

# The Spring Run

SEPTEMBER 2016

OUR 45TH YEAR OF PUBLICATION

VOLUME 45, ISSUE 09



## *At Home... With Nature!*



Photo by Daniel Forthuber

### A MESSAGE FROM THE BOARD PRESIDENT & MANAGER

Dear Fellow Home Owners.... WELCOME TO AUTUMN!

No..... dried leaves are not crunching underfoot, and yellow, red, and brown leaves are not tossing around in sudden gray squalls, but those of us almost native to Central Florida can feel a subtle change in the air, and begin to note the yellow flowers that turn to rust on the Golden Raintrees, planted by early Pilgrims determined to give Florida a sense of autumn.

September has been a busy month at the SCA Office as we prepare for the final quarter tasks like trimming trees and palms, roof repairs in a drier season, and budget preparation for 2017. As we disclosed in the August newsletter, there will be a Special Members' Meeting on Tuesday, October 18. Inside this edition you'll find a letter from SCA Treasurer Bob Johnston about



why the Board must undertake the never popular position of asking for an increase in assessments. The same materials are being mailed to every owner (in homes by 10/05/16) so they can better understand the Board's request.

Social media sites for the Springs are already filling up with comments about "balancing the budget" or the foolishness of creating a budget

"reflecting wants not needs," or our favorite, "assessments go up, but nothing is getting done." This last comment must be from a newcomer who never saw our dilapidated gray fences and decaying jungle on 434, the bumpy roads last paved in the early 90's, the cracked wall around the spring that caused the surrounding grounds to slide toward the water, or the hodge-podge landscaping that had developed over 20 years.

The Springs has a balanced budget; it's required by law. But if we don't increase assessments in 2017 it will become unbalanced unless we cut costs. We can't hire a landscaper to take very good care of our grounds (including labor and supplies) for less than budgeted; we got four bids and all were very close. While healthcare costs for employees are



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going up, we aren't increasing wages for anyone, and you don't retain a capable staff for security, maintenance and administration by cutting their wages. We don't have a Benjamin Button community that's magically getting younger, stronger, prettier buildings, roads, irrigation systems, and grounds so we have to budget strongly for normal care of the aging. Does anyone really think the costs for anything are going to diminish in the foreseeable future? Probably not. So, we need to be well positioned to meet them.

The Board believes it can maintain our community, as is, by increasing the assessment \$120 a year. But the Board does not believe a community's value increases on the basis of mere maintenance.

The budget to simply maintain the community does not take into account new structural issues that have not yet been addressed. In addition to the need to erect a new fence along Markham Woods Road, these include significant areas of common ground undergoing rapid erosion, buildings that are deteriorating in appeal and usefulness from the inside out or the outside in, battered fences and aging hedges (such as between the Petty's parcel and the adjoining SCA parcels), forest and shrub growth that's reaching its age limit, and a storm water drainage system that requires more aggressive maintenance. The \$180 a year increase addresses these "beyond mere maintenance" needs.

Every one of us, including directors, would like to keep an extra \$60 in our pockets for all the other expenses we encounter in life. But each man and woman on the Board believes this community's members put them on the Board to make decisions that will add value to our community and keep it desirable and whole for generations to come. We trust our performance to date lends credibility to our commitment to do just this.

*Jerry Alexandrowicz.....and David Forthuber*



**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**



FRIDAY, OCTOBER 28 • 6PM TILL 9PM

# Halloween party

- FOOD
- DRINKS

Costumes  
Optional



THE CLUB  
HOUSE  
400  
WOODBIDGE  
ROAD

THE SPRINGS COMMUNITY  
ASSOCIATION

# SCA BOARD SEEKS TO INCREASE 2017 ASSESSMENTS

By Bob Johnston, Treasurer

On October 18, 2017, at the Special Members' Meeting, the SCA Board of Directors will seek your approval to increase our annual assessments from \$1,600 to \$1,720 effective January 1, 2017, an increase of 7.5%. The last increase was three years ago and since then our annual operating expenses have increased by that amount. The Board will also ask you to consider a larger increase to \$1,780, with the additional revenue going to our rapidly depleting contingency reserve fund, which pays for capital improvements, deferred maintenance items and any unexpected expenses that always occur. SCA President Alexandrowicz has asked me to provide details about our increased expenses.

**Grounds Maintenance:** Our landscape maintenance contract, which we signed five years ago, has increased from \$66,000 to \$82,560 for basic service, an increase of \$16,560, or 25%. Fertilization and mulching increase from \$3,600 to \$59,040, an increase of \$55,440. Other lawn maintenance services increase by about \$6,000. **Total grounds maintenance increase is \$72,600, which is 30% higher than 2016.** These are contracted costs resulting from our bidding the grounds maintenance services to four firms, including the existing contractor who had grossly underbid his contract five years ago. Our basic landscape services nearly doubled from 2016 due to this and the increase in landscaping along 434.

