

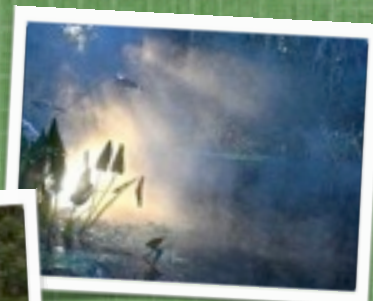
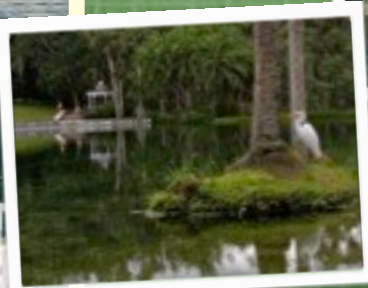
The Spring Run



JANUARY 2017

OUR 46TH YEAR OF PUBLICATION

VOLUME 46, ISSUE 1



*At Home
With Nature!*

HAPPY NEW YEAR

A Message From the Board President & Manager

Welcome to the New Year!

Christmas 2016 could hardly have been more poster perfect for the kind of sub-tropical scenery, sun, and breezes that have brought fame to Florida... and the New Year's weekend, with its chillier air, also reinforced why it's good to be so far

south in winter. We hope that your Christmas-time festivities were all that you

wished for and that 2017 will prove to be a year memorable for good things.



Meet The Candidates

The SCA will start the year by hosting a "Meet the Candidates" event from 11 a.m. to noon on Saturday, January 7 at the clubhouse. In the last few election cycles we haven't had more candidates vying for seats than there were seats to fill, but this year there are five candidates so please plan to come and hear about the goals and concerns and qualifications of a few of your fellow neighbors. Serving on the Board may or may not seem like a matter of much importance to some members, but the Board's directors are the key to setting in place everything that affects your home life within The Springs. They approve policies, spend your money, represent your interests, and impact your

community more than, well, the average bear in here. It's also a good time to meet neighbors you may not

*"We hope that 2017
will prove to be a year
memorable for good things."*

know and to learn what is on their minds.

Annual Members Meeting

The Annual Member's meeting follows on Wednesday, January 18 at 7



MEET THE CANDIDATES

January 7, 2017 at the Clubhouse
11 a.m. to 12 noon

HOLIDAY FUND GIVES BACK

For the 21st year, the Springs Holiday Fund has generously donated money to the employees who keep the Springs safe and serene. See Pages 3-6



p.m. in the clubhouse. Please attend if you can but perhaps more importantly, participate by sending in your proxy and voting to make a choice for directors on the Board and whether to make a small but useful change to the recently adopted Amendment 38.

Big Project in 2017

The first big project facing the Board in 2017 will be the installation of a new fence on the eastern perimeter of the community along Markham Woods Road. Landscape Architect Jeff Dix has been approved by the Board to come up with a design that replicates, in a modified fashion, the wall on 434. The biggest challenge of the design will be a gate that blends in with the fence. At this point, all that's certain is that it will be 8 feet tall, the same length as the one that the county removed, and will be enhanced by oaks and shrubs similar to the ones that used to add to its appeal. The final design should be in the hands of the Board by late January and the Board hopes to be able to make a contractor decision by February 15.

Good luck in getting started on your 2017 projects!

*Terry Alexandrowicz &
David Forthuber*



**MEET THE
CANDIDATES**
YOUR VOTE COUNTS

**January 7, 2017
11 a.m. to 12 noon**

Five candidates are running for two Board of Directors seats. Come to the clubhouse to meet them and to hear their position statements.

Vote for your candidates at the annual members' meeting to be held on January 18, 2017 at 7 p.m.



**ANNUAL MEMBERS'
MEETING
JANUARY 18, 2017**



Thank you to all Springs Residents who contributed to the 2016 Holiday Fund! Your contributions made the SCA staff very happy. Read about the SCA staff and the important contributions they make to keep the Springs serene and safe on pages 4, 5 and 6.

