

# CHELSEA RIDGE HOA SPRING NEWSLETTER

SPRING IS HERE! LET'S GET STARTED ON COMMUNITY  
BEAUTIFICATION AND SAFETY FOR THE YEAR!



## TOP ITEMS TO NOTE

**Clean roofs, sidewalks and driveways. Replace dead sod and plants.**

**Contact Dan or the Board to join a Committee or Board**

**Only put your garbage/recycling out the night before pickup**

**When having guests, try to park on one side of the road so people can get by**

**We would like to start a group that helps in need neighbors. Please contact a Board member to join the effort.**

## News from Chelsea Ridge

By Sue Henesy

Welcome to 2026 and a wonderful year. A few things as we start this year. We have a new Community Manager, Dan Mandracken with Specialty Management. Our website ([www.chelsearidgehoa.com](http://www.chelsearidgehoa.com)) has his email link or you can just contact Specialty Management and ask for Dan. Also, we have a new Board member – Bill Burgess is our treasurer and Aldo has switched over to Secretary. Welcome, Bill!

We will be relandscaping the front entrance and replacing dead or dying plants, fixing access to our water meter and refreshing the whole look of our front. Our reserves are doing very well and it is time to do this project. As you may have noticed, our jasmine is starting to come in nicely along the fence line of the stormwater area. That will really enhance the look of the neighborhood going forward. Also, we are setting up a group that will assist our neighbors that are need a little help. Please let a Board member know if you are interested.

# Reminders on Your Rules and Regs

By Dan Mandraken

I hope you are ready for Spring! It's the time of year to do some spring cleaning. Let's jump right into the spring cleaning items that are most frequently seen at Chelsea Ridge HOA and that the Board of Directors feels are important.

1. Please park to one side of the street to avoid blocking issues for emergency vehicles and other residents.
2. At no time are commercial vehicles, campers, RVs, boats, and trailers allowed to park in the association except for loading and unloading.
3. Street parking is only allowed for 48 hours.
4. Parking on the lawn is completely prohibited.
5. Wednesday is our bulk item pick up so put items out, at the earliest, Tuesday night after 4:30pm.
6. Pressure wash the exterior of your home, sidewalk, and driveways. Use rust remover to get the orange off the concrete areas due to the irrigation water. Don't forget your roof. Have it cleaned to avoid a violation.
7. Dog owners must clean up after their dog(s). Dog owners are required to bag and properly dispose of any doggie droppings per Orange County Health Code.
8. Please note that anything that you do to the exterior of our property needs a submittal of an Architecture Review request to the ARB and an approval before starting work. You can email a hard copy to [ARC@greatcommunities.com](mailto:ARC@greatcommunities.com) or log into your Specialty Management account and apply online.
9. Be sure to keep the weeds under control to avoid a friendly reminder from the HOA.
10. Your shrub and flower beds must contain mulch/stone/ground cover as approved by the ARB to cover the sand/soil. Bare ground is prohibited.

Hope this helps in keeping the community beautiful and peaceful for everyone.



## Chelsea Ridge Safety and Maintenance Issues

By Chelsea Ridge HOA Board

As we are at that time of the year that people are focusing on their yards and doing improvements, we thought we should provide some information to help residents.

Landscaping with Florida Friendly plants is key to creating a yard that is easy to maintain and attractive. Visit UF's IFAS Extension webpage at <https://ffl.ifas.ufl.edu> to see how you can make modifications to your landscaping to reduce irrigation needs, reduce fertilization requirements, increase plant viability and encourage good insects and animals are attracted. Submit any changes in landscape to the ARB.

Safety is another focus of our community. Safety can be enhanced by adding appropriate motion-activated lighting around your house, cutting back landscaping, locking cars, removing valuables from view, picking up litter in the neighborhood, walking around the community and meeting your neighbors and letting the neighborhood watch committee know about any suspicious activity you see. If we all work together, we can keep our neighborhood safe and a great place to live.