and our Seminole Virtual School. Additionally there are four Charter Schools in Seminole County. The names of the governing board members of each charter school are available on that charter school's website.

Choices in Learning
1100 East State Road 434, Winter Springs, FL 32708,
407.302.1005
https://www.choicesinlearning.org/

Galileo Gifted School 3900 E. State Road 46, Sanford, FL 32771, 321.249.9221 https://www.galileogiftedschool.org/

United Cerebral Palsy (UCP)
756 N. Sun Drive, Lake Mary, FL 32746, 407.852.3300 Ext.
2000
https://www.ucpcfl.org/campus/lake-mary-seminole-campus/

Seminole Science Charter 3580 N. US Hwy. 17-92, Lake Mary, FL 32746, 407.268.3727 http://www.seminolescience.org/

Are you interested in getting involved with Seminole County Public Schools (SCPS)?

We have many opportunities for you! Whether you're a student interested in getting involved in the community, a business interested in supporting a program, a parent

interested in volunteering your time, or a member of our community interested in joining a committee, we welcome your participation and service. Please visit our website to learn how you can help!

Central Florida Colleges & Universities

University of Central Florida 4000 Central Florida Blvd. Orlando, Florida, 32816 407.823.2000 https://www.ucf.edu/

UCF has more than 220 degree programs in 13 colleges, plus a talented team of faculty and staff to help find what's right for you. Whatever your passion, we'll put you on the path to success.

Embry Riddle Aeronautical University

1 Aerospace Boulevard, Daytona Beach, FL 32114-3900
800-862-2416 or 386-226-6100
https://daytonabeach.erau.edu/
DaytonaBeach@erau.edu

Embry–Riddle Aeronautical University is a private university with its main campuses in Daytona Beach, Florida, and Prescott, Arizona, United States. It is the largest accredited university system specializing in aviation and aerospace. It has numerous online programs and academic programs offered at satellite locations.

Bethune-Cookman University 640 Dr Mary McLeod Bethune Blvd, Daytona Beach, FL 32114 Phone: (386) 481-2000 The Bethune-Cookman campus is located just minutes away from Embry-Riddle. The university offers more than 30 undergraduate degrees, ranging from nursing to computer engineering. Bethune-Cookman has an award-winning athletic department and has achieved national recognition. Furthermore, the National Science Foundation awarded a large grant to the university to further research for the University's Robotics and Embedded Systems Research Laboratory.

Stetson University
Deland Campus, 421 N. Woodland Blvd., Deland, Florida
32723
386-822-7000

Stetson University Tampa Law Center 1700 N. Tampa St., Tampa, Florida 33602, II727-562-7800 https://www.stetson.edu/home/

Stetson University College of Law Gulfport Campus, 1401 61st Street St., Gulfport, Florida 33707 I727-562-7800

Stetson University is a private university with four colleges and schools located across the I-4 corridor in Central Florida with the primary undergraduate campus in Deland. In 1883, Stetson University emerged from the Deland Academy as a university on Central Florida's frontier. As Florida grew, so did Stetson. Then, as now, students come to Stetson to become business and social leaders, artists, innovators, guides, and catalysts.

Full Sail University

3300 University Blvd Winter Park, FL 32792 844.706.0683 www.fullsail.edu

Full Sail University is a private, for-profit university in Winter Park, Florida. It was formerly a recording studio in Ohio named Full Sail Productions and Full Sail Center for the Recording Arts. The school moved to Florida in 1980 and began offering online degrees in 2007.

Rollins College 1000 Holt Avenue, Winter Park, FL 32789 407.646.2000 https://www.rollins.edu/

Rollins College is a private liberal arts college in Winter Park, Florida. It was founded in 1885 and has about 30 undergraduate majors and several graduate programs.

Florida Institute of Technology 150 W. University Blvd., Melbourne, FL 32901 (321) 674-8000 https://www.fit.edu/

The Florida Institute of Technology (Florida Tech or FIT) is a private nonprofit doctoral/research university in Melbourne, Florida. The university comprises four academic colleges: Engineering & Science, Aeronautics, Psychology & Liberal Arts, and Business. [Approximately half of FIT's students are enrolled in the College of Engineering. The university's 130-acre primary residential campus is located near the Orlando Melbourne international Airport and the Florida Tech Research Park. It is about 50

miles from the Kennedy Space Center and 75 miles from Orlando

The university was founded in 1958 as Brevard Engineering College and has been known by its present name since 1966. In 2013, Florida Tech had an on-campus student body of 4,633, almost equally divided between graduate and undergraduate level students with the majority of them focusing their studies on engineering and the sciences.