Special Thank you to the Holiday Fund Committee:

Wilson A. Knott

David Cox

Estelle Silva



SCA Staff

LYNETTE GAULT - 7 Years Service



Lynette, Administrative Assistant, is the first person you see when entering the business office. Lynette sits at the front desk and greets all who come to the business office with a smile. Lynette is always ready to help our residents with guest passes, vehicle decals, clubhouse reservations and anything else needed. Many residents consider Lynette a friend and stop by to chat or to update her on the community news.

Lynette Helps With A Smile

Lynette maintains the clubhouse events calendar for Board Meetings, resident group meetings, weddings, and special events. Lynette's knowledge of the residents and community make her an invaluable asset.

JONI RAINES - 6 Years Service



Joni Raines, Administrative Assistant, assists the property manager with RV space rentals and stable rentals. She also creates the monthly newsletter, The Spring Run, and manages the Springs Website.

Springs Community Association Business Office



David Forthuber, Community Association Manager. David began swimming in Sanlando Springs in 1958. He returned to Central Florida in 1994 and vowed to return to his childhood fun spot. A resident since 1998, he became manager January 1, 2015, after 12 years of service on the Board of Directors.

"Nothing makes me happier than to see an irate resident leave my office with a smile on their face saying 'well that was easily settled.'"

David hit the ground running when he became SCA property manager after having served on the Springs Board of Directors for the previous 12 years. Already an experienced property manager of 9 HOAs and 5 condominium communities, David successfully managed the construction started in February 2015 on Phase III of the Springs Wall Project. The wall extended the now iconic arrangement of fieldstone columns, wood panels, native shrubs, and upscale lighting all the way to the Little Wekiva River Bridge.

Since then David has worked with the

board to create noticeable upgrades to the entry lanes, the grounds around the clubhouse, and the spa/pool facility. On the administrative side he's worked with the board to create a safer community through new leasing procedures, and a fiscally stronger community through new revenue. Stable rentals are up, RV usage is at a peak, and the clubhouse virtually supports itself.

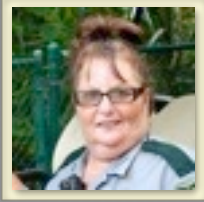
David is very upbeat about the future of the community.

"We have the most dedicated and resourceful security, house-keeping and maintenance staffs in the county, a friendly and helpful business office, and a board with a vision to make the Springs ever more attractive and family friendly for the owners who love their private park."



Community Service Officers

JONI RHOADES -
10 years service



ROCCO SANTOPIETRO -
26 years service



MIKE RILEA -
4 years service



SCOTT STONE -
5 years service



CANDICE VEGA -
2 years service



CHRIS SPITTLER -
1 year service



MICHAEL BURKE - 2 years service



LONNIE CHURCH - 14 years service



The Springs Community Service Officer Staff



Clive Wagner has worked for the Springs Community Association as a Community Service Officer since 1990. He became Chief in 1992.

"It's important to know the residents and their vehicles to do a good job."

When Clive began working for the Springs in 1990, he and his co-workers were known as "guards" and/or "security". Those titles were changed in recent years to "Community Service Officer" to more accurately describe the Officer's role.

The Officers are responsible to assure restricted access and to assist the SCA in assuring compliance with its Regulations established by the Governing Documents and those made by the Board of Directors. The regulations are intended to maintain the safety of all residents.

Clive and His Fellow Officers Do Much More Than Control the Entrance.

The Gate House is the primary focus of the security we have come to expect. However, the Officers are also called upon to do much more than control access. They frequently perform welfare checks on our elderly population, investigate strange noises, turn off alarms and track down wandering children. They also act as a deterrent until the police, who are often overwhelmed, can respond to a call for help. The Officers have been called upon to jump start a resident's car in an emergency and to escort unwanted visitors out of the community.

