



WELCOME TO CELEBRATION

CELEBRATION TOWN HALL
851 CELEBRATION AVENUE

407-566-1200

WWW.CELEBRATION.FL.US





WELCOME TO THE NEIGHBORHOOD

Welcome, welcome, welcome!

We are so pleased you have decided to join us in Celebration! While Celebration is well established, we continue to expand upon our five pillars of Community, Education, Health, Technology and Place. We have numerous offerings with recreation and social events and continue to identify ways to enhance the quality of life for our residents of all ages.

Helping to guide our community – for you as a homeowner – is the Celebration Residential Owners Association (CROA). CROA is one of several leadership groups in Celebration with which you will become acquainted. CROA's goal, as a homeowners association, is to protect and maintain property values by promoting an enjoyable, safe and community oriented neighborhood. Our Board of Directors, our committees, and our engaged residents – all volunteers – strive to maintain the first-class standards and services that appeal to all types of families.

When you closed on your property, you should have received most of CROA's important information. These materials – and much more – are readily available on our official community website at www.celebration.fl.us. We encourage you to review these materials periodically – they are designed to maintain the quality lives and settings that we cherish. With the website and with other regular publications and notices (such as the Celebration News and the Friday Flash), you will find community information, upcoming events, rules and regulations, architectural request forms, pictures from recent events, links to other community groups and services and so much more.

Most important, we hope you will become engaged in Celebration – come to some of our many events, join an interest club or organization, volunteer for a committee, attend a meeting (or view it online), join the community patrol, or offer a suggestion or opinion. Also, please sign up for the Friday Flash (our weekly email newsletter) and stay up-to-date with your new community!

To manage our community, the Board of Directors has hired a management company, CCMC. These employees are the “faces” you see throughout much of our community and at the Town Hall Building located at 851 Celebration Avenue. They can be reached on site weekdays (9 a.m. – 5:30 p.m.) and at 407-566-1200, or at town.hall@celebrationtownhall.com.

We're glad you're here!





What is a Community Association?

“A group of owners who wish to provide a communal basis for preserving, maintaining, and enhancing their homes and property.”



Who manages your community?

CCMC

CCMC is revolutionizing community association management by taking care of business and taking care of people. You see, too many people think that community association management is a paper business. That it's all about reports, letters of compliance and legal notices. At CCMC, our unique brand of community management is about human connectivity. We're the company that brings people and neighborhoods together. Serving people first. Challenging leaders to be their best. And infusing life with fun. No matter where you live, or how much money you make, you should have the chance to live in a place that feels like home. CCMC is making that possible.

For more than 42 years, the team at CCMC has been defining what it means to manage community associations the right way. Today, our company serves some of the nation's most successful master-planned communities including Celebration, Florida; Daybreak, Utah; and Grayhawk, Arizona.

Contact Information:

Celebration Town Hall
851 Celebration Ave.
Celebration, FL 34747

P: 407-566-1200
F: 407-566-1210

www.celebration.fl.us

town.hall@celebrationtownhall.com

Hours of Operation:

9 a.m. - 5:30 p.m., M-F ● 10 a.m. - 5 p.m., Sat.

Town Hall

Celebration Town Hall houses the offices and personnel responsible for the Celebration Residential Owners Association, Celebration Nonresidential Owners Association and the Celebration Joint Committee. Together, these organizations regulate property use and provide maintenance and operation for a number of common facilities, including landscaping, parks and playgrounds.

Among the roles of Town Hall within our Celebration community,

- Serves as a clearing house for resident issues.
- Provide community information and coordination among the community associations, Development Districts and The Celebration Company.
- Community services such as recreational programs and program registration, special events, common area maintenance, community meetings, newsletters, administration of community covenants, conditions and restrictions, administration of architectural review process, regulate property use, trash collection, architectural review requests, pool passes, community network passwords, information by phone or in person, coordinating security/community service representatives and public law enforcement officers.

Town Hall is comprised of the following departments: administration, lifestyle/events, parks and recreation, communications, community standards, maintenance and accounts receivable.



CROA Board of Directors

Per the By-Laws, the Board of Directors, Celebration Residential Owners Association, Inc., is comprised of seven (7) owners who serve two-year staggered terms. Board members may serve two consecutive terms. The Board is required and has the fiduciary responsibility to preserve, protect and enhance the value of the association’s assets as it makes decisions, establishes policies, enforces the governing documents and builds community.