**Pool and Spa:** The pool must be retiled and the ladders replaced, an increase of \$4,800. Spa roof repairs will add an additional \$12,000 to

2017 expenses. **Total increase for the pool and spa is \$16,800.** Insurance requires these repairs.

**Administrative: Total increase for 2017 is \$11,000,** primarily due to insurance increases for employee medical and general liability, already quoted by carriers.

**Small equipment: \$3,000 expense for a replacement golf cart for maintenance.**

**Security:** New decals and barcodes for right rear window will cost us an additional \$10,000, but other security expenses will decrease by about \$8,000, for a net **increase of \$2,000.**

**Total increase in 2017 expenses: 105,400.**

**Total increase in 2017 revenue with annual assessment increase: \$105,480.**

You can see that the requested increase barely covers the increase in 2017 expenses, so we propose an additional increase of \$5.00 per month in annual **assessment, which would go to our contingency reserve account.** This increase is strongly recommended by our outside CPA auditor whose GAAP guidelines require a minimum 10% of annual budget contribution to the reserve account. This increase would permit the SCA to satisfy those outside auditor requirements. This increase would also provide

## *Assessments Not Increased Since 2013*

additional funding for other required projects, such as the \$50,000 cost of replacing the Woodbridge bridge railings. Our insurance adjustor has told us that the existing railings are unsafe and would not stop a vehicle from crashing through them and going into the river, and that they must be replaced as soon as possible. It would also permit us to cover any other unanticipated expenses, such as the Markham Woods Road fencing necessitated by Seminole County's addition of a turn lane along our western perimeter, which took out our existing fence and landscaping. Seminole County has agreed to install replacement trees and landscaping but not our fence. This expense must come from the contingency reserve account. Additionally, the SCA must replace the nearly 50-year old culvert over Willow Run on north Wisteria Drive. The existing culvert is rusting and engineers have told us it must be replaced or Wisteria Drive could collapse. This is an estimated \$60,000 expense.

SCA owners voted nearly 20 years ago to require that our annual budget include \$138,000 for the contingency reserve account. We have not increased that amount since that vote, but now Generally Accepted Accounting Practices (GAAP) require that a minimum of 10% of the annual budget must go to that account.

**The additional \$5 per month, \$60 per year, would result in**



**\$52,740 annually to be added to this account.**

Chapter 720, Florida Statutes (Florida Homeowners Association Act) requires association directors to prepare an annual budget that includes all operating expenses and to require an assessment that will satisfy that budget. The \$120 annual increase will allow us to comply with this law. What the board will propose in your budget meeting letter are the following two options:

**Option 1.** The annual assessment will be increased from \$1,600 to \$1,720 per year. This will permit the association to fund its operating expenses in full. Failure to approve this option will obviously result in some reduction of services.

**Option 2.** The annual assessment will be increased from \$1,600 to \$1,780 per year. This will permit the association to fund its operating expenses in full and to increase its contingency reserve contribution by \$52,740 per year, or a total annual contribution of \$190,740. This will allow the association to pay for other much needed repairs.

You will be asked to vote for one of these two options. If Option 2 receives the required number of votes, it will be adopted. If Option 1 receives the required number of votes but Option 2 does not, then Option 1 will be adopted.

# Notice

## Special Members' Meeting

**October 18, 2016**

### AGENDA

1. Commencement of Meeting at 7 p.m.
2. Discussion to Assist Undecided Voters
3. Call to Close Ballot Box at 7:15 p.m.
4. Tally of Votes
5. Open Forum to Discuss SCA Priorities
6. Announcement of Vote Count & Members' Decision
7. Adjournment

