

The Spring Run



AUGUST 2016

OUR 45TH YEAR OF PUBLICATION

VOLUME 45, ISSUE 08

At Home... With Nature!



Photo Courtesy of David Forthuber

A MESSAGE FROM THE BOARD PRESIDENT & MANAGER

Hello Again Neighbors!

It's that wonderful moment you await every month – "the Spring Run" newsletter – and a message from your board president and community manager. Right? That moment, somehow, comes around faster when you're writing it than reading it.

There is, actually, a lot to share this month as we mentally shrug off the sluggishness of a hot summer in preparation for all the activities of the fall and winter. Fall for us means looking ahead to the needs of the community for 2017. Even though it's nearly 5 months away, there are matters that we, and you, need to be thinking about if we're going to address them in 2017, 2018, 2019. You can hardly be an owner or resident in "the Springs" for the last several years without being aware of the pretty significant physical transformation of our community.

*"There are matters
that we, and you,
need to be thinking
about."*

Five years ago we had a decrepit, gray fence and an unruly mass of decaying vegetation surrounding our beautiful green interior and spring. Today, we have a colorful, inviting, natural blend of trees and shrubs, stone and wood to remind passers-by that the upscale community, which in 1975 heralded an up and coming Seminole County, is still as remarkable as ever. And they're not all just passing by. In 2011, only forty-two buyers invested in our community.

By 2013, fifty-four new home buyers chose to live in "the Springs;" in 2014, sixty-six buyers; in 2015, one hundred; and halfway through 2016, forty-eight.

And inside? Inside, we've repaved all of our roads, rebuilt the walls framing the spring, re-sodded the recreation area grounds, renewed the camellia and azalea gardens, trimmed the palms to an extent not seen in years, repaved the tennis courts, repainted the basketball court, the clubhouse, the spa buildings, and refreshed our entry boulevard with new native plantings. A new generator keeps the gatehouse running during our frequent electrical disturbances, a new HVAC system cools the clubhouse, new plumbing keeps the spas functioning and new cameras



SCA PROJECT SURVEY
Page 3 & 4

THE SPRINGS
COMMUNITY
AT HOME WITH
NATURE

SPRINGS RULES &
REGULATIONS NO. 12
RECREATION AREA RULES
Pages 5-6



allow our guards to better monitor more of our community.

Despite all of this renewal, we realize there's a good deal more that needs to be done. Inside you will find a list of things that owners have told the Board are important to them. The Board has ranked its 2017 priorities, but we want to hear from you about your priorities for 2017 and beyond. Inside, you'll also read in this month's minutes that the Board's review of the budget for 2017 has led them to call a special member's meeting on October 18. Maintaining all the value that has been added to our community requires additional funding. Adding to the value of the community will require even more. You will have the opportunity in October to choose which path you want "the Springs" to follow for the rest of this decade.

Wishing you a cool September...

Jerry Alexandrowicz

and

David Forthuber



The Springs community comes together for one of its treasured employees

Pictured above is board president Jerry Alexandrowicz with several members who gathered on Sunday, August 14 to raise funds for Joni Raines, the administrative assistant at the SCA Office. Joni, a 5 year employee, has been on medical leave and without an income since May so she can undergo treatment for an aggressive form of leukemia. About 200 residents attended and approximately \$7200 was raised. Many thanks to these generous members of the SCA, and to home owners Shep Griffith and Chris Culberson who spear-headed the fund-raiser, Thrivent Financial Services, which covered the cost of food and publicity so all funds could go to Joni, and to the many volunteers who assisted with the day's event.



WE ARE CURRENTLY ON DAYLIGHT SAVING TIME SCHEDULE

MARCH - NOVEMBER 2016
Below are the watering schedules:

DAYLIGHT SAVING TIME SCHEDULE

Thursday & Sunday - Even House #'s
Wednesday & Saturday - Odd House #'s

**NO WATERING BETWEEN
10 A.M. TO 4 P.M. ANY DAY**

A Key to Understanding The Project List in the Survey

- A. The RV lot has never been repaved or re-stripped. The edges are crumbling. Repaving would also allow for a slight expansion of the lot to enable vehicles to enter & exit more easily.**
- B. Parents complain that the sand is hot, kids get dirty, and debris that can jab them collects on it. They prefer a base like the ones in urban playgrounds.**
- C. The SCA fence on Markham Woods Rd. was taken down when the county reclaimed its right of way to extend the right turn lane. It must be replaced.**
- D. Pedestrians going up or down the two lanes to the clubhouse must jostle with a great deal of vehicle traffic. The wooded ellipse in the center could include a walkway to separate the two forms of traffic.**
- E. As you walk along the sidewalks on Springs Blvd take note of the many bare areas between the sidewalk & the Blvd covered by leaves. These areas used to have St. Augustine turf and the Blvd looked more attractive, less run-down.**
- F. The roadway bridge over the Little Wekiva has wobbly wooden rails that used to have some charm but now suggest lack of maintenance. Our insurance company also expressed concern that wouldn't halt a vehicle from plunging over. The Board has one \$50k proposal to put up metal railings.**
- G. The maintenance team paints & repaints our wooden signs, which differ to some extent from spot to spot. Some suggest it's time for something less rustic.**
- H. If you check it out you'll see the spa roofs are worn & mossy. Our insurance company noted it was last re-roofed in 1998 & may soon not be insurable.**
- I. Several local communities have a system that accepts visitor access requests from owners far more conveniently than our present system & generates passes from an automated printer & dispenses them at the gate. The SCA has a cumbersome system of communicating & hand-written passes.**
- J. Our gray trashcans everywhere look beat up & don't blend well with our natural look according to some. They hope they can be replaced.**
- K. On Wisteria Rd there's a conduit under the road (where red handrails are evident) that doesn't allow sufficient water flow during storm events. Replacing it will diminish the flooding of adjacent lots.**
- L. If you check the area where the pebble sidewalk meets the brick sidewalk on the clubhouse lawn you'll notice erosion. The Steps Project would eliminate the erosion thru terracing, open the spring to visibility by replacing the upper stone wall with see-thru railing, and create handsome low terrace walls with under-ledge lighting.**
- M. Sunlight affects the ability of the barcode reader to read your vehicle decal as you pass its present location. Shifting it to the driver side will eliminate "bad reads." It also allows the SCA to stop purchasing bird decals in favor of adding a symbol to the barcode decal recognizable by the guards.**
- N. The aged Mexican floor tiles in the clubhouse may have some charm but they are difficult to keep polished & attractive. They also present an uneven floor for tables & dancing or walking if one is affected by physical problems or alcohol.**

“Do you think the Board would do this for the Springs?”

The list below reflects requests that have been made to the Board or the Manager over several years. Please show us which projects you are most concerned to undertake by noting how soon you hope to see it accomplished. You can print & return this to the SCA Business office at

springsmanager@thespringsconnection.com.

Items starred with an asterisk are Board priorities for 2017.

- | | |
|---|--|
| A. Repaving the RV facility | ___ 2017 ___ 2018 ___ 2019 ___ 2020 ___ 2050 |
| B. New play base for the tot lot | ___ 2017 ___ 2018 ___ 2019 ___ 2020 ___ 2050 |
| C. Markham Wds Rd fence/gate* | ___ 2017 ___ 2018 ___ 2019 ___ 2020 ___ 2050 |
| D. Walkpath for Woodbridge ellipse | ___ 2017 ___ 2018 ___ 2019 ___ 2020 ___ 2050 |
| E. New turf at Spgs Blvd & sidewalks | ___ 2017 ___ 2018 ___ 2019 ___ 2020 ___ 2050 |
| F. Woodbridge rail replacement* | ___ 2017 ___ 2018 ___ 2019 ___ 2020 ___ 2050 |
| G. Upgraded street signage thru-out | ___ 2017 ___ 2018 ___ 2019 ___ 2020 ___ 2050 |
| H. New roof @ mens/womens spa* | ___ 2017 ___ 2018 ___ 2019 ___ 2020 ___ 2050 |
| I. Automated pass tech @ gate | ___ 2017 ___ 2018 ___ 2019 ___ 2020 ___ 2050 |
| J. New trashcans everywhere | ___ 2017 ___ 2018 ___ 2019 ___ 2020 ___ 2050 |
| K. Repair bridge conduit @ Wisteria* | ___ 2017 ___ 2018 ___ 2019 ___ 2020 ___ 2050 |
| L. “Steps” project @ clubhse lawn | ___ 2017 ___ 2018 ___ 2019 ___ 2020 ___ 2050 |
| M. Barcode reader relocation* | ___ 2017 ___ 2018 ___ 2019 ___ 2020 ___ 2050 |
| N. New floors/ceiling for clubhse | ___ 2017 ___ 2018 ___ 2019 ___ 2020 ___ 2050 |

Your suggestions:

- | | |
|-----------------|--|
| O. _____ | 2017 ___ 2018 ___ 2019 ___ 2020 ___ 2050 |
| P. _____ | 2017 ___ 2018 ___ 2019 ___ 2020 ___ 2050 |



SPRINGS RULES & REGULATIONS NO. 12

RECREATION PASS

Recreation passes are issued to allow out of town guests of owners and duly authorized residents to utilize the recreation area and its amenities without being accompanied by the owner/resident.

Only legal property owners and duly authorized residents may request Recreation Passes. Recreation Passes will be valid for up to 14 days from the date of issuance. Each individual owner/authorized resident is allowed 6 Recreation Passes per property at any one time. All passes issued will have an expiration date. Both the owner/resident and the guest must sign all passes.

All guests receiving Recreation Passes must be out of town visitors of current Springs owners or authorized residents. Any violations of any Springs' policies will cause passes to be revoked and the guest(s) to be removed from the Recreation Area.