Diana Vassallo
President
Term Ends 2023

Brian Kensil
Vice President
Term Ends 2023

Cindy Swisher
Treasurer
Term Ends 2024

Kevin Kirby
Secretary
Term Ends 2022

Celia McFadden
Director
Term Ends 2022

Jackson Mumey
Director
Term Ends 2024

Town Hall Staff

Administration

Executive Director: Neil Bresnahan, MBA, MSOL, PCAM
Community Manager: Suzanna McLeod, CMCA

Administrative Services

Business Office Administrator : Amie Guswiler
Business Office Administrator : Kayli Curda
Customer Solutions Representative: Amanda Cintron
Customer Solutions Representative: TBA

Information Technology

Information Technology Manager: Patrick Dumé

Community Standards

Community Standard Manager: Jessica Bonilla
Architectural Review Coordinator: Ming Puffenbarger
Community Standards Assistant: Ksenia Matos
Community Standards Inspector: Omayra Velez-Soto
Community Standards Inspector: Rich Augustin

Service Areas

Service Area Manager: Tim Prescott
Service Area Coordinator: TBA

Communications & Lifestyle

Communications & Lifestyle Director: J.R. Rupp
Lifestyle Manager: Amber Whittaker

Parks & Recreation

Parks & Recreation Manager: Niki Patten
Recreation Coordinator: danny Mann, Jr.
Field Complex Coordinator: Caitlin Scheuerman
Recreation & Facilities Specialist: Pete Colon

Maintenance

Operations Manager: Mike Henry
Lead Maintenance : Lonnie Williams
Senior Maintenance: Juan Rivera,





ABOUT CELEBRATION / OSCEOLA COUNTY

About Celebration

Celebration has successfully combined education, health, community, technology and architecture into a community with a strong sense of self. World-renowned architects designed Celebration to be a new and exciting place to live, work and play.

Celebration Village, West Village and Lake Evalyn were Celebration's first phase of development, with a total of approximately 500 home sites, including 76 townhomes, and nearly 700 condominiums. The second phase of residential development was North Village, with more than 300 homes sites and 300 condominiums, followed by South Village with over 600 home sites and townhomes and nearly 500 condominiums. Phase four was East Village and Aquila Reserve with a combined 500 homes and townhomes and 70 condominiums.

Artisan Park is a 160-acre village built by St. Joe Company and contains more than 600 homes and condominiums. The addition of residences at Spring Lake, along with the accompanying amenity center, has enabled the community to grow, yet still keep that small town feel. Also, the recent additions of Emerson and Avia along Celebration Boulevard provide yet another residential option. The architecture blends traditional, southeastern exteriors with floor plans and interiors that are designed for modern lifestyles and tastes. Homes, most with welcoming front porches, encourage activity in the front yard. Most residences have rear access to the garage by means of a service alley. Community and architectural guidelines were developed by Urban Design Associates, in conjunction with Robert A.M. Stern Architects and Cooper.



In the early 1990s, the Disney Development Company (DDC) established the Celebration Company to spearhead its development within approximately 4,900 acres of land in the southern portion of the Reedy Creek Improvement District. Total investment for the project is estimated at US \$2.5 billion. The master plan was developed by Cooper, Robertson & Partners and Robert A. M. Stern, and the extensive landscape, parks, trails and pathways were designed by the San Francisco firm EDAW (now AECOM). Celebration is planned in an early 20th-century architectural style and is not zoned for high-density residences. Celebration was named the "New Community of the Year" in 2001 by the Urban Land Institute.

The first phase of residential development occurred in the summer of 1996 with Celebration Village, West Village and Lake Evalyn; this was followed by the North Village, South Village, East Village and Aquila Reserve and the final Artisan Park phases. Disney CEO Michael Eisner took an especially keen interest in the development of the new town in the early days, encouraging the executives at Disney Development Company to "make history" and develop a town worthy of the Disney brand and legacy that extended to Walt Disney's vision of an Experimental Prototype Community of Tomorrow (EPCOT). DDC executives collaborated extensively with leaders in education, health and technology in addition to planners and architects to create the vision and operating policies for the town.

About Osceola County

Osceola County was created in 1887. Osceola County is a 1,506 square mile area that serves as the south/central boundary of the Central Florida Region and the Greater Metropolitan Area. The City of Kissimmee, the County Seat, is 18 miles due south of Orlando. Osceola's only other incorporated City, St. Cloud, is nine miles east of Kissimmee, and approximately 45 miles west of the City of Melbourne on the Atlantic Coast. Osceola County is a 1,506 square mile area that serves as the south/central boundary of the Central Florida greater metropolitan area. For more information, please visit: www.osceola.org.



The Celebration Community was formed with the concept of building a better place and a better way to live. In order to draft a blueprint for fulfilling such a vision and oversee its creation, the Walt Disney Company founded The Celebration Company. Utilizing the combined experience of a specialized group of world-renowned city and social planners, as well as the best architects of our time, The Celebration Company conceived five principles that would guide every aspect of the community's creation. Those five guiding principles known as the Celebration Cornerstones, consist of...

