

It has been a busy winter this year and we are seeing many familiar faces as well as meeting new owners. We have seen an increase of buyers occupying the units that are being purchased and our owner's units for rent is shrinking. We are getting lots of calls from new owners looking for information on people that do renovation work out here at Grenelefe as they are fixing up their new purchases. These are all good signs that the real estate markets in Central Florida are recovering.

We had our first hard freeze since 2010 this year. There are positives and negatives to everything. The positive to the freeze is that it may cut down on the bug population and reduce the amount of pesticides required this year. The negative is that we may lose some of our plants. However, we have learned a lot since 2010 and most of the plants in the pictures that you will see will come back. We have been careful to plant more hearty varieties of plants since the 2010 frost and we are counting on this to minimize our losses. There will be a few things that won't survive, but we are confident that most of them will be back by the summer. One important thing to understand is that we must not trim off the dead leaves until after March 15th. This is when the danger of another frost will have passed. Even though the dead leaves look bad, they will protect the plants and keep them alive if we have another frost. We have seen warm temperatures here in Florida over the past few weeks and everything is starting to green up and are hoping that we can avoid any more freezes.

With the warm weather starting up, we have seen lots of outside activity as the residents of Grenelefe are out enjoying our beautiful community. Spending time outdoors brings out the BBQ grills. Up until a few years ago, grilling at the condominiums was not permitted by the association. This restriction has been lifted, however, there are still rules that accompany grilling at Grenelefe. Many residents are finding out the rules the hard way from the recent inspection done by the Polk County Fire inspector. There have been many violation notices sent out to residents with regards to grills. The primary violation is the propane grills. The state fire code prohibits the storage of propane in or around our condominiums. There really is no place to store propane tanks on property. The condominium documents prohibit storing anything in the common areas and the state fire codes prohibit storing propane near or in the buildings. It is not advisable to store propane in your vehicle because of the internal temperatures that can happen in the hot Florida weather could cause the tank to explode. So the reality is that having a propane grill at your condominium does not work. It is also against the fire code to cook on your patio or balcony. You must have your charcoal grill a minimum of 10 feet away from the building when you are grilling, However if you have an electric grill, you are permitted to cook on your patio and balcony. This is a new rule that has been changed within the last year and we are excited to let everyone know about the electric grill allowance. The electric grill option seems to be the least involved. For a full set of the rules for grilling check our Grilling at Grenelefe Guide on our website at [grenelefecondominium.com](http://grenelefecondominium.com) located under the New Owner tab, Welcome to Grenelefe Guide.

We see lots of you out walking and bike riding around the property and wanted to provide you with some tips to help keep you safe. The roads throughout the development are winding and have lots of vegetation and there are no sidewalks. Although these factors are part of the reason it is such a

beautiful place to live, they also make it difficult for drivers to see you especially when they are coming around the corners. Here are some safety tips to use when walking or biking around property:

### Walking

- Always walk facing oncoming traffic.
- Look for a smooth, stable surface alongside the road.
- Be sure drivers can see you. Wear light or brightly colored clothing.
- If you walk during low-light hours—at dusk or dawn—be sure you have reflective material on your jacket or walking shoes and carry a flashlight.
- Be careful when crossing the road. Look left, right, and left again before crossing. Don't assume drivers will stop.
- Take along a cell phone and an ID, especially if walking along

### Biking

- Always ride with traffic.
- Check for cars and other vehicles that may be coming up from behind you. Every time you come up on a driveway or intersection, check behind you to make sure there isn't a car turning to their right.
- Drivers on winding roads often dip into the oncoming lane when turning if they think there's no cars coming. Unlike riding your bike in the city where it's best to take a full lane, it may be safer to ride further to the side. Always be on the lookout for approaching vehicles and never assume that they can see you.
- It's not safe at all to take a break while still on the road. The best practice is to find a high-visibility area a little way off the road to avoid an accident with an inattentive driver or a motorist that doesn't see you when they come around a corner.

Over the next few months as the temperatures rise and many of you will head back up North We strongly suggest that you turn off the water to your unit when you leave. 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\\_drapeaux@wgresorts.com](mailto:margaret_drapeaux@wgresorts.com). They request that you contact them one week in advance so they can schedule it. Make sure if you have the water shut off to your unit that you flip the breaker off to the hot water heater as well. Water leaks can devastate a condominium and cost you a lot money in repairs.

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