

# *Lake Ajay Village Neighborhood Guide*

## ***INTRODUCTION***

### ***Welcome to Lake Ajay!***

Lake Ajay Village is a lovely oasis situated in the midst of burgeoning development along Narcoossee Road, southeast of Orlando, Florida. There are 111 lots in Lake Ajay with just over one hundred homes. The population is diverse in culture, age and profession. Children often play in and around homes and common areas, retirees take healthy walk-a-bouts, and nearly everyone has one or two pets that stroll along with their owners on our quiet streets.

Building in Lake Ajay was begun by a developer more than twenty-five years ago who was followed by a series of other builders over the years. The newest home was completed in the summer of 2006, and several lots remain unimproved. It is rumored that a small golf course was planned as part of the original sub-division. It never materialized so we have lovely expanses of common land for all to enjoy in various ways – some even play golf.

Lake Ajay is located just off of Narcoossee Road (also known as County Route 15) in Osceola County. Although our post office address is Saint Cloud, we are located beyond the city limits and are therefore “in the County.” We are a part of the County government system, and we elect a county commissioner to be our representative.

Lake Ajay is a private, gated subdivision, and as such, we are responsible for maintaining our own roads, tennis courts, dock and common grounds. We pretty much take care of ourselves, and we look out for each other. We are all members of the Lake Ajay Village Homeowners Association. Our HOA is responsible for collecting annual property-owner assessments, overseeing the governing documents, and maintaining the common areas of the community.

There is a pleasant and relaxing life style here in Lake Ajay. The lake and environment offer many opportunities for outdoor life. As with all good things, however, we are not without our perils - hurricanes, tornadoes, high water, low water and lightening strikes, and even the rare, uninvited gator in our garden.

The goal of “***The Neighborhood Guide***” is to introduce you to Lake Ajay and to provide general information about our area as well as where and how to obtain necessities and services. The ***Guide*** was conceived and developed by Lake Ajay residents, both veteran members of the community and newcomers, in an effort to make life a little easier for others.

While Lake Ajay changes little over time, restaurants, service providers, shops, and even residents, come and go with some frequency. Our ***Guide*** attempts to capture available resources at the time of publication, recognizing that they may change at any moment. Calling ahead before driving a distance to any particular destination is highly recommended.

Space has been provided for you to add your own notes from your adventures and experiences. We hope you find the contents helpful, and we welcome additional information as you explore all that Lake Ajay and its environs have to offer.

*Lake Ajay Hospitality Committee*

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## ***INFORMATION***

**Association:** The Lake Ajay Village Homeowners Association is an organization established under Florida laws to provide maintenance and other services for Lake Ajay Village. The Association is the local governing authority. Property owners elect a Board of Directors whose job it is, in brief, to establish procedures and requirements for the Subdivision, oversee its maintenance, and collect fees to pay for the services and upkeep.

Since we are a private, gated subdivision, we receive less government support than other communities. As a result, we are largely self-sustaining, and it is the duty of every lot owner to pay an annual maintenance fee. This obligation is part of each owner's deed. The Bylaws, Articles of Incorporation, Covenants, Conditions and Restrictions and additional information about the organization are available on the Association's official website at [www.LakeAjay.org](http://www.LakeAjay.org). Information is also available from World of Homes (the LAV management company) or from any member of the Board of Directors.

**Board of Directors:** It is the responsibility of the Board of Directors to oversee the organization. Board terms are three-years unless an appointed member is serving the remainder of a term of someone who resigns. At the time of this publication, the following officers and Board of Directors are serving:

Donna Hoffman, President  
Kathy Ginkel, Vice President  
Dieter Heilmann, Secretary  
Gary Friar, Treasurer  
Julie Mahler, Director-at-Large

**Committees:** There are lots of ways to get involved in the community and serving on one of LAVHOA committees is a great way to meet neighbors and help out. All committees are comprised of volunteer property owners appointed by the Board of Directors. If you wish to join, please notify any member of the Board.

Architectural Control Committee: It is the job of the ACC to review all building plans and any change affecting the exterior of your home including painting, landscaping, pool installation, driveways and fencing. Changes must be approved in advance by the ACC. The application form is available from our website.

Communications: The ComCom is responsible for publishing and distributing a periodic newsletter, preparing various communications and flyers, and maintaining up-to-date information on the website.

Events: This committee plans events and activities for the entire community. There are movie nights, Oktoberfest, Holiday Sweet Swaps and other celebrations.

Hospitality: The members of this committee welcome new people to the neighborhood, prepare welcome baskets, serve as mentors when needed, and publish "The Neighborhood Guide."

Landscape: If it's gardening and outdoor work you love, this committee is for you. The members organize regular work days, maintain the landscaping at the front gate, clean up debris, decorate for the holidays and generally keep things looking great.

Other Committees: Some committees are ad hoc and operate to solve certain problems. One of these is the Roads and Drainage Committee which is currently developing ways and means of solving our drainage problems and improving our roads.

