



Oak Hammock Preserve Community Association FAQ

Q: How do I register to Oak Hammock Preserve's community website?

A: Go to 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 (if approved immediately, if not it will be manually verified on our backend). On the community website, you will be able to view Oak Hammock Preserve'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. Our goal is to respond to every email and/or phone call within 48-72 hours or less during normal business hours and days.

Q: How do I obtain an Architectural Control Application (ACC) and how do I submit it?

A: Once you login to the community website, hover your mouse over Community Information tab on the top of the page, click on Documents then the ACC Application folder. You will find the ACC Application, ACC guidelines for the community and the approved exterior paint schemes. Once you have filled the application to its entirety and have all the required

documents you will then submit your request to the ACC Committee. To submit your request login to the community website and hover your mouse over Account Information and click on ACC Requests. You will then click on Add ACC Request, fill out the needed information including a description of your project and upload the ACC Application along with all the supporting documentation. **Please submit one application per project.** You will receive an email confirmation once you have successfully submitted the request. We will then review the submitted application along with all relevant documents and send it to the committee if the application is 100% complete. When the committee approves or denies your application you will receive an email with that decision. Please be advised that all ACC requests can take up to 30 days to process.

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

A. Assessments for the year 2021 and 2022 are \$150 a quarter 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: Oak Hammock Preserve Community Association HOA, P.O. Box 25236, Tampa, FL 33622-5236 please include name, address, and contact information.

Q: Who provides waste management and on what day?

A: Osceola County via Advance Disposal - <https://adwhc.service-now.com/csp> - 407.605.3892

Yard Waste and Recycle – Tuesday
Household Trash and Bulk - Wednesday

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

A: All household pets shall be kept on a leash when not kept within an enclosed area.

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 shall be parked on the Property except if such commercial vehicle is parked or stored entirely within and fully enclosed by a garage on a Lot or as otherwise permitted in the Governing Documents. A "commercial vehicle" shall mean and refer to (i) any vehicle registered as a commercial vehicle; (ii) any vehicle registered for a commercial purpose; (iii) any vehicle designed or primarily used for any commercial purpose or for transporting people, goods, or things for profit; (iv) any vehicle with one or more tool, ladder or work racks affixed to it in any way or visible work-related equipment, supplies or debris affixed or stored on or in the vehicle; (v) any vehicle with a rated payload capacity of over one (1) ton; or (vi) any vehicle displaying any commercial lettering or signage. Pickup trucks with payload capacities of one (1) ton or less with covers or one low-profile cargo boxes used primarily for personal transportation and not otherwise meeting the definition of a commercial vehicle are not commercial vehicles. By way of example, and not limitation, a pickup truck with a $\frac{3}{4}$ ton payload capacity with a low-profile cargo box displaying signage would constitute a commercial vehicle and cannot be parked on the Property unless parked and fully enclosed in the garage of a home; however, if the signage on the vehicle is removed, the pickup truck would not be a commercial vehicle and may be parked on the Property like any other passenger car.

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

A: Only one post or step-in sign advertising a property for sale or rent may be displayed on a lot. Such signs must not exceed one (1) discreet, professionally prepared "For Sale" sign of not more than three (3) square feet. The sign may only be placed in the front yard of the home.

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.

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
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 – 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