Sense of Community

More than anything else, what the residents of Celebration have in common is a shared vision for what life could be, with the ability to become as personally involved as they want in making it happen. This leads to a deep level of interaction between friends and neighbors that provides the very heartbeat of the community. Whether in public spaces, at community events, Town Meetings or simply on a neighbor's front porch, you'll find an unmistakable sense of community and feeling of togetherness throughout Celebration. The memories and bonds of friendship that result are the glue that holds Celebration together, ensuring a bright, long-lasting future.

Sense of Place

All people have a universal need for stimulating experiences and social interaction. Providing a variety of unique "places" throughout Celebration, where this type of activity would continually occur, was an important Cornerstone behind its creation. "Places" take on many forms at Celebration. A comprehensive master plan provides the foundation for place-making throughout town. Signature buildings designed in some of the world's greatest architectural styles provide timeless character to residential neighborhoods.

Focus on Technology

From the beginning, Celebration has embraced technology as an essential means of connecting people. Today, every resident has access to a Celebration email address and an electronic identification card. To accommodate future advancements, Celebration is prepared to evolve with technology as it changes, helping to ensure that technology will continue to do exactly what it is intended, to bring people together.

Focus on Education

Celebration has placed education at the heart of its vision in the belief that lifelong learning provides an essential key to higher quality life. In 1995 education began at The Learning Academy, a public education system recognized by the Florida Department of Education with a 2000-2001 Five Star School Award.

Currently educational opportunities include KinderCare, a Montessori School, Stetson University Center at Celebration, Celebration K-8 and Celebration High School.

Focus on Health

Good health is the key to a good life. So, at Celebration, the Cornerstone of Health focuses first on prevention and caring for the whole person – mind, body and spirit. Numerous amenities, parks, and trails encourage people to get out and stay active. A state-of-the-art AdventHealth facility and comprehensive Fitness Centre located within the community further support Celebration's commitment to health and well-being.



COMMUNITY ORGANIZATIONS

CROA - CELEBRATION RESIDENTIAL OWNERS ASSOCIATION

407-566-1200 • town.hall@celebrationtownhall.com

www.celebration.fl.us

Governed by a seven-member Board of Directors, the Association is responsible for maintaining, enhancing, protecting and preserving the common areas and recreational facilities. CROA also provides for the operation, care, upkeep and maintenance of the contracts for the repair, additions or improvements to the areas of common responsibility.

CNOA - CELEBRATION NON_RESIDENTIAL OWNERS ASSOCIATION

407-566-1200 • standards@celebrationtownhall.com

www.celebration.fl.us

This organization is comprised of all commercial land owners within Celebration. Governed by a five-member Board of Directors, there are currently three declarant members and two placed landowners. This Association is responsible for preserving, protecting and enhancing the non-residential areas of the community and the value of the community.

CJC - CELEBRATION JOINT COMMITTEE

407-566-1200 • town.hall@celebrationtownhall.com

www.celebration.fl.us

This administrative Committee is comprised of representatives from both the CROA and CNOA boards. The Committee administered services that are used jointly by both CROA and CNOA, such as management, communications, accounting and security. Currently, the make-up of the Committee is five spots of which CROA holds two seats.

CCS - CELEBRATION COMMUNITY SERVICES

407-566-1200 • town.hall@celebrationtownhall.com

www.celebration.fl.us

A 501 (c) 4 corporation whose purpose is to provide community events for Celebration residents and the greater community and to enhance a wide variety of community outreach programs, publications and community communication tools. The Board of Directors shall consist of seven (7) Members. Those members being the members of the Board of Directors for the Celebration Residential Owners Association, Inc. as they may change from time to time.

CCDD - CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

407-566-1935 • admin@celebrationcdd.org

www.celebrationcdd.org

A five-member Board of Supervisors, who were elected by registered voters in the Celebration Community Development District, governs this District. This unit of special-purpose government is authorized to provide certain infrastructure improvements. Services include maintenance of roadway lights, street sweeping, common area landscaping, maintenance of street trees and turf, alleyways, public parks and trails, aquatic weed and mosquito control. The Celebration CDD also maintains the lakes, storm water retention areas and drainage system within Celebration.

ECDD - ENTERPRISE COMMUNITY DEVELOPMENT DISTRICT

407-566-4132 • admin@enterprisecdd.org

www.enterprisecdd.org

Governed by a five-member Board of Supervisors, this unit of special purpose government is authorized to provide certain infrastructure improvements including potable water, reclaimed water and sewer utilities as well as maintenance of roadway lights, street sweeping, common area landscaping, maintenance of street trees and turf, aquatic weed and mosquito control.

