



Greetings from Grenelefe!

NEWSLETTER 3rd Qtr. 2022

We have started the Summer off with some dry weather over the first few weeks of May, which is typical for this time of year. The dry weather compounded by the irrigation pumps being down for two weeks prior to this had everything dry and a little crunchy. Thankfully we have had some heavy rains that came through last week and throughout the weekend. Everything is turning green again. The rains will start to come in on a regular basis and we should be back to our wet ways soon. Then we will start doing all our plant installs as well as go back to mowing every week.

As was mentioned above, we are coming into the summer season, and this means rapid growth of all the grass and plants around the property. We have planted and continue to plant colorful plants and bushes and try and fill in the plant beds with these to reduce the amount of bed showing. We do this for two reasons. One is that if we can cultivate and fill in with plants, it reduces the ability for weeds to grow in the beds. Also, by having filled in beds, we do not have to use as much mulch which is very expensive and only lasts about 6 months before it loses its color. Grenelefe has what you would consider as "rough landscaping". The style of landscaping we are currently employing is a result of how many manhours we are able to put toward the detailing. We can detail each of our buildings an average of one time per year. We spend most of our time mowing (weekly for about 7 months out of the year) We trim everything down low and then allow it to grow back in. We have always desired to go from "rough landscaping" to "tight landscaping" but efforts to add more labor expenses to the budget to achieve this have been derailed over the past several years due to escalating insurance premiums and other cost increases competing for the budget dollars. For those owners that were here before 2008, you will remember that we used to outsource our landscaping services to a company called OneSource. We were very unhappy with them because they were expensive and all they did was detail the plants, mow, edge and weed eat. That was all that was in their contract, but the condominiums did not look good because the plants that died off were not being replaced. We took landscaping in house the next year. The most impactful thing about taking the landscaping in house was our ability to install new plants, bushes, and trees at a fraction of the cost of outsourcing this. Since bringing landscaping in house, we have planted over 20,000 plants, bushes, and trees. Before the association took the landscaping in house, the plants were monotone (mostly green) and in many instances had aged out, died and or were removed leaving bare plant beds. We still have more installs that need to happen at some buildings, and we will always have some areas that will need to be replanted. This influx of new plantings made the condo owners happy and the results of bringing the landscaping in house were on display for all to see. Since we began in-house landscaping many things have evolved. There are several areas that are non-traditional landscaping duties (work that is not typically done by landscaping company) that have been taken on by our Grounds Department. One example of the added work for this department is the trash situation. What started out as a couple of areas with some dumpsters has evolved into two secure trash disposal areas with compactors and

furniture disposal areas that require daily attention and about 4 manhours per day on Saturdays and Sundays. We also assign two of our employees to specific areas of the property along the roadsides to pick up trash daily in addition to their other landscaping duties. Our Grounds Department handles picking up piles of debris, weed control of the areas that are being cleaned up by the volunteers. Pressure washing the buildings twice a year, parking lot and street blowing of leaves during the fall, parking lot and repairs are just a few things that fall under this department. All these extra duties have developed from owner needs over the years. Bringing the landscaping in-house was a cost savings at the time in 2008 and we were able to add needed services to enhance the property through planting thousands of plants and trees, however we have never been able to achieve the desired "tight landscaping" look we want. Over the past two years, our costs for maintaining our in-house program were increasing rapidly. The prices for fuel, waste disposal, chemicals and fertilizer doubled and, in some cases, tripled. It was time to take another look at outsourcing to see if it was feasible. I have conducted a study of our in-house "landscaping" department and attempted to compare it to several outside landscaping vendors. The problem is not as simple as just replacing our landscaping department with an outside company. As was previously mentioned there are several areas or job responsibilities that we will want to keep in house due to the cost of outsourcing them and other job duties that an outside landscaping company would not do. However, there are other areas where an outside landscaping company would excel and most likely be able to achieve the desired look at a cost that we could live with. The important thing to remember is that these improvements in the landscaping would be a value-added proposition, and not a straight up cost saving initiative. In looking at the cost increases, the projected costs associated with outsourcing a portion of our landscaping services to an outside vendor were much closer than we anticipated, thus making the decision to contract with them to do our mowing, trimming, and fertilization much easier. After interviewing several landscaping companies, we are pleased to announce that we will be working with Benchmark Landscaping starting June 6th. The improvements that we are expecting will be more frequent trimming of bushes, plants, and trees (detailing) and better fertilization, weed control and exterior pest control to enhance the turf. The association has retained enough staffing to fulfill all the other services you have come to expect from our Grounds department, and we still have an on-site manager that you will be able to discuss the various landscaping needs you may have. The association is always here to protect the value of your condominiums and we feel that by partnering with Benchmark we will be able to enhance the appearance of the condominiums and create a sharper image.