Security personnel may ask guests for additional identification if they believe it is warranted. Any individual bearing an invalid recreation pass or no pass will be asked to leave the area and the owner/resident will be notified. Invalid recreation passes will be collected by Security and returned to The Springs Business Office.

Springs owners/authorized residents are fully responsible for the actions of their guests and ultimately liable for any damage caused by their pass holder(s), while in/using the Recreation Area facilities. Any violations of any Springs' policies will cause passes to be revoked and the guest(s) to be removed from the Recreation Area.



RESIDENT VEHICLE DECALS

In 2016, the Florida Statutes governing deadlines for drivers who change names or move to a new residence has changed. Florida residents now have thirty (30) days to obtain new drivers licenses showing the new address and/or new name instead of ten (10) days. This is a significant change in the law, however, it does not change the Springs requirement that all residents who wish to obtain a Vehicle decal to enter our property must show a driver's license with his/her current address. A vehicle decal is not required but without one every vehicle must pass through the Guard Station to gain entrance. If you are interested in reading the entire statute governing drivers' licenses, check out Florida Statute Title XXIII, Chapter 322.19, Change of Address or Name, online at: www.leg.state.fl.us/Statutes/index.cfm?App_mode...Title...XXIII



DOWNLOAD SENTRY MANAGEMENT APP FOR STORM UPDATE

As Tropical Depression Nine strengthens in the Gulf of Mexico the potential for a very wet landfall to Florida calls for a reminder to all Springs Residents that the Sentry Management APP is the best way to keep everyone informed on the status of Longwood's weather.

The Sentry APP can be download to Apple and Android devices from Apple's **Apple Store** or Android's **Play Store** (search for "Sentrymgt"). After downloading the App everyone should go to the "Settings" function on their devices and make sure the phone is set to receive notifications.



JUNIOR CLINICS

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Starting September 12, 2016
Weekly Clinics on Monday & Wednesday
5:00 - 6:00 p.m.

Each clinic will be limited to to eight (8) students per week
throughout the year.

Ages 5 - 8 - Clinics will be on Monday
Ages 9 - 12 Clinics will be on Wednesday

Cost is \$12.00 Per Student

Clinics are designed for students to learn the game's fundamentals through the use of drills and practicing of techniques and footwork involving all of the strokes and situations of play.

This promises to be a fun-filled time, guaranteed to make first on-court experiences memorable for each participant!

**For more information or to register for the camp,
call John Rountree at (407) 353-5716**

INFORMATION UPDATE

WE NEED YOUR HELP!



At your request, our Community Service Officers have your back...but too often, the contact information on file is obsolete. If you have changed your cell phone or home phone number, or your email address in the past year, please complete this form and return it to the business office. You can fax this to 407-862-5574, email it to: admin@thespringsconnection.com, or you can drop it off at the guardhouse or business office. Thank you for helping us to help you!

Name: _____

Address: _____

Cell Phone: _____ Home Phone: _____ (optional)

Email: _____

Emergency Contact: _____





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\$15 Minimum**

**"Behind the Fence" Clean-up
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Call Ron

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29-Year Resident



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Longwood, FL*

*"The Springs" Neighborhood
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**STAY CONNECTED!
JOIN THE GROUP!**



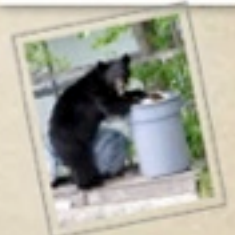
ADVERTISE HERE!

Call the office at 407.862.3881 for
Information!

Access the Spring Run Newsletter
online by visiting...

[http://
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**BE
"BEAR SMART!"**



Remember...

**NO Trash Out Before 7:00 am
on Trash Days.**

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everyone safe, including the bears!**

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Draft: These Minutes are not final until approved at the next Board of Directors Meeting to be held on September 21, 2016

MINUTES THE SPRINGS COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

Clubhouse - 400 Woodbridge Road,
Longwood, FL

Wednesday, August 17, 2016

Board members present were: Jerry Alexandrowicz, President; Jerry Crews, Vice President; Robert Johnston, Treasurer; Austin Beeghly, Secretary; and Directors James Cornell, Mark Sposato, and Rosie Sterling. Community Association Manager, David Forthuber, was also present. Six owners attended.

CALL TO ORDER

Noting that the meeting had been properly posted and a quorum was present, Board President Jerry Alexandrowicz called the meeting to order at 7:00 p.m.

PRESIDENT'S REPORT – Jerry Alexandrowicz noted that the community had a successful fund-raiser on August 14 for SCA employee Joni Raines who has been absent for months while undergoing treatment for leukemia. Close to 200 people attended during the 2-hour event and at least \$5500 was raised. He thanked the organizers of the event, the volunteers, and Thrivent Financial for donating the cost of all refreshments and providing the event's publicity.

SECRETARY'S REPORT – Bob Johnston moved to approve the minutes of the June 15, 2016 meeting of the board. Austin Beeghly seconded the motion and it passed unanimously.