**Automobile Repair:** The best we have found is Shamrock Auto located on Eastern Avenue, just off Route 192 in Saint. Cloud.

**Banking:** The nearest banks are located at the Moss Park Publix Shopping Center and the Publix Shopping Center on the corner of Route 192 and Narcoossee Road.

**Beaches:** The nearest salt water beach is Cocoa Beach, pretty much directly east. It is about a 45-minute drive across Route 528, also known as the Beachline. Gulf beaches on the west coast of Florida are a good two-hour drive.

There is a freshwater beach at Lakeside Park on Lakeshore Boulevard in Saint Cloud. There are also pavilions, bike and walking paths, a marina and restaurant at the Park. Some also wade or swim at Chisholm Park, about 5 miles south on Narcoossee Road. Gators are anywhere they find fresh and even brackish water so swim with extreme care.

**Beauty Salons/Barbers:** There is a beauty shop and pedicure/manicure salon at the Moss Park Publix Shopping Center, north on Narcoossee Road, and similar services at the Publix Shopping Center on the corner of Narcoossee and 192. There are many salons and barber shops in Saint Cloud including the Finishing Touch full service salon and massage; see the yellow pages or “Hometown Saint Cloud” for advertisements.

**Churches:** Most faiths and denominations are represented in the Orlando area. “Saint Cloud Life” and the BellSouth Yellow Pages are good resources.

**Covenants, Conditions and Restrictions:** This important document contains the rules and regulations for residents of Lake Ajay. The full text is available on the website at [www.LakeAjay.org](http://www.LakeAjay.org). Every property owner is responsible and accountable for observing the rules, and fines may be levied for non-compliance.

**Crafters:** Several artists live in Lake Ajay. Cindy Friar offers quilting advice; call her at 407-456 is you are interested.

**Doctors and Dentists:** Check the yellow pages or your insurance provider directory for these services. It pays to shop around a bit as there is a large difference between costs for initial dentists visits. A new medical center recently opened on Moss Park Road, just off Narcoossee.

**Driveways:** If you make any changes to your driveway, it is very important to maintain the swale at the end of your drive. The swale is part of our drainage system. You must obtain advance approval from the ACC before installing pavers or making other exterior changes.

**Dry Cleaners:** There is a dry cleaner at the Moss Park Publix Shopping Center, one at the laundry-mat at the corner of Indiana and 192 and other further west on 192.

**Easements:** All property owners are responsible for maintaining the easements around their homes and for edging their property where it abuts the roadway.

**Emergency Telephone Numbers:**

Fire, Police, Ambulance	911
St. Cloud Police Department	407-891-6700
St. Cloud Fire Department	407-957-3109
Osceola County Sheriff	407-348-2222

**Entertainment and Arts:** The Orlando area is a veritable font of entertainment of every kind. In addition to the theme parks, there is a thriving cultural environment. Orlando has its own Philharmonic Orchestra and Ballet. There is also a Shakespeare Theater, comedy clubs and many fine museums. Most performances take place at the Bob Carr Performing Arts Center on Livingston Street in downtown Orlando. A modest contribution to United Arts of Central Florida (407.628.0333 or [UACF@UnitedArts.cc](mailto:UACF@UnitedArts.cc)) will give you a great magazine which lists almost everything going on in and around Orlando.

The Osceola Center for the Arts is located on the Saint Cloud/Kissimmee line on Route 192. It offers many art classes and exhibits and presents a number of good shows in its theatre, featuring local performers.

**Fires:** No brush burning or open bonfires of any kind are allowed in Lake Ajay.

**Fishing and Boating:** Lake Ajay offers excellent fishing and boating adventures. Lake Ajay has two accesses from our boat ramp – west to the northwest side and east to Canal C29A. The Canal north of Lake Ajay leads only to a gate with no access. To access East Lake Toho from Lake Ajay, use Canal C29B through Fells Cove. Lake Hart is approximately ¾ mile north. Lake Ajay and Fells Cove are popular ski and cruising areas because the wind and wave action is lighter due to their smaller size and wind cover.

Fish species include bass, black crappie (specks), catfish, bowfin (mud fish), blue gill, shell crackers, pickerel (jack fish), and occasional accidental transplants. The best fishing occurs when the lakes are “running.” South Florida Water Management Authority is responsible for lake levels. The water runs when they raise and lower the depth of the lake. This usually occurs in April but there is some action throughout the year.

Fish the canals and canal mouths, using the current breaks, with artificial worms, jigs, top-water baits and, of course, large shiners. When the current is slow or non-existent, heavy reed cover offers a good option. Canal mouths are productive in Ajay, Fells Cove and East Lake Toho. East Lake Toho is much deeper than West Lake Toho and the water is clearer. Many locals prefer East Lake to West Lake - it is harder to fish but has less fishing pressure and yields many ten-pound plus bass that the public never hears about.

