



# Christina News

• Newsletter of Christina Homeowners Association Inc. • January 2024 •  
Cliffside Estates. . . Christina Lakes. . . Christina Woods. . . Christina Woods Unit 1  
Christina Woods Annex. . . Christina Woods Phase 5. . . Christina Woods Phase 6

## Annual Membership Dues Payments are Due Now



### The Board of Directors for 2023-2024

Holly Scarangella, President  
Andy Johnson, Vice President  
Dave Mueller, Secretary  
Dave Mueller, Treasurer  
Mike Powell

### Mark Your Calendars!!

### CHOA Meeting Schedule for 2024 (through the next BOD election)

2024 - Usually, 3<sup>rd</sup> Thursday

January 18 BOD February 15 BOD

March 21 BOD April 18 BOD

April 25 Election/Annual Mtg

All meetings are at **7:00 pm** via virtual meeting unless otherwise announced. Check the CHOA website for links to the Google Meet meeting and schedule of meetings ([christinahoa.org](http://christinahoa.org)).

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### Please sign up for our Social Media:

Our plan is to communicate two times a year through mailed newsletters in order to reduce the amount of work and cost associated with mailing. Minor and urgent notices will be sent via our social media accounts. You can follow us on

Facebook (Christina Community Club ... <https://www.facebook.com/groups/christinaclub/>),

Twitter (ChristinaHOA ... <https://twitter.com/ChristinaHoA1>), or

Instagram (christinahoa ... <https://www.instagram.com/christinahoa/>).

We plan to publish the same information in each of the tools.

Also, consider joining NextDoor (Christina neighborhood feed) for postings about our neighborhood and the surrounding areas.

Remember to consult our web site at [christinahoa.org](http://christinahoa.org) for all sorts of information (go explore!).

# Get Involved!! Upcoming Election

The Board of Directors election is coming in April. Please consider joining the BOD. Let us know if you have questions regarding what is required if you wish to help the community by serving on the board.

The bylaws on our [web site](#) show the detailed requirements and duties of directors and office holders (President, Vice President, Treasurer, and Secretary). If you choose to become a director, you will have to attend about 11 meetings a year (under an hour). You will also have to occasionally contribute some of your time addressing issues outside of meetings. Of course, BOD officers have additional responsibilities outside of the meetings.

## Other ways to get involved:

Please attend the community meetings, especially the annual meetings (April Board of Director election and October Budget Presentation meetings).

**We need additional people to help with Committees.** We have not been able to get a Social Committee started despite interest. The Beautification Committee needs occasional help with the community projects (such as planting the islands and Christina Parkway fence area). Helping with these and other projects helps our community funds go further.

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## Projects Planned for 2024:

The budget has an allocation to complete additional planting by the fence along Christina Pkwy and complete fence repairs as needed. Please contact Mike Powell if you can help with these projects (or help watering the plants after we get the new ones installed). The email address of the Beautification Committee is [christinahoabeaut@gmail.com](mailto:christinahoabeaut@gmail.com).

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**Reminder on Estoppel Fees:** The BOD has approved a fee for estoppel letters as allowed under Florida law. For refinance letter requests and home sales letter requests, we will charge a \$250 fee for non-members and Class B members. **Class A members (dues paid) will not be charged a fee.** Another benefit of HOA membership!

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## Other Reminders:

**Please do not put yard waste in the medians or islands.** Polk County only picks up yard waste from residences (for free) and will not pick up from non-resident properties. In that case, we must pay someone else to haul away the debris at an extra cost to us. **It would be helpful if you find some debris in the road or medians after storms, etc., place it in your yard for pickup.** That will make your dues money go further. Consult the Polk County yard waste pickup rules at <https://www.polk-county.net/services/waste-and-recycling/>.

# ***Updates on Financial Sustainability***

We have communicated previously about the rapidly shrinking reserve fund the Association has in place. Our plan is to set up a new, greatly reduced cost maintenance plan for the side road islands (not the Christina Blvd and Christina Pkwy medians maintained by CMIC). There are 21 islands in total, but only 2 have any significant routine maintenance requirements (grass mowing). We hope to hire a nearby homeowner willing to do the mowing once a month or find a mowing company willing to do the work on a monthly schedule. Most mowing companies will only bid weekly schedules as there is little cost reduction to moving to a bi-weekly or monthly schedule.