TREASURER'S REPORT – Robert Johnston reported that as of July 31, 2016, the SCA had \$939,270 in operating accounts, and \$367,084 in the reserve account. Past due assessment income of \$313,558 was still due at month's end, down from \$360,908 at the end of last month. Seventeen owners are past due for prior year assessments and 22 are delinquent in paying 2016

assessments. Each one has received an intent-to-lien notice. Seven owners are under bankruptcy protection and 7 in mortgage foreclosure. Six houses sold and closed in July. Income year-to-date misses the budgeted target by \$6448. Expenses year-to-date are \$69,054 less than anticipated at this point in the year, due to outstanding invoices, resulting in a net income variance of \$62,606.

MANAGEMENT REPORT – The Management Report is attached as an addendum to the minutes.

COMMITTEE REPORTS

There were no questions regarding the ACC approvals in August. There were no questions or comments regarding the Audit & Finance and Security Committee reports.

MEMBERS OPEN FORUM: Chris Knight, 105 Red Bay, spoke to the Board about his concern that the CSO team is required to confront owners who park at the bus stops to safeguard their children. He understands that the restrictions prohibit parking on both the greenbelt grasses and the roadway, but feels the Board should create some leeway – perhaps permission to park 2 wheels on the grass and 2 on the roadway – while parents wait for their kids to be picked up. He said that bears, pedophiles, and inclement weather are all legitimate concerns for the safety of children in The Springs. The Board advised that the Security Committee is already reviewing possible solutions for this concern and he should plan to attend its next meeting.

OLD BUSINESS: There was no old business to address.

NEW BUSINESS:

Jerry Alexandrowicz advised the directors that a home owner had deliberately moved tenants into a home prior to completing the approval process. The background check revealed that one of the tenants had a felony conviction, which is grounds for disapproval of the application to lease. He requests Board approval so that the HOA's attorney can proceed with the eviction process. *He*

moves that the Board approve the process. Bob Johnston seconded the motion and it passed unanimously.

NEW BUSINESS:

- Attorney Carlos Arias advises the SCA that it can create a class of restrictions wherein a single instance of non-compliance can trigger fining the home owner in accordance with Florida statute 720.305. An example would be instances like the ones where an owner violates the lease policy, or the ACC policy to obtain approval before making exterior changes to ones' home or lot. *Rosie Sterling moves that the Board authorize the creation of this class of restrictions and add these two specific examples of non-compliance to that class. Jerry Alexandrowicz seconded the motion, and it passed unanimously.*
- *Jerry Alexandrowicz moves to fine the home owner at 224 Spring Run Circle \$100 per day for deliberate violation of Amendment 38 with the fine commencing the day on which she received notice from the HOA's attorney. Bob Johnston seconded the motion and it passed unanimously.*
- The manager noted that HOA restrictions in Amendment 32, Art IX, Sec. 6 state that no vehicle displaying the name or logo of a trade or business can park other than in a garage. A strict interpretation of this also includes police vehicles. If the Board wishes to exclude police vehicles they will have to clarify this by passing an exception that can be added to the established Rules & Regulations. *Jerry Alexandrowicz moves to exclude any and all police vehicles from this restriction based on the usefulness of seeing enforcement vehicles within a community. Austin Beeghly seconded the motion and it passed unanimously.*
- The manager noted that the SCA has traditionally not permitted either yard sales or estate sales

within the community, but that there is no explicit restriction against either in the covenants and restrictions. *Jerry Alexandrowicz moves to prohibit yard sales and estate sales from being conducted in the SCA community as part of the SCA Rules & Regulations. Jerry Crews seconded the motion and it passed unanimously.*

- Austin Beeghly advised the Board that to enable the CSO team to effectively monitor the spa area pool and the springs area recreation facilities, the five Costco cameras installed 5 years ago need to be replaced. They do not have strong enough resolution and five years in the elements have eroded their ability to pan, tilt, and zoom to monitor the area. One additional camera is proposed to provide clear images of the beach area and the wall around the boil where many infractions of the rules occur. *Austin Beeghly moves to adopt the proposal from Safecam to replace 5 existing cameras and add 2 new ones. Bob Johnston seconded the motion and it passed unanimously.*
- Jerry Alexandrowicz noted that the SCA had several essential priorities for 2017, including construction of a new 260 wall and 30 foot gate on Markham Woods Road, the replacement of drainage culvert on Wisteria Road, the replacement of bridge railing on Woodbridge, new roofs for the men's and women's spas, and the relocation of the barcode reader on the opposite side of the reader lane. In addition, the manager listed in this month's manager's report 12 other projects often cited by owners or directors as worthy of consideration. Not all of these projects can come from the contingency reserve and several could be budgeted as

maintenance items for the operating portion of the budget. Covering the cost of the new, expanded, landscaping requirements as well as these additional projects will require an increase in assessments for 2017 and beyond. *Jerry Alexandrowicz moves to call a special meeting of the members on Tuesday, October 18, 2016 for a vote by the members on the assessment increase. Bob Johnston seconded the motion and it passed unanimously.*

TABLED ITEMS

1. Woodbridge Vehicle Bridge Railings
2. Springs "Steps Project"

ADJOURNMENT:

There being no further business to discuss, the meeting was adjourned at 8:25 p.m.