TCC - THE CELEBRATION COMPANY

407-566-4020

A subsidiary of The Walt Disney Company, The Celebration Company designed, developed and marketed the community of Celebration. Working with internationally acclaimed architects, TCC developed a wide range of residential and commercial offerings, managed the Celebration Residential Owners Association and Town Center area until 2004, and worked to create a real and innovative community.

CCMC

407-562-1138 (Eastern Division Office)

480-921-7500 (Corporate Headquarters)

www.ccmcnet.com

CCMC is the managing agent for the Celebration Joint Committee, Celebration Residential Owners Association, Celebration Non-residential Owners Association. They were hired by the CJC to handle, on behalf of CROA, CNOA and the CJC Boards, the administration, operation and maintenance of Celebration. CCMC works at the direction of the Board of Directors.

TOWN CENTER/LEXIN

407-566-4007 • info@celebrationtowncenter.com

www.celebrationtowncenter.com

Lexin Capital is a private investment company that serves a global client base and makes direct investments in real estate. Celebration's downtown is a traditional retail and business district modeled after those found in small American towns. Retail shops, restaurants, a town hall, post office, and offices are among the downtown businesses. Many of these buildings are situated along a wide promenade circling a lake.

CELEBRATION FOUNDATION

407-566-1234 • staff@celebrationfoundation.org

celebrationfoundation.org

STOP IN FOR YOUR:

- Community Directory · Memorial Garden
- Foundation Scholarships · Concert Series Information & Tickets
- Information on WINGS, New Urbanism and Campus Express
- Thriving In Place Information and Membership





Celebration History

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ID Cards / Guest Policies



As a resident of good standing in Celebration, you are entitled to attend community events, activities and utilize parks, pools and playgrounds. Many areas have a security access gate that requires scanning of your Celebration ID card.

The ID cards are non-transferable and have your photo printed on them. ID cards may be obtained at Town Hall. All residents, 12 and older, are able to get an ID card with an embedded chip that allows access to the pools. Residents under 12 years of age can obtain a card that has their photo on it without the embedded chip. All children under 12 years of age need an adult to accompany them during any pool visits.

If you are a tenant in Celebration, a lease is required in order to obtain an ID. Your card’s expiration date is the end date of your lease.

If you have a houseguest staying with you, they may obtain a guest pass for up to 30 days. As an Owner, you can authorize four guest pass occurrences per year. You may take a guest to the pool with you at any time. An ID card in the possession of someone other than the person in the photo will be confiscated.

A resident with a valid CROA ID may bring no more than four non resident guests outside of their immediate family on any given occasion unless under a scheduled event, private party, etc. The ID holder must remain with the guest(s) at all times. In order to avoid conflicts or disappointments, please contact Town Hall if you are having a party in one of the parks or playgrounds.

Vehicles parking at Lakeside Park are required to have a Celebration sticker. These decals are free and can be obtained at Town Hall.



LIFE IN CELEBRATION / COMMUNITY STANDARDS

Lifestyle / Parks & Recreation

Celebration hosts many exciting events throughout the year, as well as a diverse offering of recreational programming and activities. Our Lifestyle and Parks & Recreation departments are responsible for planning, promoting and executing a robust annual calendar of activities, classes, sports, health programs, group fitness, and special events. Whether it's information about participating in a sports league, joining a civic group, renting a meeting room or facility or learning about our events calendar, we've got you covered.

If the water is your thing, be sure to check out our extensive aquatic offerings, with lessons available for everyone from preschool to adult.

We haven't forgotten about our furry friends, who have their park to enjoy, Celebration Unleashed. As a reminder the dog park is a resident amenity. Residents who wish to utilize the facility must register prior to their first visit. Any resident who wishes to bring a guest and their canine must also register the visiting dog as well prior to any visitation.

The community's newest amenity, located just beyond the dog park on Campus Street in the civic corridor, consists of a pair of natural turf fields and one synthetic turf field that is lined for soccer and lacrosse and proudly features the Celebration logo at midfield. In addition, the complex also boasts a walking path, pavilion, concession stands and meeting rooms.

For a complete list of events, as well as recreational and program offerings, including the ability to reserve one of our facilities, please visit www.celebration.fl.us or contact Town Hall at 407-566-1200.