**Gate Codes:** Gates codes are issued by the Association and are changed from time to time. There is also a separate vendor code. Contact World of Homes at 407-770-1748 to obtain up-to-date codes and watch for changes in your Lake Ajay newsletter.

**Golfing:** The nearest golf course is Eagle Creek, about 2 miles north on Narcoossee Road. It is a beautiful course, open to public with favorable rates for Florida residents and twilight players. There are many other golf clubs nearby including Kissimmee Bay, Remington Golf Club, Rio Pinar, and Saint Cloud Golf Club.

**Groceries:** There is a 7-11 on the corner of Boggy Creek and Narcoossee Road. The nearest grocery stores are Publix at Moss Park (about 6 miles north on Narcoossee, and the Publix about 8 miles south on Narcoossee, at the intersection of Route 192). Don't be confused by the various names given to Route 192; it is also called Irlo Bronson Highway and 13th Street. There is a WalMart Superstore going west on Route 192 toward Kissimmee. It has groceries, a pharmacy, beauty salon, eyeglass shop, as well as general department store merchandise. Rife's Market on 192 specializes in excellent butcher products.

**Hardware:** Handyman Hardware is located on 10<sup>th</sup> Street in downtown St. Cloud. Home Depot is located going west on Route 192, about 11 miles from Lake Ajay, and there is another Home Depot north on Route 15 just beyond the Route 528 intersection. There is a Lowe's on South Osceola Parkway. Narcoossee Hardware is located about 4 miles south on Narcoossee Road and has various house wares, hardware, pet supplies, horse feed and bait. It's hard to find things in the store but just ask the friendly staff.

**Health Insurance:** Health insurance can be very difficult to obtain in Florida if you have diabetes or other pre-existing conditions. In some cases, it may be necessary to exercise portability rights under your existing insurance. Contact your insurance provider about your rights before attempting to relocate your coverage. Blue Cross and Blue Shield of Florida and Human are among the largest providers of health insurance; however, there are many other insurers in the area.

**Hospitals:** There are two major general hospitals in the area: Florida Hospital and Orlando Regional Healthcare. Both hospital systems have regional facilities in various communities including Saint Cloud and Kissimmee.

**Hurricanes and Tornadoes:** Unfortunately, Florida has had more than its share of hurricanes and is also prone to tornados. The following information was compiled from [www.FEMA.gov](http://www.FEMA.gov); [www.FEMA.gov/kids](http://www.FEMA.gov/kids), [www.USAToday.com\weather](http://www.USAToday.com/weather) and [www.nhc.NOAA](http://www.nhc.NOAA). Hurricane season is generally June 1 through November 30. Tornadoes can occur anytime throughout the year.

<b>Hurricane Watch:</b>	<b>Hurricane Warning:</b>
<b><i>A hurricane or an incipient hurricane condition poses a possible threat, generally within 36 hours.</i></b>	<b><i>Sustained winds 64 kt (74 mph or 119 kph) or higher associated with a hurricane are expected in a specified coastal area in 24 hours or less.</i></b>
<i>*A hurricane warning can remain in effect when dangerously high water or a combination of dangerously high water and exceptionally high waves continue, even though winds may be less than hurricane force.</i>	

### **Before hurricane season begins (June – November 30):**

Listen to a radio or television for weather updates and stay in touch with your neighbors about evacuation orders. Emergency weather radios called NOAA radios are available from Publix and Radio Shack.

- Plan a place to meet your family in case you are separated during a disaster. Choose a friend or relative out of state for your family members to call to say they are OK.
- Assemble your disaster supplies kit. Store extra water now! Check to make sure you have enough food.
- Storm shutters are the best protection for windows. If your house does not have them, help an adult board up windows with 5/8" marine plywood. Tape does NOT prevent windows from breaking!
- Bring in outside furniture. Remove roof antennas, if it can be done safely.
- Shut off your utilities -- water, electricity and gas.
- Make sure there is gas in the car and you are ready to evacuate immediately, if you are told to do so.
- If you don't need to evacuate, be sure to STAY INDOORS during a hurricane. You could be hit by flying objects. Don't be fooled if there is a pause in the wind. It could be the eye of the storm, and the winds will come again.
- Keep cell phones charged and avoid using land line phones except for an emergency so the phone lines can stay open for others.
- If you do evacuate, do NOT go back home until local officials say it is safe.
- If you have a generator, make sure you have plenty of gas on hand and follow its instructions carefully.

The FEMA for Kids website at [www.FEMA.Gov/kids](http://www.FEMA.Gov/kids) provides the following information.

- Tornadoes are hard to predict. Most of the time you will only have a few minutes warning. The most important thing to do is TAKE COVER when a tornado is nearby.
- It is also important to know the difference between a tornado watch and a tornado warning. A tornado watch is when tornadoes are possible in your area. No tornado has been spotted, but it could happen. A tornado warning is when a tornado has been seen, and you should take shelter immediately in a place without windows, such as your bathroom or your basement.