MONTHLY MANAGEMENT REPORT SUMMARY AUGUST 2016

Correspondence, Communication, Notices:

- ACC approval or denial letters – 10
- RV/Stable Late & Rent Notices – none

Status of Collections:

- New accounts to attorney for lien or collection activity – 0
- Intent-to-lien notices – 2
- Hardship (pre-collection) payment plans written – none this month

Violation Notices:

- RV facility violation notices – 0
- HOA restriction violations or maintenance notices – 15 in last 30 days

Architectural Modifications

- ACC approvals and denials for February – 9 approvals; 1 denial

Sales/Leases/Foreclosures

New Sales – 6; New Leases – 2; Leases Denied – 2; Foreclosures - 0

Legal Issues (C & M – Clayton & McCulloh; KG – Katzman & Garfinkel)

- Perez/Asher Mgt Company settlement is being reviewed by all parties.
- Carlos Arias is working on a legal opinion generally confirming the right of the HOA to deny access to felons or chronically non-compliant guests.
- Russell Klemm has sent legal notice to the new residents at 224 Spring Run advising that an eviction lawsuit is in process and inviting them to the pre-suit mediation required by statute.

Administrative Unit Projects

- The manager met four times with Antonio Castro, of Garden Quality Landscaping, to inspect common areas that are to be manicured each week and to monitor last minute changes to the entry lane landscape renovation. The old rose bushes are slated to be removed and replaced with a better variety but Mr. Castro rejected the first shipment for not meeting standards.
- The manager surveyed all decorative lighting along 434 and the entry lanes to determine if all is operational and aimed properly. He also assessed what will need to be repaired or replaced at the entry lanes.
- The manager met with Dave Espey of Tru-Green to discuss problem spots. Turf near the clubhouse and in the ellipse is growing brown and sparse. Additional nutrition was applied.
- The background check process has uncovered two applicants in the last 30 days with felony convictions. Both applications were denied, but one pair of applicants eluded detection at

<p>the gate and took possession of the home they hoped to rent. An eviction process is underway. The manager and Lynette Gault created a spreadsheet to track applications. There have been 21 applications in 18 weeks.</p> <ul style="list-style-type: none"> The project engineer for the Markham Woods Road lane extension advises the start of work is delayed until Aug. 22. He volunteered to provide elevation data at the end of the project which should decrease or eliminate the need for a full topographic survey of the site where the SCA will build a replacement wall. Seminole County Commission will vote late in August on the request to pay the SCA \$5000 toward its expenses Weather-Tite Coatings pressure cleaned the stable roof, primed it and sealed roof-top screw/bolt sites, and applied a white elastomeric coating on August 14. Mr. Cornell reported a worksite accident on Pine Cone Lane. The manager met onsite with Buck's Lumber to discuss how to remove the oil stains that cover a sizable area of this cul-de-sac street. He also contacted Seminole Asphalt for guidance on dealing with it. Summer storms took out the circuit boards for the gate readers and the DVR for the spa area cameras. The DVR and circuit boards have been replaced. SafeCam visited to evaluate the camera status at the spa and recommends replacing 3 cameras and adding a 4th to give the CSOs 360 degree visibility at the spring recreation area. A proposal may be available by 8/17. The manager has completed a first draft of a 2017 budget which will be reviewed by Audit & Finance before undergoing revisions. The 	<p>manager assisted IOA in updating details about property and personnel so it can submit proposals for 2017 insurance programs.</p> <ul style="list-style-type: none"> The manager requested that Seminole County mosquito spraying be done as soon as possible. <p>BUILDINGS & GROUNDS <u>Recreation Area –the spring</u> SCA Maintenance Staff:</p> <ul style="list-style-type: none"> Cleaned and raked lagoon area and beaches All picnic tables and seats repainted Completed the twice weekly cleaning of the spring Cleaned ladders and float & filters Trimmed walkway area palms Sprayed ant mounds near beach and grassy areas <p><u>Pool, Spa, Clubhouse, Tennis</u> SCA Maintenance Staff:</p> <ul style="list-style-type: none"> Repaired touch bar entry mechanism for men's spa Twice weekly blow-clean tennis courts Tennis court light maintenance Repaired leaking toilets in women's spa <p><u>Community Common Grounds & Infrastructure</u> SCA Maintenance Staff:</p> <ul style="list-style-type: none"> Assisted in removing shrubs and rocks prior to installation of new plantings at entry lanes Repainted all bust stop benches. Repaired several. Added layers of mulch to surrounding areas. Assisted in restoring lighting wherever it didn't require Commercial Lighting's intervention Inspected and adjusted sprinkler heads along Springs Blvd Started chlorine spraying of all stone column features to eliminate mold Did debris pick-up at several homes (charge back to owners) <p><u>R.V. Lot/Stables/Maintenance Lot</u> SCA Maintenance Staff:</p>	<ul style="list-style-type: none"> Dragged riding ring Installed braces at the stable doors to keep horses back from roof work Herbicide applied to RV area after asphalt surface was pressure cleaned <p>PROJECT UPDATES: 1) Clubhouse Lawn Terracing Project – TNT Concrete provided a proposal for the hardscape and landscape portions of this project. Details for the estimated proposal are provided.</p> <p>BIDS & PROPOSALS: TNT Concrete - \$253,016 for hardscape and landscape</p> <ul style="list-style-type: none">
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**SCA BOARD OF DIRECTORS
TREASURER'S REPORT
17 AUGUST 2016**

