

The Spring Run

NOVEMBER 2016

OUR 45TH YEAR OF PUBLICATION

VOLUME 46, ISSUE 10



At Home... With Nature!



A MESSAGE FROM THE BOARD PRESIDENT & MANAGER

SEASON'S GREETINGS!

SOMEWHERE far from here winter looks as magic as it does above.

Fortunately, for us, our winter is magic, too, in a subtle way. It's drier. Fresher breezes caress our skin. And there's a change in the way the light plays through and over everything. We stop perspiring, and move with a lighter step. While summer is fierce, our winter is sweet and gentle, not unlike the mantle of white snow that tranquilizes and softens the landscapes where it falls.

Winter also feels good because it is a season of concluding. Things in play all year have come to fruition, to maturity, and we find ourselves ready to pause a bit from our labors and reflect on our efforts. Certainly, this is true for our



community. We started 2016 with a raw construction site on 434 that developed into something of recognizable form and then, slowly over the year into something graceful and beautiful that pleases us as we approach our home base. We then finished the transition during the summer by refreshing our entrance lanes with new plantings. In

fact, all around the common grounds, we renewed and refreshed. There's new turf and new decorative planting near the clubhouse and in the spa/pool facility. There are repaired and freshly painted fences and gates and new railings at many spots in the recreation area. Street signs everywhere have been repaired and repainted. We also made an effort to reduce visual clutter by eliminating posts and signs and painting simple directional symbols on the roadways.

Reflecting on past accomplishments is always accompanied by the realization that much to do lies ahead. The new year just a month away will find us preparing to start fencing construction on Markham Woods



**SIGN UP FOR TENNIS
CLINICS - SEE PAGE 20**

**THE SPRINGS
COMMUNITY
AT HOME WITH
NATURE**

**HOLIDAY EVENTS
SEE PAGES 7-9**



Road. We've also started the process leading to the annual member's meeting on January 18. We will conduct elections for director's seats on the board and ask the members to tweak Amendment 38 by reducing eviction time from 30 to 14 days. Inside, you'll get a first look at the candidates. In our December newsletter we'll announce dates and times for the traditional "meet the candidates" event where you can share your concerns and learn if the candidates are prepared to address them. Also inside, we tell you how the assessment vote went and provide a copy of the 2017 budget.

Until then, take joy in decorating for the holidays, and reflecting on the fullness of life and the grace we're given to experience it. Merry Christmas and Happy Hanukkah to all! Travel safely!

Jerry Alexandrowicz and

David Forthuber

Members Voted to Increase Annual Assessment to \$1,780

At the November 9, 2016 Special Members Meeting, the votes were tallied for the proposal on whether to increase the annual assessment.

Out of a total 879 members, 376 members voted on the proposal. Of the 376 votes, 192 voted to increase the assessment by \$180 per year; 64 voted to increase the assessment by \$120 year; and 119 voted for no increase. Thus, by 51% of the vote, the annual assessment will be increased by \$180 per year to \$1,780 from \$1,600.

Coupons for the assessment will be in homes early in December. Payment is due January 1 and considered late if not received by January 31. Interest applies to any unpaid late balance. If you are paying quarterly, the payment is due by the end of the first month of each quarter and late thereafter. An option to consider is that many credit card companies often offer, at holiday time, 12 to 15 months to repay a balance without interest if you need to finance your payment.


Thank you to all of our members who participated by voting.