## LEGEND TO 2017 BUDGET CHARGE OF ACCOUNT

Assessments & Fees		Maintenance		Landscaping/Trees		Pool/Spa/ Clubhse		Administration		Tennis/Stable RV		Security		Savings Account	
COA	<u>Income</u>	COA	<u>Maintenance</u>	COA	<u>Grounds</u>	COA	<u>Pool/Clbhse</u>	COA	<u>Admin</u>	COA	<u>Tennis/Stable</u>	COA	<u>Security</u>	COA	<u>Reserve</u>
4020	Assessments	5080	Electrl Maint	6040	Landscaper	7040	PoolService	8010	Wages	8520	TC Maint	8801	Wages	9260	ContingencyFund
4055	Newsltr Ad	5120	Maint Wages	6041	Fert/Mulch	7043	PoolPermit	8020	Sentryfee	8530	TC H20/Sewer	8802	Payroll Tax		
4060	Late Chgs	5124	Maint Hlthcare	6120	IrrigMaint	7045	EquipRepair	8040	Postage	8532	TC Termite	8803	Healthcare		
4070	Initiation Fee	5126	Uniforms	6140	IrrigWaterFee	7082	SpaBldgs	8060	Printing	8533	TC Bldg Repair	8804	Wkr Comp		
4093	Tennis Fee	5141	EquipmntRpair	6200	NewPlanting	7084	DeckMaint	8061	Website	8534	Misc TC Supply	8805	PayrollSvc		
4100	Intrst OperAcct	5143	RadioPhones	6210	XmasLighting	7085	TermiteBond	8063	OfcCH/supl	8540	TC electric bill	8806	Uniforms		
4120	Miscellaneous	5160	Fence Maint	6240	TreeTrimming	7090	FitnessEquip	8064	Computers	8650	Stable electric	8807	SCSO Patrol		
4131	RVSpaceFee	5210	CustodialSupply	6305	Gardens	7120	H20/Sewer	8065	Copier	8651	Stable H20 Swr	8808	Temp Svc		
4132	Stable Rent	5220	SignageRepair	6340	WaterwayMnt	7200	ClbHsRepairs	8080	CPA	8652	Stable Termite	8809	Gate Electric		
4138	TrashRemovlFee	5240	InteriorPestSvc	6730	Rd/WallRepay	7201	PestSvc/Misc	8100	GenlLegal	8653	Stable maint	8810	Termite Bond		
4180	ClbhseRent	5264	Storm Drains			7203	ValetService	8106	Collections			8811	H20/Sewer		
4181	ClbhseValet	5280	RefuseDisposal			7250	RecAreaMaint	8110	LoanIntrst			8812	Bldg Maint		
4193	Access Cards	5330	StreetLiteElectr			7251	CottageCare	8120	GL/PropINS			8813	Equip Maint		
4210	Bkgrnd Cks	5390	H20/MiscSupply			7280	ClbhsPestSvc	8160	Ph/Fax			8814	Truck Fuel		
4340	Intrst ReservAcct	5410	StreetLiteMaint			7282	CHTermiteBnd	8190	MiscCosts			8815	Truck Repair		
4350	Reserv Allocation	5481	Cart/BoatFuel			7285	Clbhs H2o/Swr	8208	SecCameras			8817	Ph/Fax/Net		
4969	Bad Debt	5482	Cart/BoatRepair			7286	ClbhsPowerBill	8210	Bkgrnd Cks			8818	GateArmRepair		
		5550	MaintMaterials					8322	SCA Events			8819	Admin Expense		
		5551	SmallEquipment					8370	EquipRepair			8820	Computer		
		5555	RecAreaMaint					8381	Meeting Exp			8821	Access Software		
		5561	Roadway Maint					8390	CorpReport			8822	RadioPhones		
								8441	AlarmSystm			8823	Access Barcodes		
												8824	Misc Expenses		
Increases in 2017 Over Budget Allocation in 2016															
COA															
4020		At \$120 increase:\$105,480; at \$180 increase:\$158,220													
4180		\$3120 due to increased rental of clubhouse													
4210		\$6600 due to collection of leasing charge to offset cost of background checks & increased paper/copier usage													
5124		\$2057 higher for insurance for maintenance workers; shifted COA from COA 8300 to reflect true cost group													
5482		Aging maint carts req'd \$6216 in repair, \$3200 more than budgeted; 2017 budget allocation:\$6000													
6040		Mowing/trimming increase of \$11,360; 6041 added to capture mulching & fertilization chgs of \$59,040													
7045		Increase of \$4800 for repair of pool tiling and surface cracks													
8010		Increase of \$3000 to cover healthcare coverage increase													
8805		Increase of \$3600 to cover workers comp increase													
8823		Increase of \$8700 to cover new barcodes to replace current decal/barcode process													
9260		Increase of \$52,740 if members elect to set aside that additional amount for reserve													

