



Surrey Ridge Community Association Quarterly Newsletter - Q2 2026

April through June: Financial Stewardship, Infrastructure, and Community Improvements

This second-quarter edition reports the work completed from April through June 2026, with a brief post-quarter collections update. The focus is straightforward: protect Association funds, finish infrastructure correctly, improve visible common areas, and make homeowner service more reliable.

Highlights

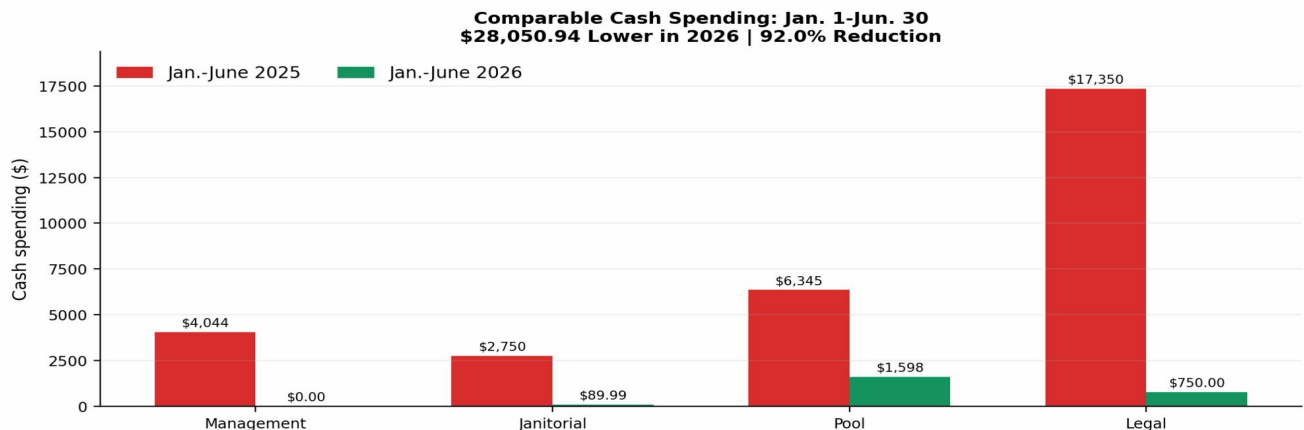
- Year to date (January 1-June 30, 2026), comparable cash spending was \$28,050.94 lower across four categories - a 92.0% reduction versus the same period in 2025.
- Completed the \$21,450 perimeter-wall project, including the \$1,450 supplemental footer change order, without a special assessment.
- Restored the gray pool wall, rebuilt planting areas, installed trellises, and activated dedicated irrigation for the Pool House/Wall zone and Cabana Beds zone.
- Post-quarter result: as of July 21, 2026, all 145 homes were in assessment good standing, with zero 2025 assessment arrears.

Financial Stewardship Overview

The comparison covers January 1-June 30 in each year and four like-for-like cash-cost categories only. Lower management and janitorial costs reflect self-management; no dollar value is assigned to director or volunteer labor.

Comparison periods: January 1-June 30, 2025, reflects the prior Board; January 1-June 30, 2026, reflects the current Board, initially seated through DBPR appointment and subsequently elected by homeowners.

Comparable category	Jan.-June 2025	Jan.-June 2026
Property management	\$4,043.96	\$0.00
Janitorial service	\$2,750.00	\$89.99
Pool vendor / maintenance	\$6,345.00	\$1,598.03
Legal services	\$17,350.00	\$750.00
Total	\$30,488.96	\$2,438.02



Unaudited cash-basis figures for four categories only, not a complete financial comparison. January 1-June 30, 2026, spending was \$28,050.94 lower than during the same period in 2025.

Perimeter Wall Reconstruction, Tuck-Pointing, and Strengthening

Completed May 26, 2026, the perimeter-wall project addressed the underlying structural condition rather than surface repair only and met engineering, permitting, inspection, licensed-contractor, insurance, and documentation requirements.



Demolition: failed wall sections removed and work area secured.



Reconstruction: new masonry, reinforcement, and alignment work in progress.



Completed: reconstructed, strengthened, and fully tuck-pointed perimeter wall.



Tuck-pointing renewed deteriorated mortar joints across the existing wall.



After vegetation and root-hazard removal, the wall corridor was cleared for inspection and maintenance.