## **Prevention measures before a tornado strikes:**

- Keep your ears open! Buy a NOAA weather radio, which broadcasts weather alerts.
- Know your risk -- research tornadoes at the library or call your American Red Cross chapter to find out if you are at risk in your area.
- Know where to go! When a tornado warning is issued, go at once to a windowless, interior room such as a bathroom, storm cellar, basement or lowest level of the building.
- Make a list of items to bring inside in the event a tornado watch is issued.
- Don't forget your pet.
- Trim diseased or damaged limbs from trees and shrubs and remove debris from your yard.
- Talk about having a plan for shelter and an out-of-state family contact in case you must relocate after a disaster.
- Build a safe room. Mom and dad might need to talk to a contractor for this!
- Install strapping to keep the roof attached to the walls.
- Talk to your local building official about additional actions you can take.

There is a Disaster Supply Kit list at the back of this Guide for your use.

**Lawn Care, Landscaping and Gardening:** the Florida growing environment is quite different from other places, especially those in the more northern regions of the country. Although our climate here is generally temperate to tropical, we do have an occasional frost. Please note you may not remove any tree or change your landscaping significantly without the approval of the Architectural Control Committee.

The most commonly used grass in Lake Ajay Village is called St. Augustine; it is thick and long and creeps. Since we are given to the vagaries of very rainy seasons one year and dry times the next, this sturdy grass is a necessity. Most people practice some sort of weed and pest control, either doing treatments themselves or engaging the services of a professional such as Massey, Orkin, Luv-a-Lawn, TruGreen ChemLawn or other providers. In the rainy season, it may be necessary to mow two or even three times a week. It is always important and it is your responsibility to keep your property edged and drains free of debris.

The Master Gardeners of the University of Florida Osceola County Extension Service are an excellent resource for advice on all kinds of Florida flora. They may be reached between the hours of 10 A.M. and 2 P.M., Monday through Friday, at 321-697-3000.

**Library:** There is a very good public library located just off of Route 192 between Indiana and Illinois Avenues. There is also an after-school library which is open until 5 P.M. at Narcoossee Elementary School.

**Medical Resources: These change from time to time so please update as needed.**

Family Practice Assoc.  
2912 17<sup>th</sup> street  
St. Cloud, FL (approx. 11 mi)  
407-957-0090

Florida Hosp. Celebration  
400 Celebration Place  
Celebration, FL (approx. 25 mi)  
407-764-4000

Family Practice St. Cloud PA  
3100 17<sup>th</sup> street  
St. Cloud, FL (approx. 12 mi)  
407-892-0009

Florida Hosp East  
7727 Lake Underhill  
Orlando, FL (approx. 18.5 mi)  
407-303-8110

Central Florida Primary Care  
1600 Budinger Ave  
St. Cloud, FL (approx. 11 mi)  
407-892-3387

Orlando Regional  
1414 Kuhl ave  
Orlando, FL (approx. 25 mi)  
407-841-5111

Family Medical Center  
2863 Delaney Ave  
Orlando, FL (approx. 19.5 mi)  
407-843-1620

St. Cloud Regional  
2906 17<sup>th</sup> street  
St Cloud, FL (approx. 12mi)  
407-892-2135

Dr. Gerald Kivette/ Dr. Christopher Brouillette  
4711 Curry Ford Road  
Orlando, FL (approx. 18 mi)  
407-275-9014  
Orlando Medical Center  
7800 Lake Underhill Rd  
Orlando, FL (approx. 18.5 mi)  
407-282-2244

Centra Care Walk-in  
5810 S Semoran Blvd  
Orlando, FL (approx 13 mi)  
407-207-0601  
After Hours Pediatrics  
5018 Dr. Phillips Blvd  
Orlando, FL (approx. 28 mi)  
407-363-5753

After Hours Pediatrics (Hunters Creek)  
4101 W Town Center Blvd  
Orlando, FL (approx. 19 mi)  
407-850-3497

After Hours Pediatrics  
Waterford Lakes  
651 N Alafaya Trl (approx. 19 mi)  
407-273-4132

**Mildew and Mold:** This microscopic problem is nearly as feared as gators. In our tropical climate it is easy for mildew and mold to thrive in moist places, especially where it is shady or dark. It is very important to keep it under control. Exterior services can be sprayed with diluted bleach. Zep Mildew and Mold Stain Remover is also a great remedy. Mold can be such a serious problem, so much so that it can be added to your homeowner's insurance policy. It is very unhealthy if it gets into your walls so definitely guard against it.

**Museums:** The Mennello Museum of American Art, Orlando Museum of Art and the Orlando Science Center are located off Princeton Street in Orlando. The Morse Museum in Winter Park is home to a fabulous collection of Louis Tiffany pieces, and Leu Gardens and Mead Gardens are both a delightful flora experience.

**Newspapers:** The "Orlando Sentinel" is the major newspaper in our area. You may subscribe by calling 407-420-5353 or logging on to [OrlandoSentinel.com](http://OrlandoSentinel.com).