As of July 31, 2016:

CASH - Operating: \$ 939,270

Petty Cash: 5,700

Reserves: 367,084

Assess. Receivable: \$ 313,558

A/R Last Month: 345,685

A/R 2015 Year End: 275,877

A/R 2014 Year End 348,687

A/R 2013 Year End: 421,104

Loan Payable:

Seacoast Loan: \$ 703,526

INCOME STATEMENT (Y-T-D):

	ACTUAL	BUDGET	VARIANCE
TOTAL INCOME:	\$ 877,092	\$ 883,540	\$ (6,448)
TOTAL EXPENSES:	814,486	883,540	(69,054)
NET INCOME:	\$ 62,606	0	\$ 62,606

Accounts Receivable Notes: Six properties were sold and closed in July for a total of 41 closings in 2016. 100 properties sold and closed in 2015. There were no bank foreclosures. 22 owners are delinquent for prior years' assessments and have been sent Intent to Foreclose or Intent to Lien (ITL) notices. 7 owners are under bankruptcy protection and 7 owners are in mortgage foreclosure.

\$SAVE CASH!**

SUBMIT ACC FORM **BEFORE** EXTERNAL REPAIRS START!

The following information is taken from Springs Operating Policy No. 14

Architectural Review Committee Construction Criteria

For a copy of the complete Application and Policy, Please Contact the Business Office

The Springs Community Association's (SCA) *Declaration of Covenants and Restrictions* provide for the review, by committee, of any and all phases of exterior modifications to lots and/or living units within The Springs Planned Unit Development (PUD). This includes but is not limited to painting, roofing, paving, landscaping, fencing, and additions to or deletions from existing structures. The intent of the overall community scheme is to insure a standard of construction, which, over the years, will enhance the appearance of the community as a whole. Each structure and lot upon which it sits is to be considered an element of the community and should blend appropriately with its surroundings. It is intended that this development maintains itself with as many natural surfaces as possible.

REVIEW

The following documents and criteria are established for review by the ACC prior to commencement of any phase of construction. Plans are requested seven days in advance of the regularly scheduled meeting of the ACC so that the site may be reviewed by committee members prior to the meeting. The General Manager will provide approvals, disapprovals, or requests for additional information in writing.

1. An "Architectural Review" application form describing work to be done submitted with drawings and documents or survey as required.
2. **Must have written sub-association approval (if applicable).**
3. Plans for structures will be not less than 1/8" = 1' scale.
4. Drawings and documents required for review shall consist of the following:
 - Survey prepared by a Florida registered surveyor. Additions such as decks, porches, rooms, pools require a survey showing placement of these structures.
 - Site plan showing all lot dimensions, easements, outlines, setbacks, major trees over 6" in diameter, fences, existing and proposed topographic conditions, and underground trench locations at a scale of not less than 1"=20'.
 - Floor plans
 - Elevations of all sides of contemplated structure. Height limitations in single-family residences will be 2.5 stories or 35 feet.
 - A summary specification list of proposed materials. Samples must be supplied for all exterior materials, which cannot be adequately described.
 - Color samples for all proposed exterior materials.
 - Landscape plans complete with a tree survey.
5. Approvals will be good for six months unless otherwise specified.
6. Any permits required by Seminole County must be obtained before contractor's passes are issued.
7. All contractors must be properly licensed and insured.

SUMMARY

The property owner is responsible for and is fully expected to control noise and unsightliness **(to include any and all debris)** during all phases of construction. The property owner and contractors will provide dust abatement and erosion control measures. Construction is prohibited on Sundays and limited to daylight hours on every other day of the week. Respect for neighboring properties and the rights of other property owners is fully expected.

