



Greetings from Grenelefe!

NEWSLETTER 2nd. Qtr. 2017

We enjoy meeting new people 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. For those of you who golf, we are hearing a lot of positive comments about the shape of the South course. It seems that they have focused most of their efforts on making sure this course is providing a good playing experience this year. As was the case last year, it has been a busy season with lots of visitors renting owner units. As a matter of fact, there is a shortage of units available to rent during this time of year and we are seeing visitors making plans to rent for next year during this time. We are not "off the grid", but we are certainly in a very peaceful and relaxed setting removed from the hustle and bustle of the tourist areas of Central Florida. This along with the natural beauty of Grenelefe draws a certain clientele and has created a high demand for accommodations during the winter months. As far as sales, we are seeing many of the units being sold to businesses and others to foreign investors. These new owners are renovating the units, assumedly to rent them out and take advantage of this seasonal demand.

If you are considering renting your unit out during the winter months, we suggest that you go to our website at www.grenelefecondominium.com and review the rental policy. Some other tips include getting a lock box for outside your front door to leave a key for renters, especially if you are renting to multiple people over a period of several months. These renters do not always arrive during business hours to pick up keys from the office and if we are closed, this can be a very frustrating start to their stay. Another thing that is very helpful for your renters is the **Welcome to Grenelefe Guide** found on our website under the new owners tab on the home page. This is full of the basics such as trash disposal, laundry, an overview of the rules and regulations and other helpful information. Print one out and place it in your unit for your renters to use as a resource.

If you are wanting to rent or sell your unit, be sure to provide us with your unit number and contact information so we can put you on the list. We keep a list in the office to hand out to people who walk in to inquire about units for sale or rent and we also have an area on our website where we list this information. This is a great way to get your contact information out there for potential renters or buyers and there is no charge for this.

I mentioned the Grenelefe Homeowner's Association in my past newsletters and wanted to give this information out again. This group is different from the condominium association. The Grenelefe 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. This is a great way to get connected with others in the community.

BINGO! Every Tuesday at 2:00 pm in the Lancelot Lounge at the clubhouse, there is a BINGO game going on. You don't have to live in Grenelefe to play, so bring a friend and join the fun!

In a few months the temperatures will rise and many of you will head back up North. I would like to remind you about some safeguards when vacating your condos. We strongly suggest that you turn off the water to your unit when you leave. We have had so many incidents where there have been leaks in ice maker lines, toilet tank feeder valves, kitchen and bathroom sink plumbing and hot water heater tanks. There are many places that water can leak from and the cost to repair and replace these affected areas can be staggering. To turn your water off (or back on when you return to property), you need to contact Grenelefe Utilities at 422-7511, ext. 3013, or they can be reached via e-mail at margaret_drappeaux@wgresorts.com. They request that you contact them one week in advance so they can schedule it. As a reminder, there is a \$5 fee for this service, but it is a small price to pay when you consider the damage that could be caused should a leak occur. If you plan to be gone for longer periods of time, a more thorough check of your unit would be beneficial. Things like checking the walls and ceilings for water stains or leaks from other units, turning on the water monthly and flushing the toilets and then turning the water back off, checking the electrical to insure it is functioning properly, checking water heaters and under sinks and inspecting all windows to insure that they are intact could head off any potential problems. If you do not have a friend or neighbor that can do this for you, there are vendors and individuals that provide this service for a fee. If you have cable and/or internet, check with your providers to see if they have the option to place your service on "vacation" during the months that you will be gone. This can save you money on your monthly billing.

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