A Note from the Community Standards Department

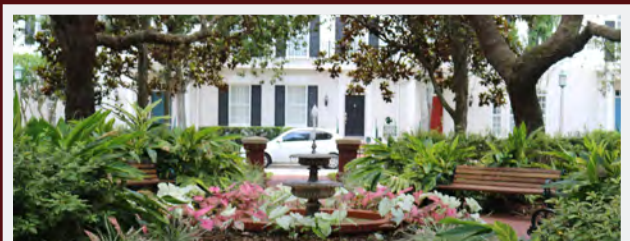
Two of the many reasons new Owners move to Celebration are the unique beauty and high property values our community has. It is the mission of the Community Standards Department to maintain these high standards for all Residents. Moving is a busy time, and schedules are often too hectic to include a reading of the complete charter containing all the covenants and restrictions. With that in mind, we have enclosed Exhibit "C" Rules for your use and reference. This is a great summary of the most important rules new Owners should be aware of when they come to Celebration.

In addition, we realize that as you settle into your new home and take a look around, you may want to make changes to your house and property, whether it be a new exterior color or even just new hardware on your front door. Please note that all exterior changes must receive ARC approval before work begins. By obtaining approval first, possible loss of time and money can be avoided for work that might not be approved. All applications for changes can be found on our website.

We want to help you transition into your new home here in Celebration without the stress of worrying over what steps to take as you plan improvements to your property and home. Please contact us at Town Hall and schedule an appointment to meet with one of our team members to discuss any questions you have, your future plans and how to accomplish them.

We are here to help make your future brighter!

Contact us at:
compliance@celebrationtownhall.com
arc@celebrationtownhall.com





RESIDENT AMENITIES

A Celebration ID card issued by Celebration Residential Owners Association Celebration (CROA) is required for use of these amenities unless a private rental agreement with CROA has been executed through Town Hall. Resident amenities include:

North Village

64,000 gallon pool (handicap accessible), large lounge Deck, 400 square foot meeting room, restroom facilities (handicap accessible) 1800 square foot pavilion, synthetic turf playground (ages 5-12), synthetic turf playground (ages 2-5), Two sand volleyball courts, 3 Bermuda practice fields

Civic Cooridor

Celebration Unleashed Dog Park, athletic & recreation Complex (two natural grass field, one synthetic turf field, pavilion, meeting room, concession stand)

East Village

47,000 gallon lounge pool, sun deck, synthetic turf playground (ages 2-5), Bermuda event lawn, regulation size Bermuda field good for soccer, softball and lacrosse), 400 square foot pavilion w/picnic tables, multi-use field and pavilion - surrounded by Oak Shadows Rd., Oak Pond Dr. and Indigo Dr. Indigo Dr. north of Oak Pond Dr., two picnic tables, water source



Artisan Park

Large amphitheater & stage, Bocce Ball court, large Bermuda activity lawn

Artisan Park Clubhouse (Service Area Residents Only)

Fitness center, pavilion, pool, summer kitchen, restaurant, bar

Celebration offers an online registration portal 24-hours a day, seven days a week. You can use this system to register yourself and family members for upcoming events and programs or to reserve facilities. Visit celebrationparksandrec.com to get started.

Celebration Village

25 meter Geo-Thermal salt pool (handicap accessible), wading pool, 700 square foot meeting room, service kitchen, event stage with Great Lawn, six picnic pavilions w/BBQ grills, lighted basketball court, five lighted tennis courts, two Pétanque courts, playground (ages 2-5), playground (ages 5-12)

Longmeadow Park

Large Bermuda activity lawn, 400 square foot Pergola, synthetic turf playground (ages 2-12), ample seating areas throughout

South Village

Newly renovated Heritage Hall, large service kitchen, 1600 square foot meeting hall, handicap accessible restroom facilities, pool facility w/renovated restrooms
25 meter Geo-Thermal salt pool (handicap accessible), wading pool, large sun deck, large Bermuda event lawn
Bermuda sports field, synthetic turf playground (ages 2-5 & 5-12), walking trails

West Village

Town Hall facility, CROA Town Hall staff offices, 3500 square feet of meeting space, 2000 square foot activity room, catering kitchen, two conference rooms, reception hall

Roseville Corner

Memorial Garden - a quiet memorial park sponsored by the Celebration Foundation (1252 Celebration Avenue)





RESIDENT AMENITIES

Celebration Parks and Recreation Aquatics offers a variety of swim programs and lessons for the convenience of residents. Class sizes are limited and pre-registration is required. For more information or questions please contact the Aquatics Department, 407-566-1200 or email, aquatics@celebrationtownhall.com.

Park Hours

Passive Parks: dawn to dusk
East & North Village Playgrounds: dawn to dusk
Dog Park: dawn to dusk
Lakeside Basketball 7 a.m.-10:30 p.m.
Tennis Courts: 7 a.m.-11 p.m.
Spring Lake Fitness: 6 a.m.-10 p.m.

Pool Hours

May 1 - Labor Day

Lakeside Pool
6:30 a.m. - 10 p.m.
All other pools except Spring Lake
7 a.m.-10 p.m.

