



Spectrum at Reunion Condominium Association, Inc.

Dear homeowner(s):

Congratulations on the purchase of your new home at Spectrum+! Spectrum Condominium has engaged Artemis Lifestyles to manage the day-to-day and strategic affairs of the Association. Artemis Lifestyles will be your resource for any matter relating to Spectrum at Reunion Condo Association and is eager to help you in any way possible.

Association Services

The Association has been designed to make your ownership experience as carefree and as enjoyable as possible and benefits all homeowners by taking advantage of its unique bulk buying power. The following services, provided on a scheduled basis, are performed at all units by the Association.

- o All exterior landscape maintenance
o Landscape fertility and pest control
o Landscape irrigation and water
o Arbor care
o Cable TV and 1gb internet
o Home Telephone
o Pest control and termite warranty
o Water Services
o Annual exterior pressure cleaning (excl roof)
o Domestic trash collection

Website

Artemis Lifestyles maintains a convenient website where you can view community documents, pay dues, submit maintenance requests, and other valuable services. Located at www.artemislifestyles.com, this secure site is your 24-hour-a-day resource for many matters relating to the community. Your unique login information has been mailed to you separately. Be sure to login and register your email address under User Options to ensure receipt of the frequent e-blasts sent by the community.

Contact Information

Artemis believes that effective and timely communication is the bedrock of a healthy and vibrant community. We are here to help you in any way possible. Contact information for the management team dedicated to the Spectrum community can be found below.

Table with 3 columns: Sandra Lowery (407-705-2190 ext 227, slowery@artemislifestyles.com), Karina Batista (407-705-2190 ext 245, kbatista@artemislifestyles.com), Anais Serrano (407-705-2190 ext 204, aserrano@artemislifestyles.com)

Welcome to Spectrum+ in the Reunion community!

Association Services

Cable Television, High-speed Internet and Basic Home Telephone

The following services are provided under a bulk agreement between the Association, CenturyLink and Adcomm are included in your monthly Association dues. All the services should be active at your home before your closing date.

Adcomm/DirectTV Cable Services

DIRECTV Choice Package, with over 185 channels. All local channels available in your market. DIRECTV Anywhere Apps for up to 4 mobile devices. Access to thousands of movies and On Demand. Genies with up to 6 receivers per unit at no additional cost. Whole Home DVR Service.

You can contact the Customer Service Dept at 866 581 4527.

CenturyLink/High Speed Internet

1gb high-speed internet is included in your Association dues. Your rental manager may have design requirements regarding where to place modems and routers.

- Customer Service: 866.706.4722 (M-F 9am-7pm) or emailing Caremdu@centurylink.com
- Tech support at 877.720.3416.
- Customers with billing issues should be directed to contact COR at 866.706.4722.

CenturyLink/Home Telephone

Home telephone is also included for your home.

Pest Control and Termite Warranty

Your Association dues include the quarterly application of a barrier treatment around each building and a termite warranty for subterranean termites. There is nothing you need to do to activate this service, However, for infestations you might notice, special interior treatments can be arranged on an appointment basis. To schedule such a treatment please contact Artemis Lifestyles at 407-705-2190 ext 246.

Exterior Cleaning

Pressure washing of the exterior surfaces each building is accomplished on an annual scheduled basis by the Association. You need not do anything to commence this service. However, to report concerns or possible problems, please contact Artemis Lifestyles and an inspector will be sent to visually inspect the property and take corrective action, as necessary.

Lawn and Landscape Maintenance

The maintenance of all lawns and landscapes is the responsibility of the Association, including all chemical and fertility services, annual mulching, and irrigation inspections and repairs. You need not do anything to commence this service. However, to report concerns or possible problems, please contact Artemis Lifestyles and an inspector will be sent to visually inspect the property and take corrective action, as necessary.

Utilities

Electric



407-629-1010

Electric power is provided exclusively by Duke Energy and is individually metered in all cases. We suggest that you do this at your first opportunity and request that service be initiated on your closing date. The connection of electric and maintenance of temperature inside your unit is critical. Failure to maintain proper temperature within the unit will create an environment conducive to the growth of toxic molds and other organic substances which will severely damage your unit. You may be asked by Duke Energy to provide your name, ownership information, service address, mailing address, and home and work phone numbers. You will be assessed a one-time connection charge and, depending on your credit history, may be asked for a refundable deposit. You will also be able to set up automatic payments through their web site.

Water and Sewer



863-496-1770

Water and Sewer services at Spectrum+ are provided by Toho Water Authority and are included in the HOA automatically – activation is not required.

Natural Gas/Propane



407-425-4662

Natural gas is provided by TECO-Peoples Gas. We suggest that you contact them early and request new service on the date of your closing. A connection fee will be charged, and a deposit will likely be required. You will be asked to provide them with your name, address, and driver's license/passport number.

Waste Collection

Trash receptacles are located outside each building. The community offers daily valet trash pick-up service. Please ensure that all trash is properly bagged and stored inside one of the buildings bins. To report concerns, please contact Artemis Lifestyles at 407-705-2190 ext. 204/245/246.