THE SPRINGS COMMUNITY ASSOCIATION

ADOPTED 2017 BUDGET

		Number of Units	879	Assessment Frequency
		For the Year starting: and ending:	1/1/2017 12/31/2017	Annual
COA #	Category			
		2017 BUDGET		
4000	INCOME			
4020	Assessments	1,564,620.00		
4055	Newsletter income	240.00		
4060	Late Charges	45,600.00		
4070	Initiation Fees	30,000.00		
4093	Non-Member Tennis Fees	720.00		
4100	Interest Operating	1,980.00		
4120	Miscellaneous	120.00		
4131	RV Space Rentals	24,000.00		
4132	Stable Rentals	9,000.00		
4138	Trash Removal	120.00		
4180	Clubhouse Usage Fees	13800.00		
4181	Clubhouse Event Security Fees	2,760.00		
4193	Access Devices	2,400.00		
4280	Rental Application Fees	9,000.00		
4340	Interest on Reserves	300.00		
4350	Interest Allocated to Reserves	-300.00		
4969	Allowance For Doubtful Accounts	-42,000.00		
Total:		1,662,360.00		
		EXPENSES		
5000	Common Area Maintenance			
5080	Electrical Maintenance - Other	480.00		
5120	Onsite Maintenance Labor Cost	202,800.00		
5124	Maintenance Healthcare	14,760.00		
5126	Uniform Expense	240.00		
5141	Equipment Repairs	600.00		
5143	Communications Equipment	2,400.00		
5160	Fence Repairs and Maintenance	1,200.00		
5210	Janitorial Supplies	7,200.00		
5220	Signage Repairs and Maintenance	2,100.00		
5240	Interior Pest Control	360.00		
5264	Storm Drains Maintenance	6,300.00		
5280	Refuse Disposal	14,400.00		
5330	Street Light Electricity	25,020.00		
5390	Other Maintenance Expenses	1,920.00		
5410	Street Light Maintenance	18,000.00		
5481	Maintenance Vehicle Fuel and Oil	1,800.00		
5482	Maintenance Vehicle Repairs	6,000.00		
5550	Materials & Equipment	7,800.00		
5551	Small Equipment Purchases	3,000.00		
5555	Recreation Area Maintenance	600.00		
5561	Road Repairs	4,800.00		
Total:		321,780.00		
		Grounds Maintenance:		
6000	Contracted Lawn Service	82,560.00		
6040	Turf/Shrub/Garden Maintenance	59,040.00		
6120	Irrigation Maintenance & Repair	6,000.00		
6140	Water - Irrigation	120.00		
6200	Shrubbery and Tree Planting	19,200.00		
6210	Community Decorations	4,800.00		
6240	Tree Trim & Removal	33,000.00		
4500	Common Ground Maintenance	6,600.00		
6340	Lake/Waterway Maintenance	1,200.00		
6730	Road & Springs Wall Expense	90,000.00		
Total:		302,520.00		





The Springs 2017 Budget

(Continued from previous page)

7000	Pool/Spa/Clubhouse	
7040	Contracted Pool Service	6,900.00
7043	Pool Permit	360.00
7045	Pool Equipment Repairs and Maintenance	6,000.00
7082	Other Pool and Spa Expense	16,000.00
7084	Pool Miscellaneous Expenses	240.00
7085	Termite Bond - Spa	300.00
7090	Fitness Equipment - Repairs and Maintenance	480.00
7120	Water & Sewer	420.00
7200	Clubhouse Misc. Repairs	1,200.00
7201	Other Clubhouse Expenses	720.00
7203	Clubhouse Security Parties	2,760.00
7250	Rec Area Facility Maintenance	1,200.00
7251	Cottage - Termite Bond	300.00
7280	Clubhouse Exterminating	600.00
7282	Clubhouse Termite Bond	300.00
7285	Clubhouse Water & Sewer	1,560.00
7286	Clubhouse - Electricity	13,500.00

Total: 52,840.00

8000	Administrative & Management:	
8010	Onsite Admin Labor Cost	176,400.00
8020	Management Fee	34,320.00
8040	Postage	5,700.00
8060	Copies/Printing/Supplies	10,800.00
8061	Website	960.00
8063	Clubhouse & Office Supplies	4,200.00
8064	Computer Expense	1,200.00
8065	Copier Lease and Maintenance	5,520.00
8080	CPA Services	5,520.00
8100	Legal Expense	10,800.00
8106	Legal Expense - Collections	5,400.00
8110	Loan Interest	32,400.00
8120	Insurance	48,000.00
8160	Electronic Transmissions/Phone	4,800.00
8190	Miscellaneous	1,800.00
8208	Security Cameras	4,800.00
8210	Background Checks	6,000.00
8322	Community Events	2,880.00
8370	Equipment Repairs and Maintenance	600.00
8381	Meeting Expense	120.00
8390	Annual Corporate Report	60.00
8441	Communication Equipment	720.00

Total: 363,000.00

8500	Recreation - Tennis/Stables	
8520	Tennis Court Maintenance	240.00
8530	Tennis Court Water/Sewer	600.00
8532	Tennis Court Termite Bond	420.00
8533	Tennis Court Bldg Repairs and Maintenance	480.00
8534	Other Tennis Court Expenses	720.00
8540	Tennis Court Electric	1,920.00
8650	Stable - Electricity	2,100.00
8651	Stable - Water/Sewer	1,620.00
8652	Stable - Termite Bond	420.00
8653	Stable - Repairs and Maintenance	4,800.00