# PROPOSED 2017 BUDGET

## WITH ASSESSMENT OF \$1,720/YEAR

### (Increase of \$120/year)

Assessments & Fees		Maintenance		Landscaping/Trees		Pool/Spa/ Clubhse		Administration		Tennis/Stable RV		Security		Savings Account	
COA	Income	COA	Maint	COA	Grounds	COA	Pool/CH	COA	Admin	COA	Ten/Stabl	COA	Security	COA	Reserve
4020	1511880.00	5080	480.00	6040	82560.00	7040	6900.00	8010	176400.00	8520	240.00	8801	273480.00	9260	138000.00
4055	240.00	5120	202800.00	6041	59040.00	7043	360.00	8020	34320.00	8530	600.00	8802	25980.00		
4060	45600.00	5124	14760.00	6120	6000.00	7045	6000.00	8040	5700.00	8532	420.00	8803	30000.00		9.00%
4070	36000.00	5126	240.00	6140	180.00	7082	18000.00	8060	10800.00	8533	480.00	8804	15000.00		
4093	720.00	5141	600.00	6200	19200.00	7084	240.00	8061	960.00	8534	720.00	8805	7200.00		
4100	1980.00	5143	3000.00	6210	4800.00	7085	300.00	8063	4200.00	8540	1920.00	8806	600.00		
4120	120.00	5160	1200.00	6240	33000.00	7090	480.00	8064	1200.00	8650	2100.00	8807	1200.00		
4131	24000.00	5210	7200.00	6305	7500.00	7120	420.00	8065	5520.00	8651	1620.00	8808	12000.00		
4132	9600.00	5220	2100.00	6340	1200.00	7200	1200.00	8080	5520.00	8652	480.00	8809	3180.00		
4138	120.00	5240	360.00	6730	90000.00	7201	720.00	8100	11800.00	8653	4800.00	8810	120.00		
4180	13920.00	5264	7200.00			7203	1800.00	8106	5400.00			8811	480.00		
4181	2880.00	5280	14400.00		303480.00	7250	1200.00	8110	32400.00		13380.00	8812	240.00		
4193	2520.00	5330	25020.00			7251	300.00	8120	48000.00			8813	480.00		
4210	6600.00	5390	1920.00		19.00%	7280	600.00	8160	4800.00		1.00%	8814	5400.00		
4340	300.00	5410	18000.00			7282	300.00	8190	1800.00			8815	6000.00		
4350	-300.00	5481	1800.00			7285	1560.00	8208	4800.00			8817	4700.00		
4969	-42000.00	5482	6000.00			7286	13500.00	8210	6000.00			8818	7200.00		
		5550	7800.00					8322	2880.00			8819	1200.00		
		5551	3000.00				53880.00	8370	600.00			8820	1500.00		
		5555	600.00					8381	120.00			8821	3000.00		
		5561	4800.00					8390	60.00			8822	2400.00		
								8441	720.00			8823	10500.00		
												8824	6300		
			323280.00						364000.00				418160.00		
			20.00%		Total Expenses										
					323280.00										
					303480.00										
					53880.00										
2017					364000.00			Net					26.00%		
Assessment of \$1720					13380.00			Revenue							
Net Income: \$1,614,180.00					418160.00			1614180.00							
					138000.00			-1614180.00							
					1614180.00			0.00							

NOTE: If the annual assessment of \$1,780 is approved (an increase of \$180), the Reserve account will be \$190,740.00. The other budget expense amounts will remain the same as shown on the spreadsheet above.



*Draft: These Minutes are not final until approved at the next Board of Directors Meeting to be held on October 19, 2016*

**MINUTES  
THE SPRINGS COMMUNITY  
ASSOCIATION, INC.  
Board of Directors Meeting**

Clubhouse - 400 Woodbridge Road,  
Longwood, FL  
Wednesday, September 21, 2016

Board members present were: Jerry Alexandrowicz, President; Jerry Crews, Vice President, and Directors James Cornell and Mark Sposato. Community Association Manager, David Forthuber, was also present. Seven 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 asked the directors to carefully review the legal opinion from HOA attorney Carlos Arias regarding HOA latitude in prohibiting the admission of guests who have a record of non-compliance in observing HOA Rules & Regulations or Covenants & Restrictions. In November the Board will take up any measures coming out of this opinion.

**SECRETARY'S REPORT**

Jerry Alexandrowicz moved to approve the minutes of the August 17, 2016 meeting of the board. Jerry Crews seconded the motion and it passed unanimously.

**TREASURER'S REPORT**

Robert Johnston was absent. The manager provided a Financial Summary for August that records an operating budget balance of \$829,052. This represents expenditures y-t-d equal to 55% of the budget for 2016 and is on target with expectations. The final quarter is often most expensive as insurance renewals and tree trimming costs don't occur until the fall. Reserves on 8/31/16 stand at \$374,534, but will be reduced approximately \$32,000 by October 1 due to pending charges against that account.

**MANAGEMENT REPORT**

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

**COMMITTEE REPORTS**

There were no questions regarding the ACC approvals in September. There were no questions or comments regarding the Security Committee reports.

**MEMBERS OPEN FORUM**

Paul Nottingham, 101 Starling Lane, addressed the Board about upgrading the gate system. He pointed out that its operation was uneven, with more interruptions to service than seemed appropriate, and that it also seemed more like a downtown parking lot entrance than entrance to an upscale community. The directors sympathized with his concerns, but vice president Jerry Crews pointed out that no swinging gate system could operate with the speed necessary to pass as many vehicles as quickly through the SCA access point as the one we have in place. That is

the principal reason why it is used. Mr. Nottingham also remarked that he thought resurfacing of the RV lot is overdue. Ron Kenney, 113 Wild Holly, urged the Board to look beyond replacing the Markham Woods Road fencing, which is essential and required, to the desirability of installing the same kind of fencing between the SCA and the commercial properties (medical and insurance offices and Petty's) that are adjacent on 434.

