



## Osprey Cove at the Oaks COA FAQ

**Q: How do I register to Osprey's community website?**

**A:** Go to [www.JediManagement.com](http://www.JediManagement.com) and click on communities on the top right-hand corner. You will then look for your community, click on it, once you click on it you will have the option to register or login. Once you register you will receive an automated email with a link to create a password. On the community website, you will be able to view Osprey's governing documents, pay assessments and much more.

**Q: Does Jedi Management have an onsite office?**

**A:** Unfortunately, Jedi Management does not maintain an onsite office. If you have any questions, concerns or would like to contact us at any time by calling 689-204-2057 or email us at [ContactUs@JediManagement.com](mailto:ContactUs@JediManagement.com). Our goal is to respond to every email and/or phone call within 48 hours or less during normal business hours and days.

**Q. How much are assessments, and can they be paid Online or through ACH?**

**A.** Assessments for the year 2020 are \$250 a month and yes, you can login to your community website and hover your mouse over the Account Information tab on the top of the page, click on Pay Assessments. Once on the page you will be able to scroll down to Pay Assessments which will have several options to pay online. You can also mail your payments to: Osprey Cove at The Oaks Condominium, P.O. Box 25236, Tampa, FL 33622-5236 please include name, contact information, address to include building and unit number.

**Q: Who provides waste management and on what day?**

**A:** Waste Connections - <https://www.wasteconnections.com/>

**Sunday, Tuesday and Thursday evenings trash is collected from the dumpsters.**

**Q: Does the Association have pet restrictions/policy for the community?**

**A:** No more than two (2) cats and/or dogs may be kept in any Condo at a maximum of 25 pounds. All household pets shall be kept on a leash when not kept within an enclosed area. Any pet deemed objectionable by the Board of Directors for any reason shall be removed promptly by the Owner on fifteen (15) days' notice. Authorized pets shall only be walked or taken upon those portions of the Common Area designed by the Association from time to time for such purposes. In no event shall said pets be allowed to be walked or taken on or about any Conservation Area contained within the Subdivision. Please pick up after your pets when walking them around the community.

**Q: Are there car and parking restrictions? If yes, what are they?**

**A:** No commercial vehicle or truck, house or travel trailer, camper, mobile home, motor home, house trailer, horse trailer, boat trailer, trailer of any kind, recreational vehicle, boat, or other such vehicle or device shall be placed, parked, left or stored in the parking lot or the Common Area. No commercial vehicle shall be placed, parked, left, or stored on any portion of the Common Area. Any such vehicle or device parked in violation of these or other restrictions contained herein or in the Rules and Regulations hereafter adopted may be towed by the Association at the sole expense of the owner of such vehicle or device if such vehicle or device remains in violation for a period of twenty-four (24) hours from the time a

notice of violation is placed on the vehicle or device. There is to be no repairs to vehicles on the property which includes changing fluids, flat tires, no vehicles on lifts, jacks, jack stands and must be removed immediately.

**Q: Are "FOR SALE" or "FOR RENT" signs permitted?**

**A:** No sign of any kind (including but not limited to and without limitation, for lease, circulars, billboards, and/or posters) shall be displayed on any Lot, except as permitted by the Declaration and/or required to be permitted by Applicable Law. One for sale or rent sign is allowed on one window only. When needed for permit purposes, contractors may place a sign box on the property during construction of the approved modification, but no advertisement sign may be installed. One lawn sign not to exceed four (4) square feet in size advertising a home for sale or rent may be installed. One security/alarm sign not to exceed one (1) square foot in size may be installed within ten (10) feet of a front entrance.

**Q: Is there a lease application for new potential tenants?**

**A:** Yes, the Board must approve all new tenants, there is an application for every tenant along with a background check conducted by the association. You can find the lease application on the community website after you login. Please be advise if the application is incomplete it will be denied immediately.

**Q: Is there a CDD in the community?**

**A:** Yes, Overoaks Community Development District and their website is <http://www.overoakscdd.org/>, District Manager – 407.566.1935, [manager@OveroaksCDD.org](mailto:manager@OveroaksCDD.org) and Inframark manages the CDD – [www.inframark.com](http://www.inframark.com), 954.603.0033.

## **Useful Local Information**

1. Kissimmee Utility Authority (Electric) - <https://kua.com/contact-information/report-a-street-light-outage/> - report street outage – 407.933.7777
2. TOHO Water Authority (Water & Sewer) - <https://www.tohowater.com/> - 407.944.5000
3. Spectrum (Cable, Internet and Phone) <https://www.spectrum.com/> - 1.855.707.7328
4. Osceola County School District - <https://www.osceolaschools.net/> - 407.870.4600
  - a. School Board - [https://www.osceolaschools.net/leadership/school\\_board](https://www.osceolaschools.net/leadership/school_board)
5. Osceola County Government - <https://osceola.org/> - 407.742.2275
  - a. Osceola County Code Enforcement - <https://www.osceola.org/agencies-departments/community-development/offices/code-enforcement/> - 407.742.0400
  - b. Osceola County Mosquito Control - <https://www.osceola.org/agencies-departments/community-development/offices/community-resources/mosquito-control/> - 407.742.0505
  - c. Osceola County Commissioners - <https://www.osceola.org/about-osceola-county/bcc/commissioners/> - 407.742.2000
6. Commissioner Brandon Arrington District 3 (Parkview is in District 3) - <https://www.osceola.org/people/301494-brandon-arrington.stml> - 407.742.2000
7. Osceola County Animals Services - <https://www.osceolacountypets.com/> - 407.742.8000
  - a. State of Florida Nuisance Alligator Program - <https://myfwc.com/wildlifehabitats/wildlife/alligator/snap/> - 1.866.392.4286
8. Osceola Sheriff - <https://www.osceolasheriff.org/> - non emergency - 407.348.2222
  - a. Meet the Sheriff - <https://www.osceolasheriff.org/meet-the-sheriff/>
9. City of Kissimmee – [www.kissimmee.org](http://www.kissimmee.org) – 407.847.2821
10. Kissimmee Police Department - <https://www.kissimmee.org/departments/police-department> - 407.847.0176
11. Poinciana Medical Center <https://poincianamedicalcenter.com/> - 407.530.2000
12. Advent Health Celebration Hospital - <https://www.adventhealth.com/hospital/adventhealth-celebration> - 407.303.4000

13. Osceola Regional Medical Center <https://osceolaregional.com/> – 407.846.2266
14. Lynx (public transportation bus) - <https://www.golynx.com/> - 407.841.2279
15. Sunrail – (public transportation train) - <https://sunrail.com/> - 1.855.724.5411
16. Orlando International Airport (MCO) - <https://www.orlandoairports.net/> - 407.825.2001
17. Osceola County Veterans Services - <https://www.osceola.org/agencies-departments/human-services/veterans-services/> - 407.742.8455