A huge thank you to Clive and his fellow Officers.



Maintenance & Housekeeping Staff

MICHAEL MUTH - 5 years service



SAMUEL BUSTAMANTE - 15 years service



JIM HELTON - 3 years service



THERESA SCHOOL - 2 years service



The Springs Maintenance & Housekeeping Department



Andy Keller, Supervisor of the Maintenance Department. Andy grew up living in the Springs and enjoys working for the community he loves.

“Our crew is busy all year preserving the beauty of the Springs 400 acres”.

From sidewalks, to streets, to the spas, stables & clubhouse, maintaining the grounds and buildings of the Springs is an important job that is often overlooked.

Most of our residents don't know about the variety of repairs the workers face each day. They come home to things repaired and looking serene. They don't know about the toilets overflowing or the holes in the wall of the spa or the 800 pounds of concrete laid to install bear proof garbage cans around the Springs!

Our invaluable maintenance workers are skilled at painting, drywall, plumbing, laying brick, fixing irrigation systems, and building with wood.

Our conscientious housekeeping team clean the bathrooms, spas and the clubhouse daily.

We are fortunate to have a happy and skilled maintenance and housekeeping team led by Andy Keller. Andy has a strong and deep connection to the Springs.

In 1982, at four years of age, Andy's parents purchased their home on Hidden Oak Drive where they continue to reside. Andy and his sister grew up swimming in the springs and building forts in the woods.

“I know every nook and cranny of the Springs”, said Andy.

Andy started in the “fix-it” business as a child. He loved to take machines and appliances apart then put them back together. As he grew older he began taking on more and more challenging tasks. Now, there is very little he can not repair or build.

Although Andy has long-since married and established a home outside of The Springs, he looks forward to coming to work every day. For Andy, it's not just a job. He uses his natural and learned skills to care for the community he knows and loves.

Andy and his wife Catherine are parents to three daughters and have three grandchildren.

Thank you Andy and crew for all that you do!

PROPERTY MANAGER REPORT DECEMBER 21, 2016

-by David Forthuber

Correspondence, Communication, Notices

- ACC approval or denial letters – 8
- RV/Stable Late & Rent Notices – none
- 2017 Assessment coupons
- 2017 Annual Members Meeting Notice

Status of Collections

- New accounts to attorney for lien or collection activity – 0
- Intent-to-lien notices – will post Dec 31
- Hardship (pre-collection) payment plans written – none

Violation Notices

- RV facility violation notices – 0
- HOA restriction violations or maintenance notices – 2 in last 30 days

Architectural Modifications

- ACC approvals and denials for November – 8 approvals

Sales/Leases/Foreclosures

5 New Sales – 264 Springside Rd; 202 Weeping Elm Ln; 106 Juniper Ln; 206 Weeping Elm Ln; 200 Riverbend Ct.
2 New Leases – 155 Wisteria Dr; 220 Crown Oaks Way

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

- SCA received notice of Summons re: a Complaint & Demand for Jury Trial for suit by Brian Retroff claiming negligence by the SCA and damages for injury on 6/2/2013. The notice was forwarded to the senior claims manager for the general liability insurer so they could

serve written defenses before the response time limit was exceeded. Untimely response can result in a default judgment in favor of the claimant.

- Attorney Carlos Arias successfully recovered \$13,269.45 for past due HOA assessments and legal expenses related to the abandoned property at 203 Red Bud Lane.

Administrative Unit Projects

- The manager responded to a request for a lengthy list of expenditure related documents by the SCA's independent auditor. The documents will assist him in preparation of the 2016 audit and federal tax filing.
- The manager reviewed three sets of bids from roofing contractors for re-roofing the men's and women's spas, the poolside gazebo, and the shingled areas of the stable and maintenance facilities. Repair bids were also provided for leakage at the tennis clubroom and bathrooms. The bids and a comparative chart will be sent to the directors after the manager meets again with the contractors and confirms the validity of the variances in the proposals received. On 2/15/17 directors will discuss the bids at the Board meeting to choose a winning bid.
- The 2017 budget adopted by the Board was forwarded to Sentry in order to set up fiscal management for 2017. The submission also triggered the request to print assessment coupons for the coming year. The coupons were reportedly mailed to owners on 12/16/17.

