

2026 Calendar:

- **Third Thursday of the month @ 6pm**
Forest Edge Board meetings are held monthly (Jan-Nov) at the Country Creek Clubhouse.
- **March 2, 5, 9, 12** - City of Altamonte Spring Clean-up
- **July 16, 2026 - Forest Edge Annual Homeowners Meeting 7pm @ Clubhouse**
Information and proxies are mailed out at least 14 days prior to the meeting. The association frequently mails additional info with our annual notice so please always open association mail.

Dues: Forest Edge HOA's quarterly dues for 2026 are \$109.

Rules and Standards Updates: Our rules and standards documents are routinely evaluated for updates. These discussions are noticed in meeting agendas and minutes. Pending rule updates are noticed to all HOA members and voted-on by the board at a duly noticed meeting. Members will be notified when updated documents are available at forestedgehoa.com and the home page of your sentrymgt.com account.

Deliveries: The back entrance of Forest Edge is for resident use only. Please provide special instructions to delivery and service providers to ENTER & EXIT the neighborhood via Eden Park Rd and American Elm Dr. You can update your saved Forest Edge address with services like Amazon with these delivery instructions.

Forest Edge Back Gate: The board and management have been diligently working to get the back gate operational since a driver intentionally forced the gate open on Nov 16. Extensive damage was done to both gates which requires their replacement, along with one motor and both swing arms. Insurance funds have recently come through, and a bid was approved by the board. Permitting, fabrication, and installation will be another 6-8 weeks.

Yard & Landscaping Clean-up: Management will resume violations for sod and landscaping in May. This will allow time for owners to clean-up after the hard freeze and assess necessary replacements. Please communicate with management if difficulties arise with the upkeep of your lot.

ARC Approval Reminders:**○ Let's talk exterior lighting!**

New LED lighting and smart home trends are a fun way to light up your home and simplify holiday decorating. While planning an exterior lighting project, please take time to look over Forest Edge's *Houses and Lots Standards* and *Rules and Regulations* available at forestedgehoa.com. All exterior lighting projects require ARC approval. Please evaluate your current lighting to meet community standards:

- Limit dusk-to-dawn lighting to garage coach lights, one front door light, and minimal landscape and walkway lighting.
- Spot/flood lights may not illuminate beyond the owner's property or be in locations reserved for decorative lighting (coach or front door lights).
- Spot/flood lights must be motion activated if left active overnight.
- Permanent under eave lighting must be installed out-of-sight and remain off outside of the holiday decoration schedule (Oct 15 - Jan 15).

- All exterior lighting will be warm white (2700K), subtle, and ambient with a max of 40W(standard) or 8W (LED).
- Colors other than warm white may be used only during holiday decoration schedule.

○ Tree Protection

Our covenants are very protective of all trees within the community, and grant a 2 for 1 replacement for any tree removed without ARC approval. ARC approval is also required for pruning more than 25% of the canopy. An arbor report is required with applications.

Parking Enforcement: An important undertaking! Parking rules are necessary for safe traffic flow, the well-being of our residents, and the attractiveness of our neighborhood. For many years, members of our HOA volunteered time hashing out how to best resolve dangerous and illegal parking issues while balancing overall livability. The decision was made to simply adopt rules directly from *Altamonte Springs Code of Ordinances Chapter 24 - Traffic and Vehicles*. It is fair and lawful to require residents to utilize their lot's concrete driveway and garage for their vehicles, and not block sidewalks or driveway aprons. Please also monitor parking during gatherings. Your guests must park with the flow of traffic, and may not park in the grass, blocking driveways, within 30ft of an intersection, blocking a fire hydrant or mailbox cluster, or directly across from one another. See Rules and Regulations for more details regarding short term street parking allowances. If you receive a warning or violation, please kindly address the issue. Much appreciation to the residents who took note of the November letter and no longer block the sidewalk.

Towing Signage - On January 16th, the towing signs belonging to Equitow were stolen from the front and rear entrance at approximately 8-8:30am. Equitow is in the process of replacing the signs at the HOA's expense.

Brick Wall Repairs: Forest Edge's decades old brick perimeter walls were inspected last year and found in dire need of repairs. Before those repairs could get underway, an accident occurred on Nov 1 near SR414 damaging two columns and two sections of the wall. Those repairs have been completed and the originally contracted repairs will commence soon. Several sections must be taken down and rebuilt, columns will be sealed on the top, and damaged mortar repointed. Lot owner's adjacent to the brick wall will receive a notice if work must be done in their yard.

Garbage/Debris/Yard Waste Removal by HOA: Any item left at the curb outside of normal collection days (Mon/Wed/Thurs) will be removed at the owner's expense. The cost of removal will be added to the owner's Forest Edge account. Please only place yard waste at the curb the night before collection. No items or debris should ever be placed in the gutter, street or sidewalk.

GARBAGE & RECYCLE BINS MUST BE STOWED OUT OF SIGHT from common areas and neighboring lots on SAT, SUN, TUES, WED, & FRI.

To receive important community emails and correspondence regarding your HOA account, make sure you have an email address attached to your Sentry Management account profile for both Forest Edge and Country Creek, and opt-in to be included in the directory.