Application must include the following:

- **Written approval from village or sub-association (if applicable)**
- **Construction deposit**
- **Seminole County approved plans**
- **Examples of material to be used for renovation**

****To Avoid Violation Fines**

REMEMBER:

Submit ACC Application
for any exterior
renovations - including, but
not limited to:

ROOFING
MAILBOX
LANDSCAPING
FENCE INSTALLATION
FENCE REPAIR
TREE REMOVAL
DRIVEWAY WORK
PAINTING
SATELLITE DISH INSTALL

**Please be sure to
use a licensed and
insured contractor
when required
specific to the job
you are doing.**
**Meetings held the
first Monday of
each Month.**

Board, Village Board,
And Committee
Meetings...
Dates, Times and
Locations for these
meetings can be found
by visiting
www.sentrymgt.com



ACC COMMITTEE APPROVALS AUGUST 2016

ADDRESS	DESCRIPTION
Glenwood Village	
102 Juniper Lane	Cedar Plank Replacement & Painting
Shadowood Village	
125 Red Cedar Drive	Vent/Skylight repairs
115 Red Cedar Drive	Pavers for driveway
Whispering Pines	
133 Raintree Drive	Consent Request on Painting House
148 Raintree Drive	Conversion of Screened Room to Walled Room
168 Raintree Drive	Replace Roof with Certainteed 3D Burnt Scenic Orange
Live Oak Village	
128 Primrose Drive	New Roofing (including new enclosed room)
Single Family Homes	
240 Spring Run Circle	Replace all Shadowbox fencing
280 Spring Run Circle	Request for estate sale (discussion only)
147 Wisteria Drive	Add circular drive, pad & landscaping
133 Bridgeview Court	Replace existing fencing with cedar board
101 Bridgeview Court	Replace deck with new pressure treated lumber

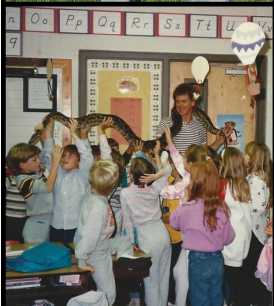
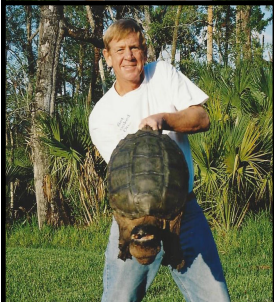
ACC Approval is required for most outside improvements and updates. Forms are available online, or you can contact the business office for more information. Deposit may be required. Log on or call the office for ACC Forms.

CRITTER CAPTURE SERVICES

Compare Prices - Guaranteed Lowest - No Hidden Costs

Flat Rate or Pay Per Catch

Licensed by FWC for Venomous Reptiles



Wildlife Removal Services

- ☒ Animals captured alive and unharmed
- ☒ Exclusion and damage repairs
- ☒ Dead animal removal and deodorizing
- ☒ Wildlife educational programs



Raccoons

Snakes

Rats

Birds

Skunks

Moles

Ducks

Opossums

Armadillos

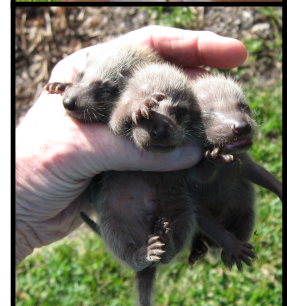
Squirrels

Bats

Bobcats

Fox

Turtles



Critter Capture Services is owned and operated by Bob Cross, a professional herpetologist and retired Orlando Firefighter. Bob has studied snakes for over 30 years and has a comprehensive knowledge of all wildlife. Bob is pictured above holding the largest Cottonmouth Water Moccasin ever caught alive in Central Florida measuring 5'7".

Same Day Service

407-810-9727

www.CritterCaptureServices.com

Springs Sitting Services!

Dog Walking * Pet Sitting
House Sitting
Babysitting

If you would like to be added to the list of service providers, please call the business office or email: admin@thespringsconnection.com

NAME	PHONE	KIDS?	PETS?
Tiffany Bruner (will house-sit)	404-858-5418	Y	Y
Maitland Cotton	321.277.3393	Y	N
Marissa Osterhauadt	407.314.8350	N	Y - + Horses
Alexis Schuh	407.421.5523	Y	Y
Alexandria Peterson	407.682.6440	Y	N
Max and Charlie Sills	407.970.9539	N	Y
Sian Armstrong	407.733.8881	Y	Y
Shannon Carranza (will house-sit)	407.221.3737	N	Y
Kimbra Hennessy	407.907.0643	Y	Y
Cory Giacobbe	941.586.2216	Y	Y
Linda Nickels	407.212.2610	N	Y - + Horses
Jane McFadden	407.353.1603	N	Y
Bonnie Bloom	407.869.1925	N	Y
William Walton	407.404.1138	N	Y
Nicole Eubanks	407.516.5625	Y	N
Jodi Dunaway	678.857.4524	N	Y
Estrellita Santiago (will house-sit)	407.951.0043	Y	Y - + Horses
Diana Chacon (will house-sit)	407.247.6071	Y	N