- The manager consulted with attorney Carlos Arias to assemble voting material for the 2017 Annual Members Meeting. Proposed Amendment 39 was drafted to shorten the eviction time required when there are violations of Amendment 38 and a limited proxy was created to enable owners to choose two of the five candidates seeking to fill seats requiring a new election. The material will be in homes by January 4. The manager contacted all candidates to arrange a "Meet the Candidates" event and they agreed to meet on Saturday, Jan. 7 from 11 to noon.
- The manager forwarded a revised design proposal by Dix-Hite Landscape Architects for the fence required to replace the one removed by Seminole County for the Markham Woods Road lane extension. The revised design will include a new gate to match the new fence and cuts the design cost \$2400 over the original proposal. The Board's president polled the directors to see if they would approve its acceptance without meeting so that Mr. Dix could move forward with the work in January. The directors unanimously approved.
- Temporary admin assistant Marilea Levinson reviewed all newsletter ads to renew them, and sought out new advertisers, and successfully collected \$490 in ad revenue for the months October - December 2016. The budgeted goal for 2016 was \$300.

BUILDINGS & GROUNDS
Recreation Area –the spring
SCA Maintenance Staff:

<ul style="list-style-type: none"> Cleaned and raked lagoon area and beaches Completed the twice weekly cleaning of the spring Cleaned ladders and float & filters The brick pathway from the lagoon bridge was pulled up and re-set to eliminate trip hazard Removed palm stump grinding debris from the beach Preventative maintenance at playground 	<p>Oak village & behind Autumn Dr</p> <ul style="list-style-type: none"> Rebuilt and re-installed several “speed bump” warning signs Cleaned storm drains Moved decorated poinsettia bowl to community entrance Set up temporary sprinkler system for new erosion control sod behind Bridgeway Circle Line trimming of ground growth in cul-de-sac circles Replaced light bulbs at streetlights B35, B39, A33 Guided stump grinder around all common areas to assure that dead tree stumps were removed 	
<p><u>Pool, Spa, Clubhouse, Tennis</u></p> <p>SCA Maintenance Staff:</p> <ul style="list-style-type: none"> Pressure cleaned the tennis courts Repaired chain link fence Blow-cleaned boardwalk along tennis courts Repaired damaged clubhouse men’s room door and drywall damage behind door Bleached soffit and columns at club house Set up & struck tables for multiple holiday parties Decorated the clubhouse exterior for Christmas Pressure washed sidewalks around clubhouse Loaded for delivery and installed new Total Gym set in men’s spa Moved mulch away from spa building bases to deter termite access to buildings 	<p><u>R.V. Lot/Stables/Maintenance Lot</u></p> <p>SCA Maintenance Staff:</p> <ul style="list-style-type: none"> Used tractor to distribute loads of clay soil to re-new the riding ring Used tractor to distribute clay into stalls to improve water drainage Dragged horse ring to level soil Repaired Stable 7 stall fence Re-set all GFIs in stable to restore power to fans Used weed eater to trim vegetation from RV lot <p><u>PROJECT UPDATES:</u> Markham Woods Road Fence design proposal approved</p> <p><u>BIDS & PROPOSALS:</u> Pending review</p>	
<p><u>Community Common Grounds & Infrastructure</u></p> <p>SCA Maintenance Staff:</p> <ul style="list-style-type: none"> Blew fall debris from all bridges and at various sidewalk sites Trimmed jasmine growth from Wekiva Springs Rd columns to expose column lighting Trimmed palm growth from walkways near Raintree and River Bend Bleached boulevard sidewalks across from Red Bay, near Live 	<ul style="list-style-type: none"> 	

PERIODIC PAYMENT OF ASSESSMENTS

2017 Annual Assessments are Due On or Before January 30

As in years past the SCA will accept periodic payments of the annual assessment which, according to the governing documents, is due in its entirety by January 30.