These are the areas we are looking for a new mowing plan (either a homeowner or someone who will mow, trim, and clean debris as needed):

- 1) The largest island is on Cedar Ln (we call it island 21).
- 2) The second largest island requiring mowing is the loop Shadow Circle (island 20).
- 3) There is a tiny island on Woodside Dr near Christina Blvd (island 18).

**If you are interested in maintaining these islands or have a reference for someone who would do the work on demand, please contact us at [christinahoabeaut@gmail.com](mailto:christinahoabeaut@gmail.com).**

The remainder of the islands are primarily mulch covered and require less maintenance. We plan to rely on volunteer workdays to maintain them.

We need to take this step before we run out of funds and are unable to fund the other financial commitments of the Association. If we do not make a change in what we spend to maintain the common areas, we are going to be in a predicament in about 3 years when our reserves are used up.

Ideally, we will get more people contributing via membership dues. If we cannot come up with funds or a limited maintenance plan, it will be up to the neighbors to maintain those areas. Since it is county property, the county should mow a couple of times per year if requested. Although it is possible to raise dues (which has not been done for a very long time), only about a third of the homes currently contribute dues, so it would not be fair to ask more from the people who already contribute. Our maintenance and insurance costs have gone up considerably in the last 3 years.

**Please make your dues contribution!!**

## Notes on Polk County Recycling

As you are probably aware, Polk County will no longer be collecting recycling materials this coming October. Before they stop collection, you can do your part to help the county avoid the costs related to not recycling correctly.

The county does not have its own sorting center, so it has to pay to ship it to Gainesville for sorting / separating. The county has been paying additional fees if the material they send is less than 50% usable materials. When the county collects recycling materials, it makes a judgement each day as to whether more than half of the items collected are good materials or not. If it looks like it is not over 50%, the entire load is put in the landfill. It does not matter how well you follow the rules, if your neighbor is not following the rules, everything ends up in the landfill instead of being recycled.

Important tips:

- 1) **Do not put your materials in a garbage bag.** All bags of materials are landfilled without even being opened by the sorting facility.
- 2) **Do not let the paper and cardboard get wet.** Wet materials cannot be sold.
- 3) **Ensure only acceptable materials are put in the bins.** The only plastic acceptable is #2 translucent (such as milk jugs). No other plastic is acceptable.
  - a. Aluminum cans
  - b. Steel (tin) cans or containers
  - c. Cardboard, cereal boxes, cardboard egg cartons
  - d. Newspaper, uncoated paper, paper products
  - e. Most gallon and half gallon, translucent plastics (no colored or clear plastics), milk, juice, or water jugs
- 4) If you are unsure if something is recyclable or not, put it in the trash bin.

The statistic from the county is that less than half the households even put out recycling, and only 10% of those do it correctly. The end result is that it costs the county much more to process recycling than it generates in revenue. Also, there is not much of a market for recycled materials in Florida, as the transportation costs to get the materials to the buyers means it is not economically feasible to continue.

## Notes on Yard Waste Collection

The county changed the rules recently on yard waste collection. Yard waste must be in containers, bags, or bundles. Four containers / bundles / bags maximum. They should weigh less than 30 lbs. each. Branches must be less than 3 ft in length and 2 inches in diameter. Loose material should not be put out for pickup. So far, they have been picking up non-complaint households, but that will change soon. FYI: The yard waste collected is used to cover the working section of the landfill each night.

# ***Membership Dues Statement***

The Christina HOA Inc. membership dues amount has been set at \$200 for the 2024 calendar / fiscal year. Your dues are vital to maintaining the neighborhood common areas (roadway medians, entrances, side road islands, etc.). Keeping these areas beautiful benefits everyone both in improved property values and better quality of living.