**Parking:** No overnight parking on Lake Ajay streets and parking lots is allowed and no vehicle can be parked on any residential lawns. Parking of commercial vehicles, campers, RV's, and trailers is prohibited unless they are parked inside garages and concealed from public view. Refer to the Covenants and Restrictions regarding boats and boat trailers.

**Pets:** Lake Ajay is a pet-friendly neighborhood for domesticated pets such as cats and dogs. Large animals and farm animals are not permitted. Dogs should be leashed when leaving their own property, and pet owners are asked to pick up and dispose of pet waste when walking their dogs.

**Pharmacies:** There are Walgreen pharmacies located across from the Publix at Moss Park and in the same complex as the Publix at the corner of Narcoossee and Route 192. Both have drive-thru service. Publix and WalMart also have in-store pharmacies. There are a number of CVS pharmacies in Saint Cloud on Route 192 as well as on Boggy Creek and Osceola Parkway.

**Picture Framing:** The best place we have found is New York Artists Shop on New York Avenue in the historic district of Saint Cloud.

**Post Office:** There is a post office located in the St. Cloud Stationers store on 192 – it takes cash or checks only; it does not accept credit or ATM cards. There is a full service post office on Kissimmee Park Road, just off of 192 in Saint Cloud. All-night postal service is available at the Airport Post Office located near the airport on Post Office Boulevard, off Boggy Creek Road.

**Property Insurance:** At the moment, property insurance is very controversial, and many insurers are looking to reduce the premium exposure in Florida. If you are purchasing a home, it might be a good idea to stay with the insurer for the previous owners if possible. Two of the largest property insurers in the state are AllState and State Farm.

**Referral Resources:** Please see the section at the back of this book for a glossary of resources for various services. The Lake Ajay Village Homeowners Association does not endorse or benefit from any individual or company appearing in the resource listing. Many of these companies are members of the LEADS Referral Resource Network and have achieved a reputation for good service with various members of the Lake Ajay Community. Others have been recommended by individual homeowners.

**Restaurants:** There are many fine restaurants in the Orlando area. From Winter Park to Downtown Disney, an enormous array of cuisines and ambiance are accessible within a 45-minute drive. Nearby restaurants include **Eagle Creek Golf Club** serving breakfast and lunch daily. **Emilio's** is located about 1 1/2 miles south on Narcoossee on the left, featuring Italian specialties. The **Fish Camp** is about 5 miles down Boggy Creek – turn left on Fish Camp Road, open 7 days a week for breakfast, lunch and dinner. There are many other good spots in Saint Cloud; **Cobblestone's** in the St. Cloud Hotel, the **Silver Lining Café** on New York Avenue; the **Catfish Place**, and **Fat Boy's** on Route 192 and **Crabbie Bill's**, on Lakeshore Boulevard are just a few.

**Schools:** The nearest elementary and middle schools are located less than a mile south on Narcoossee Road. High schoolers generally go to Saint Cloud High School or Harmony High; both are about a 20-minute bus ride. There are numerous private and Christian schools in the Orlando area.

**Shopping:** There are several great malls nearby. The Florida Mall, a large mall on Sand Lake Road, has a Dillard's, JC Penney's, Sears, Macy's, Saks, Chico's and many other shops. There is a Michael's just beyond the Florida Mall, and the nearby Terrace Shops include Marshall's, Bed Bath and Beyond and two interesting furniture stores. The Mall at Millennia, located at Interstate 4 and Conroy Road, is a beautiful mall architecturally and has many fine stores including a few upscale shops such as Nieman Marcus, Bloomingdale's and Gucci, as well as a number of good restaurants. The Town Loop is located at John Young and Osceola Parkways and also has many stores, including Lenscrafters, Petco, Sports Authority, Panera Bread, and Ross Dresses.

For small speciality stores, visit Historic Downtown Saint Cloud or Broadway in Kissimmee.

**Soliciting:** Vendors and organizations are not allowed to solicit in Lake Ajay. This restriction, however, is not applied to children who live here and sell Girl Scout cookies and Boy Scout popcorn, other not-for-profit benefit items and/or participate in school fundraisers door-to-door.

**Speeding:** The speed limit at all times is **20 miles per hour**. There are many children and pets in the neighborhood, and many pedestrians and cyclists at all times of the day and evening. Vendors who speed here are asked to leave and are reported to their respective employers.

**Telephones, DSL and other Telecommunications Services:** Embarq (formerly Sprint) is a commonly used provider of telephone and DSL services. Brighthouse Networks offers telephone, DSL, satellite and cable services. Satellite service is also available from Direct TV. Check the yellow pages for other providers.

**Tennis:** There are two tennis courts located in Lake Ajay near the boat ramp for the use of residents and their guests. The courts are lighted and most enjoyable in the summer evening hours. There are a number of tennis players here; however, we are still working on organizing a tennis group. If you would like to play, contact 407-892-9358. Absolutely no skating or skateboarding or other non-tennis activities are allowed on the courts.