Total: 13,320.00

8800	Security & Gates	
8801	Salaries - Security	273,480.00
8802	Payroll Taxes - Security	25,980.00
8803	Group Insurance - Security	30,000.00
8804	Workers Comp - Security	15,000.00
8805	Other Payroll Expenses - Security	7,200.00
8806	Uniforms - Security	600.00
8807	Contract Fees - Sheriff	1,200.00
8808	Contract Fees - Temp Guards	12,000.00
8809	Guardhouse - Electricity	3,180.00
8810	Guardhouse - Termite Bond	120.00
8811	Guardhouse - Water/Sewer	480.00
8812	Guardhouse - Building Maintenance	240.00
8813	Guardhouse - Equipment Maintenance	480.00
8814	Security Vehicle - Fuel and Oil	5,400.00
8815	Security Vehicle - Repairs and Maintenance	6,000.00



The Springs 2017 Budget

(Continued from previous page)

8817	Gate - Telephone, Fax and Internet	4,700.00
8818	Gate - Repairs and Maintenance	7,200.00
8819	Security Administrative	1,200.00
8820	Gatehouse - Computers	1,500.00
8821	Access Control System Maintenance	3,000.00
8822	Communications Equipment	2,400.00
8823	Decals/Barcodes	10,500.00
8824	Other Security Expenses	6,300.00

Total: 418,160.00

TOTAL OPERATING EXPENSES: 1,471,620.00

9000	Reserves:	
9910	Contingency Reserve	190,740.00

Total: 190,740.00

TOTAL EXPENSES: 1,662,360.00



**SCA BOARD OF DIRECTORS
TREASURER'S REPORT
16 NOVEMBER 2016**



As of October 31, 2016:

CASH - Operating: \$ 618,503

Petty Cash: 5,700

Reserves: 358,440

Assess. Receivable: \$ 267,081

A/R Last Month: 303,480

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: \$ 689,781

INCOME STATEMENT (Y-T-D):

	ACTUAL	BUDGET	VARIANCE
TOTAL INCOME:	\$ 1,246,243	\$1,262,200	\$ (15,957)
TOTAL EXPENSES:	1,200,037	1,262,200	(62,163)
NET INCOME:	\$ 46,206	0	\$ 46,206

Accounts Receivable Notes: Four properties were sold and closed in October for a total of 54 closings in 2016. 100 properties sold and closed in 2015. There was one bank foreclosure. 19 owners are delinquent for prior years' assessments and have been sent Intent to Foreclose or Intent to Lien (ITL) notices. 47 additional owners are delinquent in their 2016 assessments. 2016 assessments were due 31 OCT. Five owners are under bankruptcy protection and 10 owners are in mortgage foreclosure.

21st Annual Springs Holiday Fund

Please Donate A Thank You Gift!

The Springs Community is one of the most beautiful and peaceful places to live in Seminole County... and the people who help keep it that way are the Springs Security and Community Association Staff.

For the past 20 years The Springs Holiday Fund Committee has asked all residents at this time of year to recognize and show appreciation to our Springs' Staff members by making a monetary donation. Your donation may be mailed to the address shown below, or dropped off into one of the designated Holiday Fund Boxes. Checks should be made payable to "Springs Holiday Fund". If you have any questions, please contact one of the committee members shown below.

Springs Holiday Fund
200 Red Bud Lane
Longwood, FL 32779

Wilson A. Knott (407) 774-9036
David Cox (407) 862-5168
Estelle Silva (407) 461-4323

The Springs Holiday Fund does not represent The Springs Community Association, Inc.
The money donated is distributed to the Springs staff by the Holiday Fund Committee.
A copy of this distribution will be available in January 2017
by calling one of the committee members listed above.



PICTURES WITH SANTA
DECEMBER 10
THE SPRINGS CLUBHOUSE
11 A.M. - 2 P.M.
Cookies & Cocoa

All children receive an official
Santa "You Were Nice" Certificate



Receive a Letter from Santa

If you would like Santa to write a personalized letter for your child praising him/her for their accomplishments send an E-mail to Joe Pacholski at jpacholski@kw.com by December 5. Provide name, age, special accomplishments and names of toys and Christmas wishes in your e-mail. Santa will respond on premium North Pole letterhead for a \$5 charge (to defray printing cost).