**OLD BUSINESS**

There was no old business to address.

**NEW BUSINESS**

Jerry Alexandrowicz reported on a conversation with the manager about the usefulness of having cyber insurance for the HOA. Cyber insurance protects against the theft and misuse of physical data stored in the SCA office as well as data stored online and potentially subject to hackers. The SCA is storing more sensitive data as a result of the need to retain leasing application information and may also find itself in a position where more access point data (visitor driver's licenses) is collected if an upgraded access system is installed. The cost of the insurance is approximately \$1200 annually. The Board noted that the data is tenant related and decided to defer discussion until 2017 when the need may be more important. The manager will look at other options for protecting data currently on site. Sensitive home owner data is not being stored onsite at the SCA office. The Board discussed further an issue raised in August by an owner at Open

Forum. The owner feels it is essential that parents be allowed to park near the SCA bus stops so that kids can be sheltered from bad weather and monitored against danger from bears or sexual predators. The directors stated they are sensitive to parental concern, but noted that in nearly 40 years there had been no dangerous incidents within the SCA and that kids had been dressed and prepped for bad weather for decades without parents sheltering them in automobiles. There was a consensus among the directors that opening up the roadside greenbelts for parking near the bus stops wasn't permitted by current restrictions and that changing those restrictions was very likely to lead to more parking in general along the greenbelt, which is an undesirable change to the community environment. They encouraged the manager to meet with concerned owners and parents to work out a program where these parents could participate in monitoring the bus stops for the safety of their kids. The Board prefers this approach to any alternative about parking on the green belt or side roads.

#### **TABLED ITEMS**

Woodbridge Vehicle Bridge Railings  
Springs "Steps Project"

#### **ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 8:05 p.m.

### **MONTHLY MANAGEMENT REPORT SUMMARY SEPTEMBER 21, 2016**

#### Correspondence, Communication, Notices:

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

#### Status of Collections:

New accounts to atty 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 – 9 in last 30 days

#### Architectural Modifications:

ACC approvals and denials for February – 13 approvals

#### Sales/Leases/Foreclosures

New Sales – 4; New Leases – 3;  
Leases Denied – 0; Foreclosures - 1

#### Legal Issues

(C & M – Clayton & McCulloh; KG – Katzman & Garfinkel)  
The Perez/Asher Mgt Company settlement with the SCA has been signed. Carlos Arias' legal opinion (provided) confirms the right of the HOA to deny access to felons or chronically non-compliant guests. The disapproved residents who occupied 224 Spring Run left prior to eviction. The home owner was fined \$500 for deliberate violation and must pay associated legal charges of about \$1000.

#### Administrative Unit Projects

Garden Quality Landscaping has nearly completed the entry lane landscape renovation. One hundred new drift rose bushes are slated to replace the knockout bushes on 434. They will match the new drift roses planted closer to the guardhouse. New boulders have been added and additional new mulch will finish the new look.

A & E Electric repaired, replaced, and repositioned ground lighting along 434 and the entry lanes. They have been asked to come back since a GFI continues to be triggered, leaving some of the new lighting off.

Tru-Green has returned to continue addressing problem spots in the turf near the clubhouse and ellipse and will be adding liquid nutrition to the peanut turf installed this spring on 434. Mark Yahn called the manager and recommended the use of Plateau to control weed growth in the large areas of peanut turf. Hand weeding has consumed much of the time of the Saturday detail crew.

The Markham Woods Road lane extension is proceeding with a completion target sometime around mid-October. Bright House moved cable along the road within the last week.

Buck's Lumber filed an insurance claim to cover the estimated \$8,000 expense to remove the damaged asphalt and repave a sizable area of the Pine Cone Lane cul-de-sac. The insurance company is currently negotiating with Seminole Asphalt.