**Termites and Other Pests:** Termites love the Florida climate and thrive here in abundance. It is essential to keep these pests under control and out of your home. They do an enormous amount of damage in a very short time span. There are a number of pest control services that will protect your home and check regularly.

Some of these firms are Massey, Middleton, Rentokill and Terminex. Here is some information from [www.labrynth.net](http://www.labrynth.net) and [www.uky.edu/Ag/Entomology](http://www.uky.edu/Ag/Entomology) on this potentially harmful, munching species.

What are  
mastered  
skyscrapers,  
course, eating



Termites? Termites are incredible, small insects that have cooperation allowing them to achieve great things, such as building hollowing huge trees, moving amazing amounts of soil and of your house.

Winged "swarmer" termites shed their wings on windowsills and along the edges of doorways.



Homeowners can reduce the risk of termite attack by following these suggestions:

Eliminate wood contact with the ground.

Don't let moisture accumulate near the foundation.

Reduce humidity in crawl spaces.

Never store firewood, lumber or wood debris against the foundation or inside crawl spaces.

Use mulch sparingly, especially if you already have termites or other conducive conditions.

Consider having the structure treated by a professional pest control firm.

You may also encounter a pesky, digging armadillo. These hard-shelled varmints are cute to watch but can do a number in your garden and near your foundation. We also have our share of possums and raccoons, the occasional river otter, and, of course, the perennial field mouse.

**Tolls:** Nearly all the major highways are toll roads. Electronic passes from SunPass or Epass provide for prepaid tolls and eliminate stops at tollbooths. They also handle prepaid airport parking and can be purchased at most grocery stores and turnpike authorities.

**Transportation:** There is very little public transportation available in our county so personal automobile transportation is essential.

**Airports:** Lake Ajay is located approximately 15 miles southeast of Orlando International Airport. OIA is a busy but well-organized airport. It was the first airport in the United States to have the Fly-Clear program, which allows those who have a pre-clearance pass to advance rapidly through security lines. OIA also has a cell waiting lot and an express pick-up lot available to SunPass holders.

Executive Airport is for general aviation only and is located on Crystal Lake Road, just off Route 408 on the edge of Orlando.

**Amtrak:** There are Amtrak stations in downtown Orlando, Kissimmee and Winter Park. Overnight parking is not recommended near these stations; however, there is covered parking near the Winter Park Station. The Amtrak Autotrain leaves from Sanford (about a 45-minute ride from here) every afternoon just before 4 and generally arrives in Lorton, Virginia (just south of Washington, DC) about 8 AM. This train is for passengers traveling with their cars only. Coach and First Class accommodations are available, and the food is good. Your car must be on board before 3 PM.

**Trash Removal and Recycling:** Regular trash removal is provided as a public service and is paid for by property owner taxes. Household trash is picked up on Mondays and Thursdays. Garden debris is picked up on Wednesdays. There is no set time schedule so it is best to put barrels out after 5 PM the previous evening. Barrels must be stowed out of sight at the end of the pick-up day.

Requirements: garden debris needs to be in barrels or bags or bundled and tied with twine. Large pieces of wood or trash need to be cut. Moving boxes need to be flattened. No barrels or bags weighing more than 50 pounds will be removed.

Recycle bins for newspapers, bottles and cans are located in Saint Cloud. There are strict rules about containers so stop and read the instructions before making use of these facilities. There is a dump for large debris, appliances and furniture located on Peghorn Road which is off of Budinger Road, which is off of Route 192 near Saint Cloud Hospital. A disposal fee is assessed by volume.

**Utilities:** Electricity is provided by Kissimmee Utility Authority (KUA), 407-957-7373. Water is produced by Saint Cloud Water and managed by Lake Toho Water Authority, 407-518-2160. Florida water is very hard water; most people have added water softening equipment to their household water systems.

**Veterinarians:** The Saint Cloud Veterinary Center is located on Route 192 at the corner of Eastern Avenue. It is a spotless facility with a good staff; they also board pets and provide some grooming services. There are several other veterinarians listed in the yellow pages.

**Voting:** We vote in Precinct 68, Austin-Tindall Soccer Fields, 4100 Boggy Creek Road, and fall into the following districts:

Position	District
U.S. Congress	15
Florida State Senate	26
Florida House of Representatives	79
County Commission	5
School Board	5

At the time of publication, our State Representative is Mike Horner (407-943-3077). Our District Commissioner is Fred Hawkins, and our State Senator is Mike Haridopolis (863-413-2900). Our US senators are Marco Rubio and Bill Nelson. Our governor is Rick Scott. Get up-to-date information on elected officials at [www.oscelections.com](http://www.oscelections.com).

**Wildlife:** There are many opportunities to observe a variety of wildlife in and around Lake Ajay. Many of these are interesting to look at but dangerous to touch. Here are just a few.