This Christmas event is sponsored by Joe Pacholski, Keller Williams Heritage Realty, Mary Kroczyński, Movement Mortgage and Rusty Parsons, Elite Analysis. Donations for our special Santa actor are welcome.

SANTA IS COMING TO THE SPRINGS



**ROUTE MAPS WILL BE POSTED ON
FACEBOOK AND THE SPRINGS
WEBSITE CLOSER TO THE EVENT.**

[HTTP://THESPRINGSCONNECTION.SENTRYWEBSITES.COM](http://thespringsconnection.sentrywebsites.com)





CANDIDATE FOR BOARD OF DIRECTORS

H. JERRY ALEXANDROWICZ

Dear Neighbors,

I would like to welcome the new residents to our community as well as re-acquaint myself to those who have been here from the beginning. Let me give you a little of my background prior to residing in the Springs. I grew up in the suburbs of Philadelphia and following graduation from LaSalle College, I entered Officer's Candidate School (OCS) in Pensacola, FL. I served 5.5 year's active duty with the Navy, and then continued on in the Naval Reserve program from which I retired after serving 22 years.

While living in the city of North Lauderdale, Florida, from 1971 to 1990, I served as a Councilman and Mayor of that city. Then after moving to nearby Weston (1990 to 1997), I served on our community Board of Directors. We then moved to Orlando in 1997 and to our home in Spreading Oak Village in November, 1999.



**JERRY ALEXANDROWICZ WITH
HIS WIFE NANCY**

Prior to my retirement in 2013, the major portion of my working career was in the field of Real Estate Appraisal. At that time, I was employed by the Florida Turnpike Enterprise, serving as Assistant Right-of-Way Manager-Appraisal, responsible for assigning values to properties being acquired for new road ways.

I have served on the Springs Board for 12 years, and as your president for the past 3 years. Many of you may wonder why I want to run again. I love our community and enjoy the interaction I have with our residents. Seeing our community return to being one of the most sought after communities in Seminole County, has given me great satisfaction. Being a part of these efforts, only makes me want to continue my involvement.

In the past few years, we have been able to accomplish the following: rebuild the wall enclosing the Springs (which was in danger of collapsing); re-surfaced all the roadways within the community; and construction of the perimeter wall along SR 434 and Wekiva Springs Road. In conjunction with the wall projects, the Board brought in a landscape architect to create a unifying vision for the

community's front entrance.

Major projects that will be accomplished over the next 3 years are: the perimeter wall along Markham Woods Road (to which, through my negotiations with Seminole County, they have pledged over \$10,000); the perimeter wall along Woodbridge Road; and upgrading the grounds around the club house.

I hope that Springs homeowners will take a look at my voting record and see that I have been a good steward of the community's money in obtaining maximum value for the projects to which we were committed. I believe in a business-like approach to handling the issues coming before us and will continue to bring that perspective to our discussions and decisions. I am dedicated to getting back to the original vision of the Springs as a community, and with your support I hope to accomplish this.

H. Jerry Alexandrowicz



CANDIDATE FOR BOARD OF DIRECTORS

AUSTIN BEEGLY

Greetings to all my Springs neighbors.

I ask for your support again this year as I seek re-election to the Springs Community Association's Board of Directors. I have served 6 fast-moving, action-packed years on your Board and it has been a great source of satisfaction to be a part of the team that has brought so much progress to our neighborhood.

Among the major improvements in the Springs I'm proud to be associated with are the repaving of our main boulevard and every one of the side streets. Without seeking any special assessments, we also had a new seawall constructed at the Spring, topped with a new wider sidewalk. Our entire roadside boundary has gone from being a sad, rickety gray fence plopped in a jungle to an eye-pleasing mix of interesting architecture set in an appealing variety of native plants.

Beyond these building projects, I have thoroughly enjoyed organizing some quite memorable community events. Who can forget the delight of our kids watching puppets at the recent annual Halloween parties, the cheers and tears of pictures with Santa, The Santa Express, our movies under the stars, or our madcap Easter egg hunts with the Godzilla of Bunnies! Prior to the last six years, events like this had passed from our lives and it's been great to see our community's families come together again and meet each other.