In my last newsletter I introduced the two owners that purchased the portions of Westgate's holdings here at Grenelefe. I wanted to give you some updates as to what has happened since my last newsletter. ALYA Grenelefe LLC, continues to renovate their vacant units and progress has been steady. It is a tough environment to be building and renovating these days due to the shortage of supplies, shipping delays and the escalating costs of everything! They finished a few of their units and have already started to rent them out. If you rent your units, it would be prudent to make sure you are current with what the condos are renting for now, especially if you have renovated your unit.

Grenelefe Resorts Development, LLC, the owners of the resort center, golf courses, pro shop, Lancelot Lounge, and the swimming pool have done a partial shutdown of their operation. The golf courses have both been closed. They are looking to open the East course in the early Fall. There should be an announcement sometime in September. The South course will not be reopened; however, they will continue to mow the grass. The idea is that the East Course will be the only course and that they will invest in making it a better course. They have retained employees to monitor the golf course and property during the hiatus. They have hired a company called Down to Earth Landscaping and Golf to bring the East Course back up to a better standard. Also, since they are not redesigning the course, there is no need to hire an architect to reconstruct a new course so they will be saving money. The plan is that they will be doing this starting now through October. They did renovate the Lancelot Lounge with new paint, carpeting, and furniture. For now, the lounge will only be open Friday and Saturday. They are planning on opening the lounge full time to coincide with the opening of the golf course in the Fall. The pool, fitness center and outdoor bathrooms are closed and will be reopened when the lounge is back to full time hours. As far as golf and amenities memberships, someone from their group will be reaching out with details on renewals and new membership packages as they get closer to reopening.

Since the pool will be closed between now and late September, I thought I would include some information about the Lake Eva Aquatic center, located not too far from Grenelefe. They are only open now through early September. (Coincides with the times that the Grenelefe pool happens to be closed)

Lake Eva Aquatics Center

321 S. 6th Street
Haines City, FL 33844
863-421-3715

Hours of Operation (Dates and Time Subject to Change)

Daily: 12:00PM - 6:00 PM | May 28 - August 5, 2022

Weekends Only: 12:00PM - 6:00 PM | August 6 - September 5 (will be OPEN on Labor Day)

Admission Fees

Daily Admission: \$5.00 per person, ages 3 and older (ages 2 and under are free)

Lake Eva Aquatics Center Season Pass (not valid at Janet J. Smith Aquatic Facility)

Passes will be available for purchase starting May 2, 2022.

Individual: \$40.00 + tax

Family: \$100 + tax

Family Pass consists of parents/legal guardians and children ages 17 and under, with a maximum of 5 people. Grandparents, aunts, uncles, cousins, or children ages 18 and older cannot be included on a

Family Pass.

Additional children ages 17 and under can be added to the Family Pass for \$15.00 + tax per child.

Season Pass Rules

1. Season passes are valid May 28 - September 5, 2022, during normal operating hours.
2. Purchasing a season pass does not guarantee entry into the facility. All guests must wait in the admission line.
3. Haines City Parks & Recreation reserves the right to terminate a season pass for those that do not follow the rules and regulations of the Lake Eva Aquatics Center.

Weather Safety Information

The City of Haines City has a weather monitoring system at multiple facilities, including the Lake Eva Aquatics Center and the Janet J. Smith Aquatic Facility, that detects lightning strikes within a certain radius of the facility. If the Earth Networks lightning detection alarm goes off during your visit, the pool deck **must** be cleared, and guests should return to their cars. The wait period is 30 minutes from the last lightning strike detected within range, at which point an all-clear horn will sound and we They will return to normal operation. They do not issue refunds for any reason, including inclement weather.

Facility Safety

In order to maintain a fun and a safe environment for everyone to enjoy, they ask that all visitors adhere to the following safety guidelines:

Proper swim wear required. No denim shorts or pants and no shorts with buttons or zippers.

No coolers or outside food or drink will be permitted. There is a concession stand on-site.

No diapers allowed in the pools. Individuals that wear diapers must wear a swim diaper. Swim Diapers may be purchased for \$3 each at the pool office.

Only US. Coast Guard approved life vests will be allowed. No floats, inflatables, or water wings are allowed in the facility. Inflatables include, but not limited to water wings, floats, life jackets, or any else that can be inflated.

No smoking, e-cigs, or vaping allowed inside the facility.

No re-entry.

No refunds.

Children under the age of 13 must be accompanied by an adult age 18 or older.

The City of Haines City is not responsible for lost or stolen items.

Have a great summer and as always, it is a pleasure to serve you! My staff and I look forward to hearing from you soon and we invite you to use our website for all the information you might need! Thanks.

Chris Gourdie
General Manager