**Alligators:** Beware – they are everywhere. Since our Village is located on the shore of Lake Ajay, it is not uncommon to see gators in the marshes and even on the banks of small retention ponds. They range in size from about 4 feet to 13 feet. Alligators are very dangerous and will eat almost anything. Keep children and small pets away from their habitat. The lake is great for boating and fishing but almost no one swims there. To learn more about living with gators, click onto [myfwc.com/gators](http://myfwc.com/gators) or visit Gatorland, a gator and bird refuge, on Orange Blossom Trail.

**Birds:** Florida is a wonderful haven for many kinds of birds, and one can travel the Great Florida Birding Trail, starting at Clapp Simms Duda Road which is just down the street. Here is some information about the most commonly seen birds around our neighborhood.

**Egrets:** These are generally white birds and range in size from small cattle egrets to large, great egrets. Cattle egrets are often seen in the fields with cattle and horses. Larger egrets are often seen around lakes and retention ponds. Large white egrets with a tufted crown are called snowy egrets. All egrets are quite territorial.



**Ibis:** Sometimes after a heavy rain, we see many ibis digging for worms and grubs. These white birds are distinguished from egrets by their curved bills.



**Sandhill Cranes:** These are the large birds seen strutting around Lake Ajay. They have an enormous wing span and are quite rare except in Central Florida. They are gray with a red crown. They mate for life, and the male and females share responsibility for incubating the eggs during nesting season. Generally, the females lay two eggs in the open marsh in the spring. Sandhill Cranes are stealthy and can surprise us when we are out working in our yards. They are quite tame and harmless. When threatened, they are a spectacle to see, jumping in the air, kicking their heels together and making a terrible squawk



**Vultures:** The large black birds soaring overhead are vultures. Common to our area are black vultures which have white tips on their wings and turkey vultures which have a red head. These are nature's scavengers and are often seen clearing the roads of the carcass of other unlucky wildlife.

**Merritt Island:** If you enjoy bird-watching and being outdoors, there is a wonderful place to visit called Merritt Island, located near Titusville on Florida's eastern shore. Merritt Island is home to the Kennedy Space Center and is a large wildlife refuge and bird sanctuary. Here, thousands of birds can be seen living in harmony with the NASA space program. The best time to visit is January – March when migrating birds are visiting in huge numbers. If you visit, you may well see roseate spoonbills, ibis, egrets, osprey, pelicans and hundreds of other species.

Snakes: There are many snakes around Lake Ajay. Some are harmless and others can be very dangerous. All snakes will bite when cornered. It is a good idea to stay away from snakes as it can be difficult to tell which are poisonous and which are harmless. A good website to learn more about our snake population is <http://www.flmnh.ufl.edu/natsci/herpetology/FL-GUIDE/Lampropeltisgetula.htm>. Online Guide to Snakes of Florida.

**Deadly Coral Snake – Watch Out!**



**Cottonmouth Water Moccasin and Rattlesnake – Lethal and Aggressive – Avoid at all costs!**



**Florida King Snake – Non-venomous – Leave it alone.**



We hope you have found this Guide to be of use. It is a work in progress. New information, ideas, and feedback are greatly appreciated. Please contact us with your suggestions. The Guide has been written, compiled and edited by the Lake Ajay Hospitality Committee and is updated from time to time.

We encourage everyone to be a good neighbor by being considerate of others, adhering to the Covenants and deed restrictions, and helping out whenever there is a neighbor in need. We welcome you and look forward to seeing you around the neighborhood.



NOTES:

# DISASTER SUPPLY KIT

- \_\_\_ **Water** - at least 1 gallon daily per person for 3 to 7 days
- \_\_\_ **Food** - at least enough for 3 to 7 days
  - non-perishable packaged or canned food / juices
  - foods for infants or the elderly
  - snack foods
  - non-electric can opener
  - cooking tools / fuel
  - paper plates / plastic utensils
- \_\_\_ **Blankets / Pillows, etc.**
- \_\_\_ **Clothing** - seasonal / rain gear/ sturdy shoes
- \_\_\_ **First Aid Kit / Medicines / Prescription Drugs**
- \_\_\_ **Special Items** - for babies and the elderly
- \_\_\_ **Toiletries / Hygiene items / Moisture wipes**
- \_\_\_ **Flashlight / Batteries**
- \_\_\_ **Radio** - Battery operated and NOAA weather radio
- \_\_\_ **Telephones** - Fully charged cell phone with extra battery and a traditional (not cordless) telephone set
- \_\_\_ **Cash (with some small bills) and Credit Cards** - Banks and ATMs may not be available for extended periods
- \_\_\_ **Keys**
- \_\_\_ **Toys, Books and Games**
- \_\_\_ **Important documents** - in a waterproof container or watertight resealable plastic bag
  - insurance, medical records, bank account numbers, Social Security card, etc.
- \_\_\_ **Tools** - keep a set with you during the storm
- \_\_\_ **Vehicle fuel tanks filled**
- \_\_\_ **Pet care items**
  - proper identification / immunization records / medications
  - ample supply of food and water
  - a carrier or cage
  - muzzle and leash