And we've taken on difficult issues when required. We created measures to make our community safer, passing an amendment that allows us to better monitor who lives in our community and giving us a means to turn out those who would bring crime into our midst. We've given our experienced security team new tools. I was pleased to be asked to coordinate two major security projects. New High Def cameras have been installed which have already been used many times by our CSOs and the Seminole County Sheriff's Department to prosecute trespassers, criminals, and deviants. We've recently installed some new cameras down at the recreational area to ensure safety for all residents, and to make sure that the grounds are being used safely and in a way that preserves their value. It has truly been an honor to be associated with this Board and its projects for the last six years.



**AUSTIN BEEGLY WITH
HIS WIFE CANDACE AND SON BRYCE**

I am very fortunate to live here with Candace and Bryce, pictured above, and all of you who share our delight in this unique and beautiful haven. I hope to continue the work we've started in renewing our neighborhood. Lots remains to be done and I sincerely ask for your vote in January so we can continue with this progress.

My name is Agata Fowler and I am asking for your vote in the upcoming election to the Springs Community Board of Directors.

My husband Charles and I were introduced to The Springs by his parents who have owned a home and resided in The Springs for over 27 years and after a comprehensive search to purchase our own home in the Orlando area we chose to purchase our one in The Springs for a number of reasons. First and foremost was the private security force which was like no other that we found in any of the areas' gated/guarded communities, followed closely by the natural beauty of the surroundings combined with the warm and friendly residents who live in the Springs.

My primary objective is to ensure The Springs continues to be the number one, premiere, privately guarded/gated community in metro Orlando. We can do this by building on expanded interest of our residents in the overall welfare of The Springs and maintaining the uniqueness and beauty of this special place. Through a collaborative approach we can not only increase member participation in committees and projects but also further a sense of community through inclusive board/ member relations. I believe that interest in the welfare of a community is built through ongoing communication with all residents and a sense of respect and inclusion in the actions of its board. A community where young and more mature families come together to enjoy a block party or holiday celebrations in a fun and safe environment is indicative of a healthy community. I would like to make sure that our community continues to move in that direction.

The Springs is truly a unique and special place. If elected to the Board of Directors I will devote my time and energy to maintaining and enhancing our community in any way possible. As a Board member I will increase transparency and inclusiveness in board relations by encouraging the

CANDIDATE FOR BOARD OF DIRECTORS

AGATA FOWLER



AGATA FOWLER

maximum participation of interested property owners thereby creating a more cohesive community. I will continue to retain "the specialness" of The Springs which is what draws people to our community while simultaneously recommending modern solutions to the issues of today and tomorrow. I have a degree in Business Administration from UCF and have been employed as executive assistant for one of the world's largest financial staffing firms, working in the fields of human resources, finance, purchasing and hospitality. I speak fluent English, German, Polish and functional French. My experience and strength in organization, time management, vision, communication, and information technology can contribute to the functioning of the Board of Directors and serve as a benefit to our community as a whole.

If you would like to speak to me directly about my interest in becoming part of our Board of Directors, please

feel free to contact me via email or phone and I look forward to meeting and speaking to those residents whom I know and those I have yet to meet.

Thanking you in advance for your vote, I am

Sincerely,

A handwritten signature in blue ink, appearing to be 'Agata Fowler'.

Agata Fowler
121 Wisteria Drive
Email: ag.springs2017@gmail.com
Phone: 407-434-1491





CANDIDATE FOR BOARD OF DIRECTORS

KAREN LARKEY

Karen Larkey

117 Primrose Drive
Longwood, Florida 32779

October 2016

Dear Springs Residents,

I am presenting myself for your consideration as a new member of the board. I have lived at Live Oak in the Springs since 2000, and love my home and community. I want to ensure that we continue to provide a safe and beautiful environment for all of us to enjoy.

I am a clinical psychologist who recently retired from running my own practice in Lake Mary. I have served successfully at the director and executive director level throughout a rich and varied career over the last forty years, prior to starting my own firm.

I have become more and more concerned with the continuous rise of costs in our community, and would like to work for all of us to effectively manage those costs before asking for additional funding to cover shortfalls. I have no doubt that our current board has worked hard to provide us all with good management. I would like to add my expertise and offer the board additional creative avenues to continue that good work.