Valencia College
District Office, 1768 Park Center Drive, Orlando, Florida 32835
407-299-5000
https://catalog.valenciacollege.edu/

Valencia College is a public college in Orlando, Florida. It was founded in 1967 as Valencia Junior College, taking the name Valencia Community College in 1971. In December 2010, Valencia's Board of Trustees voted to change the name to Valencia College because the academic scope of the school had expanded to include bachelor's degrees. Valencia has several campus locations in Orlando with additional campus locations in Winter Park and Kissimmee.

Oviedo Parks & Recreations

As the City of Oviedo continues to grow, so does our Recreation & Parks Department, providing improved facilities and expanded programs for all to enjoy. To ensure our parks and programs maintain excellent services while keeping pace with our expanding needs, the City has implemented a new Recreation Membership Program. This membership is offered on an individual basis, but will provide discounted options for the individual to save on sports leagues as well as on the use

of all our amenities and services. Memberships are not required to enjoy everything we have to offer. For more information, visit CityofOviedo.net or call 407-971-5565.

Oviedo Farmer's Market 200 West Broadway Street, Oviedo, FL

Held the first Saturday of each month, the Oviedo Farmer's Market, on the grounds of the historic Lawton House, offers nearly 40 vendors selling fresh baked goods, locally grown produce, eggs, oils, dog food, soaps & chutneys.

Oviedo Area Day Care Centers

Kids 'r' Kids 315 Alafaya Woods Blvd, Oviedo FL - (407) 366-2100 https://kidsrkids.com/oviedo/

Sweetwater Kids Academy 418 N. Central Ave, Oviedo, FL (407) 365-5150 https://sweetwaterkidsacademy.com/

Creative World School 975 Chapel St, Oviedo, FL · (407) 802-4803 https://creativeworldschool.com/schools/oviedo-fl-daycarepreschool-childcare/

Alafaya Woods KinderCare 300 Alafaya Woods Blvd, Oviedo, FL · (407) 366-8923 https://www.kindercare.com/

Childtime of Oviedo

1500 Swanson Dr, Oviedo, Fl · (407) 977-0525 https://www.childtime.com/

La Petite Academy 1500 Swanson Dr. Oviedo, Fl – 877-624-2602 https://www.lapetite.com/

Lady Bird Academy
1650 Alafaya Trail, Oviedo, FL – 407-542-7482
http://www.ladybirdacademy.com/

Local Area Supermarkets

Publix

81 Alafaya Woods Blvd, Oviedo, FL – 407-366-8119 *Aldi* 1268 Alafaya Trail, Oviedo, Fl – 855-955-2534

Winn-Dixie 1021 Lockwood Blvd, Oviedo, FL – 407-977-0066

Walmart Neighborhood Market 4255 Alafaya Trail, Oviedo, FL – 407-359-6707

Sprouts Farmers Market 1121 Alafaya Trl, Oviedo, FL - (407) 542-6070

Local Veterinarians

Animal Emergency Center, 7313 Lake Underhill Road, Orlando, Florida 32822, (407) 273-3336

Broadway Animal Hospital, Emergency Pet Hospital, 886 Chapel St, Oviedo · (407) 365-7297

Oviedo Veterinary Care and Emergency Veterinarian 3607 Aloma Ave Ste 1051, Oviedo · (407) 434-0020

Town & Country Veterinary Clinic, 1725 W Broadway St, Oviedo · (407) 365-3565

Alafaya Trail Animal Hospital, 2985 Alafaya Trl, Oviedo · (407) 365-2222

Shaffer Animal Hospital, 1475 E Mitchell Hammock Rd, Oviedo, FL 32765, (407) 366-1722

VCA East Colonial Animal Hospital, 7424 E Colonial Drive, Orlando, FL 32807, (407) 906-2475