## Osceola Referral Resource Listing

<b>Company Name</b>	<b>Member Name</b>	<b>Phone</b>	<b>Fax</b>	<b>Cell</b>	<b>Email</b>
ABS Services - Termite & Pest Control	Alex & Liz Stevens	321-624-3282			ABS111@embarqmail.com
Brown Surveying & Mapping, Inc.	Richard Brown	407-891-7048	407-891-2893	407-460-7019	brownsurveying@centurylink.net
Bud's Septic Service	Russell Jeffcoat	407-892-7526	407-892-4855	407-908-1669	
Butler Mortgage, Inc.	Harry Urban	407-931-3800	407-931-3801		Hurban@ButlerMortgage.Com
BuyYour Side Home Inspections	Tommy Joynes	407-780-0911			thefloridainspector@yahoo.com
Chesnut Bradley&Hemphill	Jim Hemphill	407-892-1506	407-892-4379	407-908-4291	Jim@CBH-Accountiing.Com
Creative Printing	Randy Pearce	407-855-0202	407-855-0402	407-791-2744	RandyP@CreativePrinting.CC
Destiny Services	Amanda Grundel	407-892-1792		407-908-2087	agrundel@localnet.com
Don Schmidt Roofing, Inc.	Jared Schmidt	407-892-9884	407-892-8881	407-709-0874	jeff_dscri@cfl.rr.com
Dream Builders Realty	Tim Weisheyer	407-847-5428	407-847-8576	407-460-3211	Tim@YourKissimmee.com
Elijah Web Solutions	Keith Ronan	407-791-5215		407-791-5215	keith@elijahwebsolutions.com
Fisk Funeral Home	Don Kraeer	407-892-2155	407-892-6099	407-709-3215	DRKraeer@AOL.Com
Handyman Hardware	Rick Heuser	407-892-7700	407-892-6607	407-892-7700	Hardware@KUA.Net
Jack Miller Tree Service	Jack Miller	407-957-3362			
J.P. Turner & Company	Dieter Heilmann	407-498-3050	407-498-3060	407-498-3050	dheilmann@jpturner.com
John Deja Handyman Services	John Deja			407-301-5344	Handymanjohn48@aol.com
Kent Custom Homes	Jimmy Daniels	407-957-3508	407-957-3097	321-624-1798	kch@embarqmail.com
Kisselback Ford	Gary Ketchum	407-892-2141	407-892-7183	407-908-2893	Gketchum@poffenbaughford.com
Kocher Insurance	Bob Kocher	407-957-1918	407-957-8616	407-973-9970	KocherBob@Yahoo.Com
Mike's Tree Service & Stump Grinding	Mike Wagner	407-908-4525	407-498-0402	407-908-4525	mikesstumpgrinding@yahoo.com
Mr Fix It A/C & Heating	Trent Waites	407-925-7114	407-610-2079	407-925-7114	twmfixitac@aol.com
Osceola Glass & Mirror	Jay Nestle	407-892-0841	407-892-5159	407-922-9235	Osceolaglass@yahoo.com
Osceola News Gazette	Debbie Delgado	321-402-0408	407-846-8516	407-283-1700	ddelgado@osceolanewsgazette.com
PNC Bank	Edna Light	407-891-2743	407-892-3775	321-443-0987	Nora.Pierce@RBC.Com
Rosmarie's Mobile Glam Boutique	Rosemarie Wilburn	407-346-2425			Raw54@yahoo.com
Sci Chem Water Treatment	Greg Livingston	407-957-2546	309-216-4203	407-301-4655	greg@sci-chemllc.com
St Cloud Florist	Kim Dorsey	407-892-4443	407-892-6567	407-301-3374	Kim@stcloudflorist.com
Stewart Approved Title	Rayelynne Ketchum	407-957-9000	407-957-8055		Rketchum@stewart.com
The Finishing Touch	Carolyn Cianciotta	407-957-9771		321-443-1009	Carolyn@cianciotta.com
The Home Brew Store	Jim & Marla Penn	407-957-2337		407-709-2679	
Toho Marine & Outdoors	Chris Woeste	407-892-3200	407-892-3226	407-908-2716	Chris@tohomarine.com
Travel Mania Vacations	Beverly Brown	407-957-5258	407-957-6129	407-709-3579	tvlmania2@earthlink.net
Triple C Lawn Maintenance	Ronnie Beam	407-892-9618	407-892-9618	407-908-6488	triplec@kua.net
Wild Florida	Sam Haught	407-957-3135	407-892-3978	407-697-8018	Sam@wildfloridairboats.com

**Other resources:**

Handyman for house and garden: Sam Cantwell: 407-325-9887.

Pool service, regular or one-time and pool-sitting: Dennis Boutillier: 407-509-8478