Again, I would like to put my years of successful management experience to work for our community, and would appreciate your vote to allow me to serve.

Sincerely,

A handwritten signature in cursive script that reads "Karen Larkey".

Karen Larkey, Psy.D.



CANDIDATE FOR BOARD OF DIRECTORS

KIM STITT

Kim Stitt

200 Jasmine Lane

I would like to volunteer for the Springs Community board of Director and would your consideration in the upcoming election.

Background:

I have lived in this area for 45 years and in the Springs since 1995. My late husband Todd Stitt as many of you probably remember, was one of the first families to reside in The Springs. When we married we knew we wanted our kids to have the same experience in the community that he grew up in and we both loved. I am widowed with two sons Jake (17) and Clay (15) who attend Lyman High School. Now that my children are older I am able to, and interested in serving on the board with the objective of keeping our community beautiful and unique.

Experience:

After graduating from UCF with a degree in business I worked as Vice President of Sales for a Micro Via, Inc before having my children. When they were in their early school years I volunteered in the classroom, church, and New Hope for Kids . Since returning to work I have taught in both Seminole and Orange County which I currently am at Lake Brantley High School. I also worked for Specialty Management as a Property Manager for 19 communities. I attended all HOA meetings and worked with the HOA board for each property. This gives me the valuable experience and knowledge to be a representative of the Springs residents.

Statement:

I believe we have the most beautiful communities in Central Florida. We are very fortunate to live in a 24 hour manned gated community, a Spring that is used by all ages, recreational areas to accommodate all interest. I have enjoyed seeing the abundance of children running around and the beautification projects that have taken place. I take pride in our community and I would consider it a great honor to serve on the Board and advocate for the members of our wonderful neighborhood.

Thank you for your consideration,

Kim Stitt

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

MINUTES THE SPRINGS COMMUNITY ASSOCIATION, INC.

Board of Directors

Budget Meeting

Clubhouse - 400 Woodbridge Road,
Longwood, FL

Wednesday, November 9, 2016

Board members present were:
Jerry Alexandrowicz, President;
Jerry Crews, Vice President,
Robert Johnston, Treasurer and
Austin Beeghly, Secretary.
Community Association Manager,
David Forthuber, was also present.
Three home 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.

PRESIDENT'S REPORT – Jerry Alexandrowicz declined to give a report in favor of moving quickly to the agenda.

SECRETARY'S REPORT – There was no report.

TREASURER'S REPORT – Robert Johnston will provide the directors with a written summary report after the October financial is provided by Sentry Management.

MANAGEMENT REPORT – The manager will provide a written report to the directors on November 16, the regularly scheduled date for the board meeting.

COMMITTEE REPORTS – The manager will make them available on November 16.

MEMBERS OPEN FORUM: No members signed up to speak.

OLD BUSINESS: There was no old business to address.

NEW BUSINESS:

- The manager proposed the following text changes to SCA Regulation 13: change the recreation area hours of operation from specific EST and DST times to “dawn to dusk” as the signs in the area proclaim. Allow guardians or childcare workers to accompany children under 14 to the recreation area if parents have provided written instruction naming the guardian. The guardian will be issued a recreation pass for the activity. The HOA attorney proposed the following change: incorporate language authorizing background checks as needed for signers of occupancy agreements. The manager proposed the following changes: eliminate reference in Rule and Regulation no.1 and no. 2 to barcode decals and bird logos in favor of an all-inclusive designation. Going forward, these items will be referred to as an ACD (Access Certification Device); refer to Rules and Regulations simply as Regulation (with an assigned number). *Austin Beeghly moved to accept the text changes. Jerry Crews seconded the motion and it was unanimously approved.*
- *Jerry Alexandrowicz, noting that the membership had approved tonight an increase in the annual HOA assessment from \$1600 to \$1780, moved to adopt the 2017 budget that lays out the spending plan for this income. Jerry Crews seconded the motion and it was unanimously approved.*

- Jerry Alexandrowicz asked for further clarification from Jeff Dix on details for the Markham Woods Fence proposal and declined to take a vote tonight. Jerry Crews will meet with Mr. Dix.

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



**Manager Report
11/16/2016
By - David Forthuber**

Correspondence.

