



Greetings from Grenelefe!

NEWSLETTER 2nd. Qtr. 2016

It has been a busy season around here with lots of visitors renting owner units and new owners that have purchased units from the owners. Grenelefe Condo rentals ( CFI/Westgate) have also been busy. They are opening up more of their inventory and fixing up units to get them ready to rent. They have also increased their monthly rental rates which is a sure sign that the market is improving. Even though we are busy, we enjoy meeting and seeing familiar faces this time of year as many owners make their way down to Florida to escape the winter cold for a while.

Volunteerism has been blossoming here among the owners, and the association as well as the golf courses have been the beneficiaries. Flowers, plants and trees are being planted at many of the tee boxes on the golf courses and we have had several of the islands thinned out to open them up. This is something that the association has been wanting to do for some time, but based on our staffing levels, we have not been able to get to these projects. The reason these islands need to be thinned out is because of the invasive vines that have started to take over and dominate these areas. The species of vines are called Kudzu or as we refer to them as "cuss you" vines. These vines are a real threat to our beautiful trees here at Grenelefe. Kudzu kills trees and other plants by smothering and choking them from the light. Its fast-growing vines become heavy and engulf the trees and their weight can actually break or uproot the trees. In its native environment, kudzu is kept in check by insects that eat the vines. However, these insects were not imported to the U.S. along with the vines. Scientists are currently looking for ways to control kudzu but the plant is resistant to many herbicides, and some herbicides only encourage it to grow better. A kudzu vine can grow as much as a foot per day and sixty feet during a growing season. The roots of kudzu are large and fleshy, with a tap root that can be more than seven inches in diameter and more than six feet long. As many as thirty vines will spread from one kudzu root crown. The roots of an established kudzu vine can weigh as much as 400 pounds, making kudzu difficult to eradicate by digging it up. In addition, the plants will spread by sending out runners, and vines can take root wherever a node touches the ground. Once we get these areas cleared and pull the vines out, our trees will be able to continue to grow and provide the beautiful canopies that we have come to enjoy here at Grenelefe. Left unchecked, these vines will eventually take over completely. They are hard to get rid of, but with persistence, we can get them under control. For volunteer opportunities, please contact Randy Kuhl via the volunteer email: [grenevals@yahoo.com](mailto:grenevals@yahoo.com)

I mentioned earlier about this being a busy season for us because there are a lot of short term renters staying. I wanted to remind everyone that the definition of a short term renter in terms of the association rules, is anyone that rents for less than 31 days. If you have renters that stay more than 31 days, they must go through a background check. It may seem like this is not necessary, but in order to be able to manage the association properly, we have to apply the rules to everyone and it has to be done consistently. Also, if you are doing multiple, short term seasonal rentals, and advertising on line, it is recommended that you have a lock box

( what realtors use) for your unit that has your key. Even though we have a key to most of the privately owned units at the office, we will not give it out unless we have permission from you in advance. We have had several occasions where guests arrive and come to the office to "check-in" and we do not have any

knowledge of what is going on. This can be aggravating for your renters because it starts their stay off in a negative way. Also, if they arrive after we close or on the weekend, they have no way to get into their unit. Another thing that is very helpful for your renters is the **Welcome to Grenelefe Guide** found under the new owners tab on the home page of our website. This is full of the basics such as trash disposal, laundry, an overview of the rules and regulations and other helpful information. Go to [grenelefecondominium.com](http://grenelefecondominium.com) to print this out.

I mentioned the Grenelefe Homeowner's Association in my last news letter and wanted to give out this information again. This is different from the Condominium Association. The Homeowner's Association (Arrowhead Lakes, Aspenwood, Club Estates, Country Homes and Grenelefe Estates) has invited our condominium owners to join their group with a social membership. This group sponsors social events throughout the year and is looking for new members and fresh ideas. You will receive newsletters as well as a homeowner's directory. The fee is \$30 per year. If you are interested in joining, mail a check to Grenelefe Homeowners Association, P.O. Box 5192, Haines City, FL 33845. Contact Pamela McKendrick with questions. Pamela's e-mail is [pam.mckendrick21@gmail.com](mailto:pam.mckendrick21@gmail.com) This is a great way to get connected with others in the community.

Several years ago the association passed a rule about what is prohibited to store on your patios. The reasoning behind the rule was the fact that most of the patios and balconies face the golf courses and other condominiums. Here is the list of items that are not allowed:

Garbage cans, automotive parts, tires, watercraft, boat motors, boxes and storage bins, coolers, indoor furniture and items intended for indoor use, appliances, exercise equipment, dead plants, empty planters and flower pots, firewood, building materials, table saws, drill presses and workbenches. Blankets, sheets, quilts and tarps are not to be used to cover items on patios.

Also as part of the Polk County Fire codes, grills of any kind are prohibited to be stored on upper balconies and propane containers are prohibited to be stored on any 1st floor patios or upper balconies. Charcoal grills on 1st floor patios are allowed to be stored there, but not used there. They can be used a minimum of 10 ft. away from the building. For more detailed information about this, see the **Grilling at Grenelefe Q & A** that is attached to the **Welcome to Grenelefe Guide** found under the new owner's tab on the front page of our website.

That is all the news for now. As always, it is a pleasure to serve you, and my staff and I look forward to seeing you when you are in town.

Sincerely,

Chris Gourdie  
General Manager