Spring Lake
Opens 1/2 hour after sunrise
Closes 1/2 hour prior to sunset

*All hours are subject to change without notice.
A valid CROA ID card is required for access.*



Pool Hours Labor Day - April 30

All Pools except Spring Lake
7 a.m.-8 p.m.

Spring Lake
Opens 1/2 hour after sunrise
Closes 1/2 hour prior to sunset

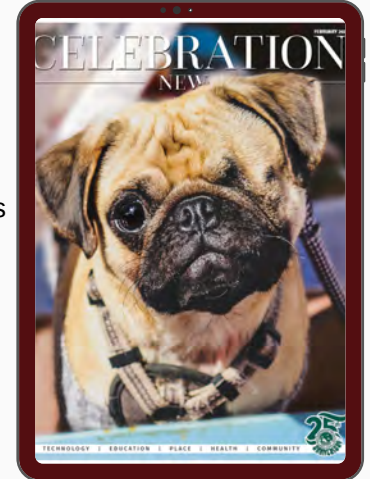




Town Hall is home to an extensive communications department that is responsible for a number of initiatives, such as communicating information to residents, the branding and style of Celebration and marketing the community to outside entities. Below are some of the communication tools used by Town Hall to interact with and keep our residents informed.

Celebration News

The Celebration News is the official monthly newsletter for the community. This first-class, full color, glossy magazine is mailed to all residents and property owners and also distributed for free throughout the community. This publication contains civic and service group announcements and photos, articles about residents, a monthly calendar of events and much more. Each edition begins production approximately one month in advance, so if you have an article, photo, submission or would like to purchase advertising, please keep that timeline in mind. You can submit your information and ideas by emailing us at: celebration.news@celebrationtownhall.com.



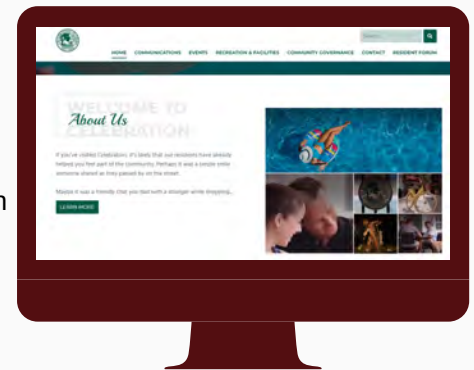
Friday Flash Email

Each and every Friday Town Hall sends out its weekly electronic newsletter to all residents who have opted in to this communication. This weekly communication allows our residents to stay informed on the latest happenings around town including events, meetings, special notices and programming.



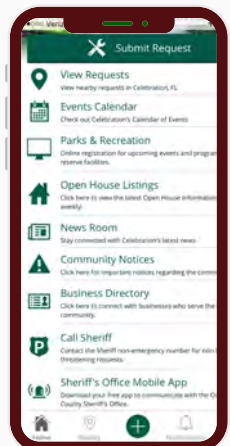
Front Porch

This online hub for resident communications houses information on the community, including: events, recreation, online calendar, important association documents, video gallery of CROA Board of Director meetings, business directory and resident forums. Visit www.celebration.fl.us for access to all information. To register for your Front Porch account, visit Town Hall at 851 Celebration Ave. or call us at 407-566-1200.



CeleService

The CeleService application allows users to submit issues quickly and efficiently, communicate directly with parties handling submitted requests, stay in the loop on breaking news important to the community via push notifications, access the community calendar and get answers to frequently asked questions. Choose the appropriate icon below to download the free CeleService app today.



Social Media

We are connected! Stay up to date on the latest happenings, events and announcements through our social media channels. The community's official sources!

- **Facebook:** @CelebrationTownHall
- **Twitter:** @CelebrationTH
- **Instagram:** CelebrationTH





QUESTIONS & ANSWERS

Town Hall

Q: What are the hours of Town Hall?

A: 9 a.m. – 5:30 p.m., Monday – Friday & 10 a.m. - 5 p.m. on Saturdays.

Q: Where do I get my photo ID?

A: Town Hall during normal business hours.

Q: Where can I get forms for photo ID'S, ARC and other homeowner needs?

A: You can access these forms by visiting the front porch, www.celebration.fl.us

Q: I have a tree that needs to be trimmed, who does that?

A: If it's in the easement it would be the CCDD, as they will trim the tree facing the road side to ensure safety guidelines are followed. If it's in the home's yard, it is the owner's responsibility. You can also put the request in via your CeleService app.

Q: I have a street light out, who do I call?

A: The CCDD at 407-566-1935. You can also put the request in via your CeleService app.

Q: Where do I get a condo parking sticker or report that something is wrong with my condo?