Completed Scope

- Rebuilt approximately 48 linear feet of damaged wall and the shared column within the \$21,450 total authorization, including the \$1,450 supplemental footer change order.
- Strengthened the footer using a bonded concrete overpour and reinforcing connections.
- Added Type S mortar, backside stiffeners, all-thread rods doweled into the footer, and brick ties in the reconstructed sections.
- Separately, tuck-pointed 42 existing wall sections on both sides, including three reinforced courses and deteriorated-joint treatment.
- Removed or cut back damaging vegetation and root hazards where growth threatened the wall, then cleared the corridor for inspection and future maintenance.
- Passed county inspections and received the Orange County Certificate of Completion.

Why This Matters

This was a safety, liability, and long-term asset-preservation project completed using existing Association funds without a special assessment. Separately, spending in the four comparable cash-cost categories was \$28,050.94 lower than during the same period in 2025.

The result is stronger masonry, renewed mortar joints, reduced vegetation pressure, better-supported reconstructed sections, documented county approval, and a maintenance foundation designed to extend the wall's useful life.

Pool-Area Restoration and Landscaping

The Board and community volunteers completed several highly visible improvements around the pool and cabana. These projects restored neglected surfaces and converted planting areas into maintainable landscape features.



Restored gray pool wall with rebuilt planting beds, black metal trellises, new plantings, and landscape lights.



Rebuilt cabana planter with refreshed edging, mulch, flowers, and ornamental plantings.



Mature Mandevilla and flowering plantings along the restored gray wall.

- Repaired cracks and damaged stucco, then primed and repainted the faded gray pool half-wall using matching paint already in storage.
- Cleaned and replanted beds around the cabana, pool house, and gray wall with Loropetalum, flowers, and vining Mandevilla.
- Installed metal trellises and improved landscape borders to give the new foliage structure to climb.
- Created separate Pool House/Wall and Cabana Beds irrigation zones with remote scheduling, session reporting, and hotweather protection.

Completed Improvements



Entrance-sign illumination improves nighttime visibility and presentation.

- Added landscape lighting around the planting areas; earlier entrance work also illuminated the signage, island plantings, and painted Surrey Ridge entrance signs.