Communication. Notices:

- ACC approval or denial letters – 18
- RV/Stable Late & Rent Notices – 40 RV; 6 stable
- Mass Email to SCA home owner list re Assessment Vote

Status of Collections:

- New accounts to atty for lien or collection activity – 2
- Intent-to-lien notices – potentially 47
- Hardship (pre-collection) payment plans written – none

Violation Notices:

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

Architectural Modifications

- ACC approvals and denials for November – 16 approvals

Sales/Leases/Foreclosures

11 New Sales – 115 Wild Hickory; 200 Spring Run; 135 Primrose; 205 Fairway; 1931 Lost Spring; 106 Crown Oaks; 280 Spring Run; 111 Wax Myrtle; 109 Red Bay; 116A Wisteria; 303 Fox Squirrel
2 New Leases – 101 Crown Oaks; 100 Weeping Elm

Legal Issues

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

No issues aside from monitoring foreclosures and collection activity

Administrative Unit Projects

- Seminole County sent the SCA \$5000 toward the construction of a new fence on the SCA property line along Markham Woods Road. They've also reserved 2 live oaks and 73 viburnum to plant

behind the new fence and pledged to provide fill as needed. Landscape designer Jeff Dix met with the board's president and vice president and the SCA manager to discuss regrading and the lay-out of the fence. It will look nearly identical to the fence on 434, but landscaping will be much more modest. Mr. Dix will have plans to the Board in December and the Board hopes to have a contractor at work on the installation in January.

- The 2017 Budget adopted by the Board on 11/09/16 has been forwarded to Sentry Mgt. so that assessment coupons can be mailed to SCA members in December. The budget reflects the assessment choice vote conducted October 18 through November 9 which resulted in 50.9% of the voters picking the \$180 increase. This will allow the SCA to meet its operations expenses for the foreseeable future and to set aside larger reserves for future maintenance & enhancements.
- Waste Pro finally cleared all Matthew debris from our roads on Nov. 4 in response to repeated calls from the SCA Business Office and residents. The county also responded with additional spraying for the large increase in mosquitos after the hurricane. Aside from the county's free collection of tree debris, invoices from tree removal vendors and private debris collection services in the month following the storm totaled \$10,400.
- Pro Roofing and Winter Park Roofing have provided bids to replace the roof at the spa buildings and spa area gazebo and to repair leaks

at the tennis court building and the connector roofs at the stable and maintenance buildings. An additional bid from Roofing & Co. is expected shortly. When all are received and reviewed for uniformity the manager will make them available to the Board for choosing a vendor.

- Manager and admin review of Rules & Regulations to update language as directed by the Board
- As of the report date, 4 members of the SCA have responded with their "intent to be a candidate for director" letters and 2 more are anticipated. It will be necessary to select a date and time for a "Meet the Candidates" event in preparation for the January 18 annual meeting.

BUILDINGS & GROUNDS

Recreation Area –the spring

SCA Maintenance Staff:

- Cleaned and raked lagoon area and beaches
- Completed the twice weekly cleaning of the spring
- Cleaned ladders and float & filters
- Removed small dead tree over-hanging the lagoon
- Pressure sprayed floating platform
- Trimmed and cleared path behind beach & palms along brick walkway

Pool, Spa, Clubhouse, Tennis

SCA Maintenance Staff:

- Pressure cleaned the tennis courts



Manager's Report

(Continued From Previous Page)

- Blow-cleaned the veranda and circle; pressure cleaned the circle
- Removed dead viburnum shrub behind fence near Petty's Market
- Blow-cleaned boardwalk along tennis courts; replaced rotted rail board
- Repainted SCA office door
- Re-set security camera GFI
- Installed new fluorescent tubes for pool pump room
- Did preventative maintenance on AC at clubhouse

Community Common Grounds & Infrastructure

SCA Maintenance Staff:

- Cleared multiple storm drains as part of Matthew clean-up
- Continued with hurricane debris removal
- Checked light sensors at front entrance lanes to eliminate loss of decorative lighting
- Trimmed palms off the roadway in the Woodbridge to Autumn Drive arc
- Built new road sign frames for Red Cedar & Raintree; painted frames & signs
- Installed new stop signs at Bridlewood & Weeping Elm
- Pressure cleaned and repainted island curbing on Autumn Drive
- Checked, cleaned & replaced irrigation heads in every zone around Springs Blvd
- Fixed 2 irrigation breaks in pipe on Riverbend
- Line trimming of ground growth in cul-de-sac circles
- Re-set all timers to Standard time
- Repaired security cart

R.V. Lot/Stables/Maintenance

Lot

SCA Maintenance Staff:

- Pressure washed all stable floors
- Dragged riding ring; removed grass growth

- Pressure cleaned & repainted all fencing around the riding ring & stables
- Replaced all light bulbs in stable
- Did diagnostics on maintenance truck; inspected cylinders for misfiring

PROJECT UPDATES: No new developments

BIDS & PROPOSALS: Available in December

Update!