<p>SafeCam has installed about half of the new cameras approved at last month's Board meeting and will complete the installation by month's end. Clive Wagner stated he was very pleased with the visual quality of the new surveillance equipment installed to date.</p> <p>The manager has completed a second draft of the 2017 budget which is included for the Board's review. The manager met with the Board's treasurer and president to finalize the presentation of the proposal to increase assessments, consulted with the HOA's legal counsel, and composed and assembled the documents required for a Special member's meeting on October 18. It will be followed by a Budget adoption Board meeting later that same evening.</p> <p>Seminole County sprayed the entire community for mosquitoes just prior to Labor Day.</p> <p>The University of Florida shipped 500 lily beetles to the SCA for distribution over various areas of the community. The beetles are genetically designed to consume the potato vine growth that is overtaking trees and shrubs. Clive Wagner and Estelle Silva were instrumental in mapping the areas so the application for help could go forward and in distributing the beetles to the vines.</p> <p>Lynette Gault and the manager have been shouldering the many administrative tasks alone since late May, but in order to continue</p>	<p>publishing the newsletter and to assist in the busier fall months, Mr. Alexandrowicz approved hiring a temporary worker until Joni Raines returns. Marilea Levinson has been working 10 hours weekly for 3 weeks and has been essential to getting the newsletter out and helping to reorganize various clerical record-keeping procedures.</p> <p>The "priorities" survey that was distributed in August's newsletter has elicited replies from just 16 home owners. A review of the answers finds most respondents supporting the priorities the Board has selected for 2017. There is also good support in the coming years for a new base for the tot lot, a walk-path for the Woodbridge ellipse, repaving the RV facility, automating the pass process at the gate and renovating the interior of the clubhouse. Owner initiated suggestions include an RFID system like "SunPass" for vehicle access, some benches on common area sites on Wisteria, upgraded street-lighting, and a metal roof for the spa buildings.</p> <p><b><u>BUILDINGS &amp; GROUNDS</u></b></p> <p>Recreation Area –the spring</p> <p>SCA Maintenance Staff:</p> <ul style="list-style-type: none"> <li>• Cleaned and raked lagoon area and beaches</li> <li>• Purchased/installed trailer wheel for boat trailer</li> <li>• Completed the twice weekly cleaning of the spring</li> <li>• Cleaned ladders and float &amp; filters</li> <li>• Trimmed walkway area palms</li> <li>• Sprayed ant mounds near beach and playground</li> </ul>	<ul style="list-style-type: none"> <li>• Dredged and cleaned sand lot</li> <li>• Pool, Spa, Clubhouse, Tennis</li> </ul> <p>SCA Maintenance Staff:</p> <ul style="list-style-type: none"> <li>• Removed and replaced collapsing drywall ceiling in men's restroom</li> <li>• Repainted tennis shop doors</li> <li>• Cleaned clubhouse veranda of spiders &amp; dirt; touch-up paint in clubhouse interior</li> <li>• Repaired leaking exterior shower at spa pool</li> <li>• Found and patched leak at clubhouse roof</li> <li>• Cut away large dead limb from women's spa</li> <li>• Cleaned off pool deck and rearranged furnishings</li> </ul> <p><b><u>Community Common Grounds &amp; Infrastructure</u></b></p> <p>SCA Maintenance Staff:</p> <ul style="list-style-type: none"> <li>• Cleaned all storm drains prior to the arrival of the tropical storm</li> <li>• Pressure cleaned curbs and sidewalk area around gatehouse</li> <li>• Continued pulling deteriorated directional signs &amp; replacing them with arrows in the road</li> <li>• Trimmed palms along sidewalks and road on Springs Blvd; measured for turf replacement</li> <li>• Picked up storm debris after various storms</li> <li>• Replaced relay switch in pump house; checked and repaired irrigation at various sites</li> <li>• Cut up fallen dead trees and hauled away limbs</li> <li>• Replaced/repainted/repainted handrails at Wisteria Rd bridges</li> </ul>
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- Replaced capacitor at Red Cedar retention ditch pump house

