



## Christina Homeowners Association Inc

PO Box 6461 Lakeland FL 33807-6461 [www.christinahoa.org](http://www.christinahoa.org)

### Greetings New Resident/s of Christina

Christina Homeowners Association (CHOA Inc) welcomes you to our neighborhood. Christina is a special place, made up of dedicated homeowners. It is a collection of beautiful neighborhoods, with majestic oak lined streets, and 337 homes. The Christina Homeowners Association is comprised of seven subdivisions within the area:

Christina Lakes  
Christina Woods Annex  
Christina Woods Phase 6  
Cliffside Estates

Christina Woods  
Christina Woods Phase 5  
Christina Woods Unit 1

### **Association Responsibilities - Keeping our Neighborhood Beautiful**

Most of the budget for CHOA Inc is for routine grounds maintenance. The CMIC (Christina Maintenance and Improvement Committee) organization is a collection of HOAs (including CHOA) on the West side of Christina Blvd that is responsible for mowing of the Christina Blvd and Christina Pkwy roadway medians, some frontage areas, islands, lighting at the entrances, irrigation, and new landscaping planting in these areas. CHOA is responsible for the maintenance of the side road medians 540A and Christina Pkwy fencing, side road island walls, liability insurance, and new plantings in these areas. We ask for modest dues of \$200 per year to help maintain these services.

### **Ways to Pay**

A yearly dues notice will be mailed out in January. Acceptable forms of payment are check, Zelle, and Paypal. Visit the CHOA Community web page <https://www.christinahoa.org/community> for details on the budget and payment methods (including fees and online payment links). Contact the Treasurer at [christinahoa.treasurer@gmail.com](mailto:christinahoa.treasurer@gmail.com) with any questions on the dues or finances.

### **Neighborhood Notifications**

Want to find out what's happening? Board meetings are conducted via Google Meet, and the schedule and connecting information is posted on the Announcements page at <https://www.christinahoa.org/announcements>.

We also post information on our Social Media sites:

Facebook Group (Christina Homeowner's Group) [www.facebook.com/groups/christinaclub](http://www.facebook.com/groups/christinaclub)

X (Twitter) (ChristinaHOA) <https://x.com/ChristinaHoA1>

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

We plan to publish the same information on each of the sites. 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!).

## Ways to Help

We would love to have more volunteers, so please let us know if you can provide some help. We know not everyone has time to volunteer (people work, have busy lives, have health issues, etc.). We also can provide volunteer hours for students depending on how many adult volunteers we have. We have a **Beautification Committee** that is responsible for all of the common areas (county property). We also have a **Welcome Committee** that contacts new homeowners. The new homeowner information can be found on the web page at <https://www.christinahoa.org/documents> . **Social Media Committee** posts information about board meeting and news. All meetings are via Google Meet as this is convenient to everyone to participate. **Board Members** meet periodically to make decisions regarding the operation of the Association.

## Complaints / Problems

Christina falls under the protection of the Polk County Sheriff's Office (PSCO). If anyone has any safety concerns, parking disputes, or other legal issues, call 911 in an emergency or 863-298-6200 for non-emergency issues. For noise complaints or neighbor issues, please try and be friendly with your neighbors before you need to escalate any issues with the police. CHOA has no authority for these situations.

Problems with the CHOA/CMIC maintained areas can be reported using the CHOA General Contact email address at [christinahoacommunications@gmail.com](mailto:christinahoacommunications@gmail.com) . Issues with the roads, storm sewers, and sidewalks are handled by the Polk County Roads and Drainage division at <https://www.polkfl.gov/public-safety/roads-and-drainage/> . We are handled by the Mulberry Unit. The Polk County Utilities division at <https://www.polkfl.gov/services/utilities/> handles issues with potable water and sanitary sewers.

## County Codes, Deed Restrictions, and Covenants

For details on Project Approval requests and current covenant / deed restrictions, please see the Documents page on our web site (<https://www.christinahoa.org/documents>). For most of the neighborhood, improvements are only subject to Polk County codes and permit restrictions. Polk County Code Enforcement is at <http://www.polkfl.gov/public-safety/code-enforcement/> . The web site also has a process to report code violations.

## Yard Waste and Lawn Maintenance

Please do not place yard waste in the common areas (medians, islands, etc.). Polk County picks up yard waste from residential properties only( for free), and CHOA has to pay the landscapers extra money to remove the debris left in the medians, which will cause dues to go up if homeowners keep doing it. The Polk County Solid Waste department at <https://www.polkfl.gov/services/polk-county-solid-waste/> has details on garbage pickup, yard waste pickup, bulk waste pickup, and hazardous waste and recycling drop-off.

Please don't use the islands, street gutters, and storm drains as a dumping ground for the leaves, grass, branches, or anything found on or around your yard. All of the storm water ends up in our surrounding lakes. Runoff debris clogs the drains, pollutes our surrounding lake water, and causes algae blooms and toxic water quality for wildlife. Please be mindful.

Please contact us if you have any questions.



Secretary CHOA Inc.