**The Springs Community Association, Inc.
Board, Committee & Village
Meeting Schedule 2016**

ASSOCIATION	MEETING TIME
Crown Oaks I (Clubhouse)	2nd Tuesday/7:00 p.m. Monthly
Crown Oaks II (Clubhouse)	3rd Thursday/7:00 p.m. Monthly
Fairway Villas (Cottage)	No Meetings Until Further Notice
Glenwood (Clubhouse)	3rd Tuesday/7:00 p.m. Monthly
Live Oak (Conference)	4th Monday/7:00 p.m. Monthly
Palm Springs (Cottage)	4th Thursday/6:30 p.m. Monthly
Shadowood (Clubhouse)	4th Monday/7:00 p.m. Monthly
Spreading Oak (Conference)	4th Wednesday/7:00 p.m. Monthly
Wekiva Villas (Clubhouse)	3rd Monday/6:30 p.m. Monthly
Whispering Pines (Clubhouse)	4th Thursday/6:30 p.m. Monthly
Architectural Control Committee (Conference)	1st Monday/5:30 p.m. Monthly
Audit/Finance Committee (Conference)	3rd Monday/5:00 p.m. Monthly
Security Committee (Conference)	2nd Monday/4:00 p.m. Monthly
Social Committee (Clubhouse)	NO COMMITTEE
Board of Directors (Clubhouse)	3rd Wednesday/7:00 p.m. Monthly
Women of The Springs Bridge Day (Clubhouse)	2nd Thursday/10:00 a.m. Monthly
Book Club (Cottage)	3rd Wednesday/1:00 p.m. Monthly

**All Meetings are Subject To Change.*

SPRINGS CLEANING SCHEDULE REMINDER

The SCA maintenance staff will be performing the
weekly cleaning of the spring on
Mondays and Thursdays
from approx. 10:00 a.m. until 12:00 p.m.

**FOR THE SAFETY OF ALL RESIDENTS AND THEIR GUESTS,
SWIMMING IN THE SPRINGS WILL BE PROHIBITED DURING
THIS TIME.**

Thank you for your patience and for helping to keep
The Springs beautiful!



Corporate Auto Detailing Inc.

**Clean
Polish
Protect**

407-595-7229

Now Serving The Springs!

Fast, professional, quality service done right in your driveway!

Full Service Hand Wash

\$40

Includes thorough vacuum and windows cleaned, dash and console wiped, wheels cleaned and tires shined!

Hand Wax

\$60

Includes Full Service Hand Wash and Granitize Polymer Wetcoat professional application on all painted surfaces.

Mini Detail

\$100

Includes Full Service Hand Wash and hand wax. Interior 4 doors, dash and console, and leather seats meticulously detailed, leather seats conditioned.

Full Detail (by appointment only)

\$200+

Includes: Clay-n-Wax surface smoothing treatment to remove organic and industrial fallout, minor scratch removal, professionally applied Hand Wax for maximum shine and protection, interior deep cleaning and conditioning of all interior vinyl and leather, carpet and upholstery shampoo, door jams cleaned and polished, wheels detailed, and chrome polished.

EXTRA CHARGE FOR LARGE TRUCKS, VANS AND SUV'S

Call, Text or Email for your next appointment!!

brooke.corporateautodetailing@gmail.com

We look forward to serving you!

Brooke Taylor/President

~ Insured ~



CLUBHOUSE RESERVATIONS

Reserve your special date now!

Consider The Springs Clubhouse
when planning this year's
special event!

Call the SCA Business Office for
Information (407) 862-3881



ALL PETS
MUST BE
ON A LEASH



PLEASE CLEAN UP
AFTER YOUR PET

SmartSign.com • 800.955.0857 • 1-8-000

SPRINGS LOGO LICENSE PLATES

STOP IN THE SCA BUSINESS OFFICE MONDAY
THROUGH FRIDAY 8 30 A M - 5 00 P M TO
PICK UP YOUR BIRD LOGO LICENSE PLATE FOR
ONLY \$10 WHILE SUPPLIES LAST





Sharing the sidewalk...tips on courtesy and safety...

- Walk to the right side
- Be aware of what is behind you
- Dogs on leash and restrained at all times
- Bicyclists - walk around or move slowly past pedestrians
- Runners - slowly pass walkers on left
- Skateboarders - use extreme caution when going by walkers
- Bicyclists, skateboarders, runners - when approaching from behind, announce approach with “behind you...on your left/right”, etc.

BOARD & COMMITTEES

SCA Board of Directors

President	Jerry Alexandrowicz
Vice President	Jerry Crews
Treasurer	Bob Johnston
Secretary	Austin Beeghly
Director	Mark Sposato
Director	James Cornell
Director	Rosie Sterling

Committee Chairs

Architectural Control	Darel Taylor
Audit/Finance	Bob Johnston
Security Committee	Ron Boyer
Newsletter	Theresa Bradley & George Diaz
Stables	Judy Morse & Robin Andersohn
Tennis	Tobie Stitt
R.V.	Ron Boyer

The Springs Community Staff

Office Hours: 8:30-5:30 (Mon-Fri)

Association Manager

David Forthuber
Joni Raines, Admin.
Lynette Gault, Admin.

Maintenance Supervisor:

Andy Keller

Chief of Security

Clive Wagner

Tennis Pro

John Rountree

CONTACTS

Office Phone	407.862.3881
Office Fax	407.862.5574
Gatehouse Fax	407.772.0560
Tennis Pro Shop	407.391.8425



THE SPRINGS
COMMUNITY
AT HOME WITH
NATURE