#### R.V. Lot/Stables/Maintenance Lot

##### SCA Maintenance Staff:

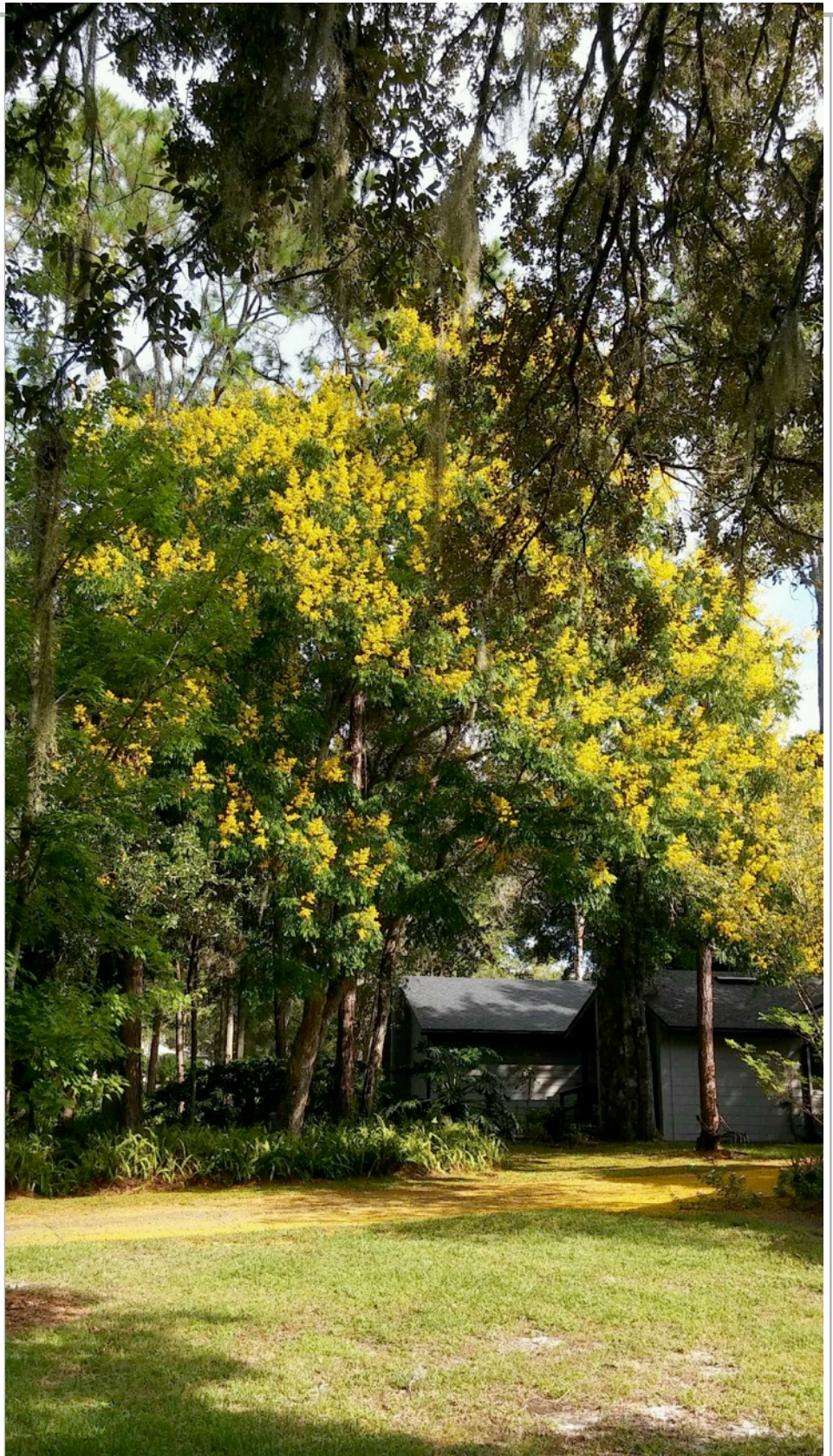
- Adjusted stable doors at stalls, 5, 6, and 8 and repaired door at 7
- Dragged riding ring
- Repaired swinging gates at stable entrance
- Replaced and repainted paddock boards
- De-greased and cleaned engines for all maintenance vehicles
- Sharpened all saws

#### PROJECT UPDATES

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.

#### BIDS & PROPOSALS

No new proposals



**GOLDEN RAIN TREES**

PHOTO TAKEN BY DAVID FORTHUBER ON SEPTEMBER 30, 2016



**August 2016**

ASSETS		LIABILITIES	
Cash in Bank - Operating	829,052.04	Payables/Prepays	1,228,512.03
Cash in Bank - Reserves	378,623.75	Reserves (net)	374,534.15
Escrow	13,001.74	Operating Equity	488,830.74
Accounts Receivable	137,391.07		
Prepaid	(50,884.57)		
Property & Equipment	781,822.89		
Deposits	2,870.00		
<b>TOTAL ASSETS</b>	<b>2,091,876.92</b>	<b>TOTAL LIABILITIES</b>	<b>2,091,876.92</b>

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
<b>TOTAL INCOME</b>	<b>123,448.13</b>	<b>1,000,540.28</b>	<b>1,009,760.00</b>	<b>(9,219.72)</b>
<b>EXPENSES:</b>				
Common Area Maintenance	30,753.61	196,182.74	214,040.00	(17,857.26)
Grounds	26,354.16	148,508.77	157,413.36	(8,904.59)
Pool/Spa/Clubhouse	2,051.83	22,404.14	24,720.00	(2,315.86)
Administration	25,250.63	224,729.21	229,546.68	(4,817.47)
Recreation (Tennis/Stables)	7,176.35	13,956.39	11,240.00	2,716.39
Security & Gates	41,930.89	261,722.32	280,800.00	(19,077.68)
Reserves	11,500.00	92,000.00	92,000.00	0.00
<b>TOTAL EXPENSES</b>	<b>145,017.47</b>	<b>959,503.57</b>	<b>1,009,760.04</b>	<b>(50,256.47)</b>
<b>SURPLUS/(DEFICIT)</b>	<b>(21,569.34)</b>	<b>41,036.71</b>	<b>(0.04)</b>	<b>(41,036.75)</b>

**COMMENTS:**

Income y-t-d is: \$9,219.72 under budget

Expenses y-t-d are: \$50,256.47 under budget

Net variance y-t-d is: \$41,036.75

Average mnthly expenditures \$119,937.94

## Asphalt Seal Coating Central Florida



- ~ Free Estimates & Consultations ~
- ~ Award-Winning Service ~
- ~ Environmentally Friendly Products ~

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[jenwig@aol.com](mailto:jenwig@aol.com)

**jenniferwigginsphotography.com**

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- Home Exteriors
- Driveways
- Pool Decks
- Screen Enclosures
- Pressure-less Roof Cleaning
- Mildew & Algae Removal



- Restaurants
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- Apartment Complexes
- HOA/Subdivision Work
- Sealing & Waterproofing



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Central Florida!