A: Your condo management company.

Q: Where can I make my HOA payments?

A: You can mail them, pay them at Town Hall (851 Celebration Avenue), or pay online at www.ccmcnet.com.

Q: I have a maintenance question, but am unsure who to contact?

A: You can always submit your request through the CeleService app. Once the request is submitted, it will be directed to the appropriate department and you will receive status updates regarding the request until the issue is resolved.



Communications

Q: Where can I find information about Celebration events, news and homeowner notices?

A: The Front Porch (www.celebration.fl.us), The Celebration News, the Friday Flash and throughout social media platforms.

Q: When is the Celebration News delivered?

A: It is delivered on the beginning of every month to each home in Celebration. In addition, you can find it in magazine racks throughout the community and on the Celebration website.

Architectural Review Committee (ARC)

Q: What types of projects require prior approval from the ARC?

A: Any change on the exterior of the property requires approval. For example, painting the home, changing landscaping, replacing the mailbox, altering house numbers, any change to fencing (including adding or removing). It is better to obtain written approval – even for very minor projects – than find later the changes were not approved and have become a violation of the Covenants.

Q: How can I determine possible paint colors for my home or the types of plants suitable for my yard?

A: The ARC has created many simple information packets which answer these questions and many others. Topics available include exterior painting, flags and flagpoles, fencing, landscaping, swimming pools, etc. Additional topics are added as the needs of Celebration owners change.

Q: Where can I obtain documents such as the Celebration Community Charter, ARC Meeting Schedule, or Design Guidelines for a specific topic?

A: Use whichever is most convenient for you:

- Celebration website
- Town Hall (851 Celebration Avenue)
- Email – request information from the Architectural Review Coordinator: ARC@celebrationtownhall.com



QUESTIONS & ANSWERS

Finance

Q: When are Celebration Residential Owners Association (CROA) assessments due?

A: Assessments are due on the first of each calendar quarter: January, April, July and October 1. Payments are considered late if the payment is not posted to the account by the last business day of the month that it is due.

Q: What does my CROA assessment pay for?

A: Your CROA payment maintains all of the common areas that we all share equally such as the community pools, parks, landscaping, facility maintenance, etc.



Community Services

Q: Who do I call if I have an irrigation issue?

A: Celebration Community Development District, 407-566-1935.

Q: I have a water leak at my meter, who do I call?

A: Enterprise Community Development District, 407-566-4132.

Q: Who takes care of the roads and street lights?

A: Celebration Community Development District, 407-566-1935.

Lifestyle, Events & Recreation

Q: What events does the Association plan in Celebration?

A: July 4 parade & community celebration, Falltober Fest, Founders Day, Holiday Fest, Father-Daughter Dance, Posh Pooch, Holiday Concert, Food Truck Fridays, movie nights, outdoor concerts and a whole lot more. For the most up to date information, click on the Events tab on the Celebration website or check out our offerings in the Celebration News.

Q: What recreational programs or classes are offered in Celebration?

A: Dance, gymnastics, tennis, ballroom dancing, cardio dancing, flag football, Little League Baseball, soccer, swimming, Bridge, Maj Jong and many more. To learn about our extensive list of recreational activities please visit www.celebration.fl.us or refer to the recreation section in the Celebration News. You can also call our Parks & Recreation Department at 407-566-1200 or feel free to stop by Town Hall.

Q: Can I register for any programs or events online?

A: Yes. Visit celebrationparksandrec.com, set-up an account and you're all set. Register for select recreation programs, sign up for events or reserve facilities.

Q: Are the pools heated?

A: The pool at Lakeside is heated in the cooler months. Spring Park, Spring Lake, East Village and North Village pools do not have heaters.



IMPORTANT PHONE NUMBERS

Town Hall (851 Celebration Ave.)	.407-566-1200
CCDD (Streets, Street Trees, Street Lights, etc.)	.407-566-1935
ECDD (Water)	.407-566-4132
Duke Energy (Electric)	.407-629-1010
Comcast (Cable & Internet)	.407-566-2100
Smart City (Phone & Internet)	.407-828-6700
Osceola County Sheriff Dept. (Non Emergency)	.407-348-2222
(Emergency)	.911
Florida Highway Patrol (Non-Injury Accidents)	.407-737-2200
Fire Department	.407-566-2027
Admin Office	.407-343-7000
Emergency	.911
Post Office	800-ASK-USPS
Animal Control	.407-892-5292
Celebration High School	.321-939-6600
Celebration School (K-8)	.407-566-2300
Property Appraiser (Homestead Exemptions)	.407-742-5000
Supervisor of Elections	.407-343-3900
Clerk of the Courts	.407-742-3500
Tax Collector's Office (Driver's License office and Tag Renewal)	.407-742-4000
West Osceola Branch Library	.407-742-8888
Celebration Sanitation (Trash Pick-Up/Recycling)	.321-939-1805