Please contribute to the betterment of the neighborhood by paying your dues promptly. You may use this page as your “invoice” for returning the payment by mail if desired.

You may also pay online via Zelle or PayPal (to pay by bank draft or credit card). A PayPal account is not required to make a payment. The payment information and link are shown on our web site at <https://www.christinaho.org/community/> . Zelle payments are preferred due to the lower fees for us. If you pay online, please ensure your address and name is included in the notes. Mail checks to Christina Homeowners Association Inc. PO Box 6461 Lakeland FL 33807-6461

## **2024 Membership Dues Payment**

Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Contact Information Updates (e.g. email, phone number ... won't be shared):

\_\_\_\_\_

Notes / Comments: \_\_\_\_\_

Please contact the CHOA Secretary at [christinaho.secretary@gmail.com](mailto:christinaho.secretary@gmail.com) if you have any questions about membership dues or how your dues are spent.

**About 90% of the dues collected goes towards maintaining and improving the median and island areas in our neighborhood. The remainder is spent on administrative expenses (insurance, communications, etc.).**

# Friends of Christina

The following homes have paid for the 2023 calendar year (as of December 3):

218 Ash Ln	106 Elm Sq S	105 Oak Sq S	29 Shadow Ln	123 W Christina Blvd
234 Ash Ln	119 Elm Sq S	106 Oak Sq S	36 Shadow Ln	124 W Christina Blvd
241 Ash Ln	130 Elm Sq S	114 Oak Sq S	39 Shadow Ln	125 W Christina Blvd
242 Ash Ln	137 Elm Sq S	142 Oak Sq S	47 Shadow Ln	126 W Christina Blvd
222 Birch Ln	6211 Elm Sq W	146 Oak Sq S	53 Shadow Ln	129 W Christina Blvd
231 Birch Ln	6235 Elm Sq W	6311 Oak Sq W	65 Shadow Ln	133 W Christina Blvd
251 Birch Ln	6314 Fern Ln	6318 Oak Sq W	66 Shadow Ln	153 W Christina Blvd
252 Birch Ln	6315 Fern Ln	6322 Oak Sq W	71 Shadow Ln	156 W Christina Blvd
6338 Cedar Ct	6320 Fern Ln	6204 Pine Ln	72 Shadow Ln	165 W Christina Blvd
6319 Cedar Ln	6321 Fern Ln	6207 Pine Ln	77 Shadow Ln	201 W Christina Blvd
6331 Cedar Ln	6341 Fern Ln	6212 Pine Ln	89 Shadow Ln	310 W Christina Blvd
6349 Cedar Ln	6325 Oak Ct	6215 Pine Ln	101 Shadow Ln	6711 Woodside Ct
6357 Cedar Ln	6315 Oak Sq E	6219 Pine Ln	114 Shadow Ln	6716 Woodside Ct
6358 Cedar Ln	6323 Oak Sq E	6223 Pine Ln	121 Shadow Ln	6717 Woodside Ct
6365 Cedar Ln	6326 Oak Sq E	6224 Pine Ln	129 Shadow Ln	70 Woodside Dr
6324 Christina Pkwy	6327 Oak Sq E	6304 Pine Ln	130 Shadow Ln	76 Woodside Dr
110 Elm Ct	6330 Oak Sq E	6310 Pine Ln	133 Shadow Ln	83 Woodside Dr
6222 Elm Sq E	107 Oak Sq N	6320 Pine Ln	156 Shadow Ln	89 Woodside Dr
111 Elm Sq N	115 Oak Sq N	6505 Shadow Ct	157 Shadow Ln	118 Woodside Dr
112 Elm Sq N	121 Oak Sq N	6517 Shadow Ct	103 W Christina Blvd	125 Woodside Dr
123 Elm Sq N		6518 Shadow Ct	104 W Christina Blvd	140 Woodside Dr
130 Elm Sq N			111 W Christina Blvd	146 Woodside Dr
			113 W Christina Blvd	149 Woodside Dr
			121 W Christina Blvd	205 Woodside Dr

Please email us at [help@christinahoa.org](mailto:help@christinahoa.org) if you feel we have erred.