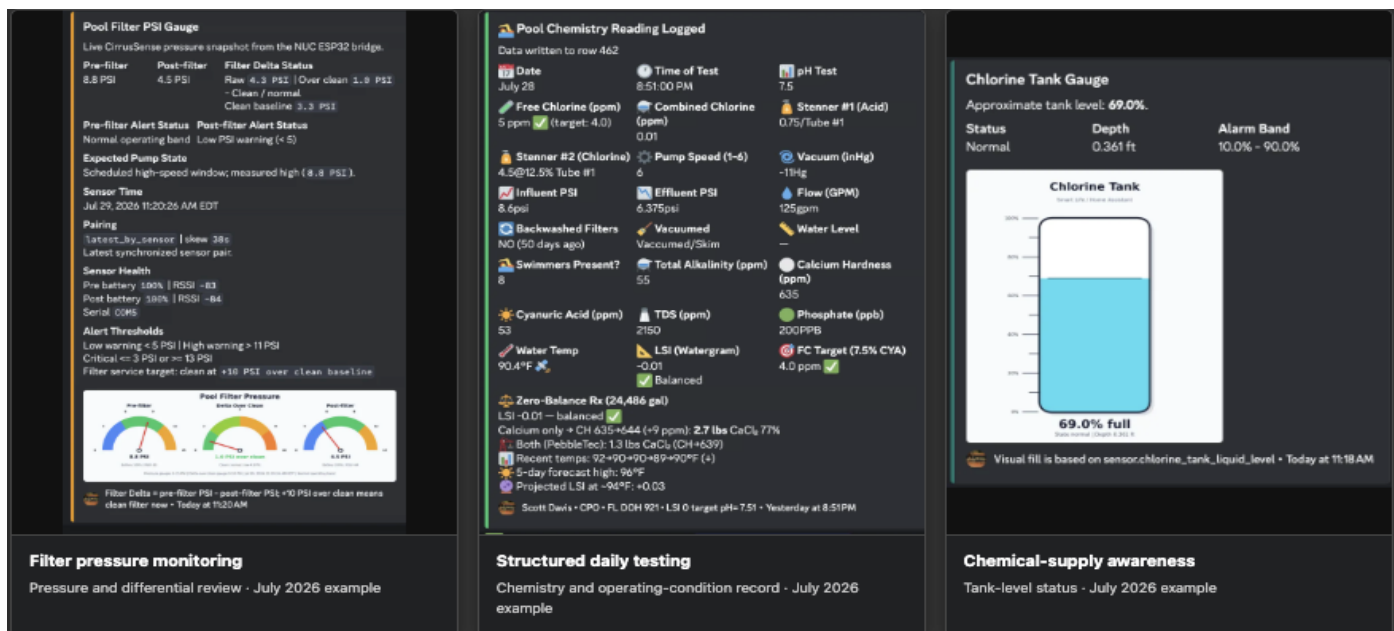
Visible and Operational Results

Together, these improvements restored common-area surfaces and planting beds, strengthened preventive maintenance, improved nighttime visibility, and made the entranceway to the community more inviting.

Preventive Pool Operations and Homeowner Education

Q2 continued the shift from reactive maintenance to earlier detection while expanding practical education and self-service resources for homeowners.

- Maintained Certified Pool Operator oversight and Department of Health coordination.
- Expanded chemistry history, temperature publishing, filter-pressure monitoring, and chlorine-supply alerts.
- Added lightning alerts and supervised pool-closing communications.
- Completed pool plumbing and potable-water improvements.
- Completed required backflow testing and county submission.
- Added micro irrigation systems to newly planted areas



Resources That Support Participation

These recently published guides help homeowners prepare for meetings and elections, understand records access and voting requirements, respond to safety concerns, and evaluate maintenance, reserve planning, and major community projects.

- Published six homeowner guides covering governance, homeowner action, transparency, voting, safety, and stewardship.
- Explained meetings, elections, participation, and how declaration or community-rule changes move from proposal to owner vote.
- Clarified official-record requests, protected information, and homeowner access expectations.
- Provided practical guidance for online voting, hazards, storms, pools, common areas, major projects, maintenance, and reserves at www.surreyridgehoa.org

Published guides

GOVERNANCE Meetings, elections, and participation How homeowners can follow association business, prepare for meetings, understand elections, and distinguish board action from member action. Read guide	HOMEOWNER ACTION Changing declarations and community rules How to identify the right process, calculate the votes required, organize owner outreach, budget the effort, and take a proposal from idea to recordation. Read guide
TRANSPARENCY Official records and document requests What association records are, how to make a focused request, what information may be protected, and how good recordkeeping supports trust. Read guide	VOTING Online voting and virtual participation What online voting can do, what Florida law requires before it is used, and what homeowners should expect from a secure process. Read guide
SAFETY Safety, storms, pools, and common areas A homeowner's guide to reporting hazards, preparing for hurricanes, understanding pool inspections, and responding to parking concerns. Read guide	STEWARDSHIP Major projects, maintenance, and reserves Why associations plan years ahead, how project scope affects price, and what homeowners should look for when evaluating capital work. Read guide

The community website now provides six published guides that turn Association procedures and homeowner rights into practical, accessible resources.

Collections Progress and Financial Accountability

Collections improved throughout Q2 through direct communication, ledger reconciliation, consistent notices, and documented payment arrangements. The Board also separated assessment collection from covenant-enforcement workflows so each process is handled under the correct rules and records.



Post-quarter milestone reached July 21, 2026: 145 of 145 homes in assessment good standing and \$0.00 in 2025 assessment arrears.

What Homeowners Can Expect Next

- Continued preventive pool and common-area maintenance, with documented monitoring and vendor follow-through.
- Ongoing financial reconciliation, budget reporting, receipt retention, and approval controls.
- Continued work on homeowner education, records access, online services, and annual-meeting preparation.
- Future projects will be identified separately from completed accomplishments so homeowners can clearly see what is finished and what remains in progress.

Stay Connected

Homeowners are encouraged to review Association records and approved meeting information through PayHOA, visit www.surreyridgehoa.org for community resources, and contact the Board with questions or concerns at board@surreyridgehoa.org.

Closing

Thank you to the homeowners, directors, and volunteers who contributed time, ideas, and hands-on work during the quarter. Together, we are protecting Association funds, improving shared assets, and building a more transparent and dependable operating foundation for Surrey Ridge.

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