Joni Raines, administrative assistant for the Springs Community Association, was released from Moffitt Cancer Center prior to Thanksgiving. She is recuperating at her home.

As you might recall, Shep and Cathy Griffith led the fund raiser for Joni several months ago in The Springs, in large part due to their personal experience of Cathy's own battle with cancer. Unfortunately, Cathy's cancer has returned. Please remember the Griffith family at this difficult time by offering compassion and prayers.



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- Laundry service provided
- Regular and frequent housekeeping services
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Starting February 1, 2017
Clinics Will Be Held Every Wednesday
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Each clinic will be limited to to eight (8) students per week
throughout the year.

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!

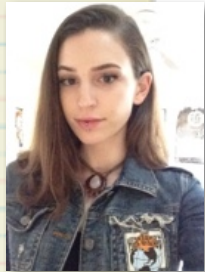
**For more information or to register for the camp,
call John Rountree at (407) 353-5716**





PETCARE BABYSIT

Need help with pet sitting or baby sitting? I live in the Springs and will care for your pets or your children while you are at work or play. I am 18 and have experience in both animal care and childcare. Call or Text me. Reasonable rates, responsible, dependable and compassionate.



GIANNA VISCUSO
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Longwood, FL*

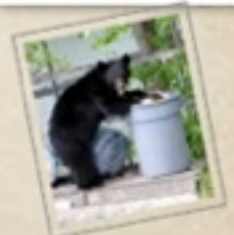
*"The Springs" Neighborhood
Longwood, Florida*



**STAY CONNECTED!
JOIN THE GROUP!**



**BE
"BEAR SMART!"**



Remember...

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

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Have peace of mind while you travel or work. Having a trustworthy, caring person in your home, looking after your pets and collecting the mail is priceless.

I am a corporate security systems professional with ADT Security with a flexible schedule. I am looking to make some extra money for the holidays and I am open to helping you while you travel. Not traveling? No problem. I can help you at home by running errands, cleaning your house, grocery shopping ... and so much more! I am hard working, kind and a long-term resident of The Springs. Call me for a **FREE** estimate today.

\$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 NOVEMBER 2016

ADDRESS	DESCRIPTION
Glenwood Village	
<i>No applications</i>	
Shadowood Village	
118 Wild Holly Lane	Replace stucco & reseal driveway
208 Weeping Elm Lane	Repair fence
127 & 129 Red Cedar Drive	Reseal driveway
111 Wild Holly Lane	Install Pavers
123 Red Cedar Drive	Install new windows & resurface driveway
Whispering Pines Village	
100 Woodmill Road	Roofing repairs
129 Raintree Drive	Shingle roof/remove Sat. dish
104 Raintree Drive	Remove Oak tree leaning on house
Single Family Homes	
96 Wisteria Drive	Paint exterior of house
105 Bridgeview Court	Remove Oak trees (2) due to fungus
129 Bridgeview Court	Shingle roof repairs (leak)
200 Spring Run Circle	Shingle roof repairs (leak)
151 Wisteria Drive	Backyard landscaping
306 Partridge Lane	Paint exterior of house
109 Bridgeway Circle	Remove Pine trees (2)
208 Springside Road	Metal roof & remove trees

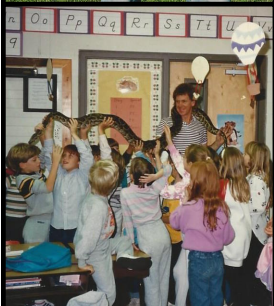
ACC Approval is required for most outside improvements and updates. Forms are available online, or you can contact the business office for more information. Deposit may be required. Log on or call the office for ACC Forms.

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Director	Mark Sposato
Director	James Cornell
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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

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Office Fax	407.862.5574
Gatehouse Fax	407.772.0560
Tennis Pro Shop	407.391.8425



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AT HOME WITH
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