CONDOMINIUM MANAGEMENT COMPANIES

Artisan Club Condominiums

Denise Anderson Bowdré
Self-managed
manager@artisanclubcondo.com
Phone: 407-566-4752

Carlyle Residences at Celebration

Valerie Velazquez
Access Management
carlyle@accessdifference.com
Phone: 407-480-4200

Carlyle Residences South at Celebration

Phyllis Leone
Sentry Management
pleone@sentrymgt.com
Phone: 407-846-6323 x 55006
After Hours Contact: 800-932-6636
Fax: 407-864-0301

Georgetown at Celebration

Dennis Tenniswood
Self-Managed
manager@georgetownatcelebration.com
Phone: 321-939-0719
After Hours Contact: 407-992-7465

Mirasol at Celebration

Nubia Thomas, LCAM
GrandManors
mirasol@ciramail.com
Phone: 407-566-0551
Fax: 407-566-0550

Siena at Celebration

Jose Ruiz, LCAM
First Service Residential
jose.ruiz2@fsresidential.com
Phone: 321-939-2306
Fax: 321-939-2273

Spring Park Terraces

Deborah Mafra, LCAM
Aegis Community Management Solutions, Inc.
jdmafra@aegiscms.com
Phone: 863-256-5052 x224
Fax: 863-256-5059

Terraces at Celebration

Orlando Alvarado
Associa Community Management Professionals, Inc.
oalavarado@community-mgmt.com
Phone: 407-455-5919
Fax: 407-903-9234

Terraces at East Village

Hector Cruz Romero
Sentry Management
hacruz@sentrymgr.com
Phone: 407-788-6700 x5115
After Hours Contact: 800-932-6636
Fax: 407-788-7488

Towncenter Condominiums

Cookie Kelly, LCAM
Self-Managed
towncentercondos.manager@gmail.com
Phone: 407-301-0816

Waterstreet at Celebration

Frank Bochicchio
Leland Management
fbochicchio@lelandmanagement.com
Phone: 321-939-2021
After Hours Contact: 800-514-5770
Fax: 321-939-2677





TRASH AND IRRIGATION

Trash Schedule

Trash needs to be within 4 feet of the alley or curb before 7 a.m. on the scheduled day. Recycle bins are to be kept in your garage except on the scheduled trash day. Call Celebration Sanitation Services (trash) at 321-939-1805 to arrange for bulk pickup or for more information on trash totes and recycle bins. Thank you for your continued cooperation!

Trash Pick-Up

Mondays & Thursdays

North Village, Celebration Village, Lake Evalyn, West Village and parts of East Village

Tuesdays & Fridays

Aquila Reserve, parts of East Village, Artisan Park, South Village and Spring Lake

Recycle Day

Wednesday for all villages

1. Glass (bottles and jars only)
 2. Aluminum cans (no scrap metal or foil type material)
 3. Bi metal cans (soup, vegetable cans and alike)
 4. Clean cardboard (no take out or delivery pizza boxes)
 5. Loose, sorted paper. (No napkins or paper towels)
 6. Plastic bottles and containers # 1,2,4,5 only.
- Please, no plastic bags of any kind and please discard all screw caps and lids

Yard Waste Day

Wednesday for all villages

Yard waste is no longer accepted in any type of plastic bags. Place waste in up to four (4) 32 gallon containers that are clearly marked "Yard Waste" stenciled on both sides, in paper yard waste bags, or you can use your regular totter as well, just leave the lid open on Wednesday's. If yard waste is not disposed of properly, it will not get collected.

For more information about Celebration Sanitation Services, or to arrange for a bulk pick up, please call 321-939-1805.

Irrigation Schedule

ZONE 1:

Day 1: Monday 4 p.m. to Tuesday 10 a.m.

Day 2: Thursday 4 p.m. to Friday 10 a.m.

Celebration Village and Downtown, West Village, Lake Evalyn, North Village, Water Tower Place

ZONE 2:

Day 1: Tuesday 4 p.m. to Wednesday 10 a.m.

Day 2: Friday 4 p.m. to Saturday 10 a.m.

Celebration Place, Celebration Boulevard from Campus Street to the high school (includes Emerson, Spring Lake, and other areas along Celebration Boulevard in South Village), South Village, Roseville Corner, East Village, Aquila Reserve

ZONE 3:

Day 1: Wednesday 4 p.m. to Thursday 10 a.m.

Day 2: Saturday 4 p.m. to Sunday 10 a.m.

- Artisan Park