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**Roof and Gutter Cleaning:**  
Removal of leaves  
pine straw and debris  
\$15 Minimum

**"Behind the Fence" Clean-up**  
\$25 Minimum

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**407-774-2721**

29-Year Resident



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*Friends of The Springs in  
Longwood, FL*

*"The Springs" Neighborhood  
Longwood, Florida*



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Newsletter online by visiting...

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sites.com](http://thespringsconnection.sentryweb.com)



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**Mobil Service**

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*Airbrush Tan and Beauty*



# JUNIOR CLINICS

Presented by John Rountree, U.S.P.T.A. Professional

Hosted By  
SPRINGS RACQUET CLUB  
400 WOODBRIDGE ROAD  
LONGWOOD, FL 32779

**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](mailto: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: \_\_\_\_\_





# \$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](http://www.sentrymgt.com)

# ACC COMMITTEE APPROVALS SEPTEMBER 2016

ADDRESS	DESCRIPTION
<b>Glenwood Village</b>	
122 Hidden Oak Drive	Tree removal within backyard
112 Juniper Lane	Gazebo on back deck
103 Juniper Lane	Dumpster for internal work (one month)
102 Hidden Oak Drive	Re-roof with Timberline HD shingle
<b>Shadowood Village</b>	
117 Red Cedar Drive	Install approved pavers & external lighting
<b>Whispering Pines</b>	
169 Raintree Drive	Paint House Exterior
<b>Single Family Homes</b>	
252 Spring Run Circle	Paint House Exterior
228 Spring Run Circle	Re-roof with O-C shingle
225 Springside Road	Replace fence & backyard deck
116A Wisteria Drive	Remove 5 trees
105 Red Bay Drive	Remove 5 trees
142 Wisteria Drive	Replace garage door
	

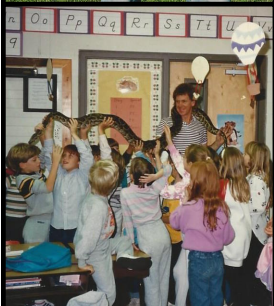
**ACC Approval is required for most outside  
improvements and updates. Forms are available online,  
or you can contact the business office for more information. Deposit  
may be required. Log on or call the office for ACC Forms.**

# 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](http://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](mailto: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**

<b>ASSOCIATION</b>	<b>MEETING TIME</b>
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**

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## 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!!

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**We look forward to serving you!**

***Brooke Taylor/President***

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# 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



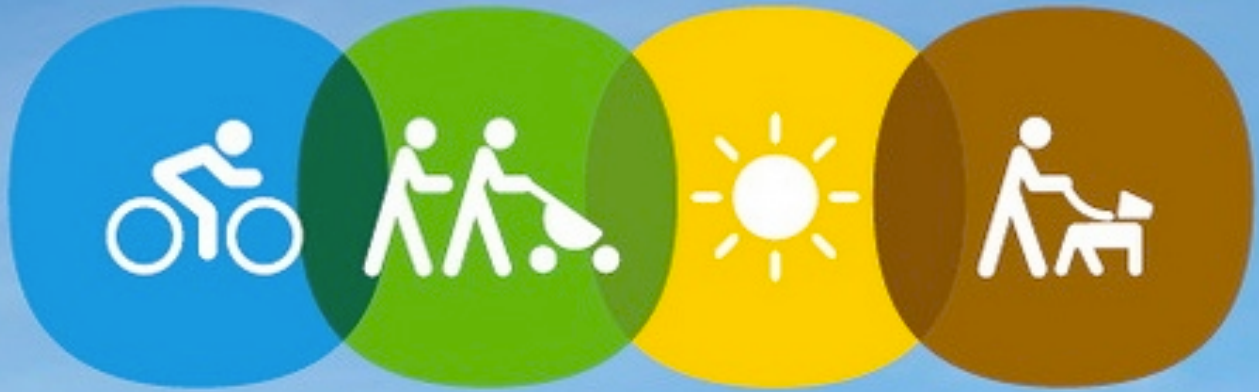
PLEASE CLEAN UP  
AFTER YOUR PET

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## 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