If you are paying quarterly, the payment must post to your account by the 30th day of the first month of each quarter, not by the end of the quarter or in the second month. If you are paying a half-year, the assessment payment should post to your account no later than January 30 and June 30.

Interest at 18% is charged monthly on the unpaid balance. Owners will continue to receive statements on the balance due, plus interest, the first week of the first month of each quarter.

Call the Business Office if you have any questions. **407-862-3881**

Battle of the Big Bands!

In Concert

&

**Glenn Miller
Orchestra**



Nick Hilscher



Glenn Miller

**Tommy Dorsey
Orchestra**



Terry Myers



Tommy Dorsey

**Monday
January 23, 2017
7 PM**

Lake Mary High School Auditorium
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All Seats Reserved
Group Sale Ticket Prices (10 or more): \$25 & \$30
(321) 441-9135 ext. 2
Presented by: D&P Music, LLC



Jennifer Wilson

407.921.9977

Jennifer@blissandhealing.com

Meditation at The Springs

I am a healer and a teacher. I have dedicated my life to the study of healing modalities from master healers. I am a long-time resident of The Springs. I would like to bring what I have learned to my home community and offer group guided meditation at The Springs. Groups would be held in the Cottage next to the Business Office. I play crystal alchemy bowls as I guide you into a relaxing journey.

The groups will be scheduled mid-week and/or on a Saturday to fit the needs of the group. We need a minimum of 6 individuals to get started. A maximum of 10 people can be accommodated. If you are interested please call me or send me an e-mail.

Cost: \$10 per class

(Bring a pillow or mat to sit on.)

My life is dedicated to providing my students with specific tools to empower, and aid in achieving personal goals. I have personally witnessed meditation practice aid in:

- Awakening of true potential
- Clarity and focus
- Inner Peace
- Quieting the mind chatter
- Forgiveness
- Improved Sleeping Habits



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HO HO HO



SANTA ON A BIKE

Santa rode his bike into the Springs to spread cheer and laughter on December 10. The jolly old man visited residents at the Clubhouse and posed with children and adults for photographs! Cookies and hot chocolate were served.

Special thank you to Joe Pacholski, Keller Williams Heritage Realty, Mary Kroczyński, Movement Mortgage and Rusty Parsons, Elite Analysis, who arranged for Santa to take time out of his busy schedule to visit the Springs.



SANTA OFTEN USES A MOTORCYCLE INSTEAD OF HIS REINDEER IN SUNNY FLORIDA!

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ADULT CLINICS

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

Hosted By

SPRINGS RACQUET CLUB

400 WOODBRIDGE ROAD

LONGWOOD, FL 32779

Starting February 1, 2017

Clinics Will Be Held Every Wednesday

7:00 p.m. - 8:00 p.m.

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**



\$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 DECEMBER 2016

ADDRESS	DESCRIPTION
Glenwood Village	
115 Wild Hickory Lane	Paint exterior & replace roof
Shadowood Village	
208 Weeping Elm Lane	Install outside lighting & house numbers
100 Weeping Elm Lane	Paint drip edge on roof; paint fence; resurface asphalt driveway; replace/repair garbage cubicles on each side of garage.
Spreading Oak Village	
113 Autumn Drive	Patch roof where leaking
Single Family Homes	
200 River Bend	Roof replacement (required for sale of property)
213 Jasmine Lane	Roof replacement
177 Raintree	Paint exterior & replace rear fencing
312 Partridge	Replace windows with vinyl



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

Note: A security deposit may be required.

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- ☒ Wildlife educational programs



Raccoons

Snakes

Rats

Birds

Skunks

Moles

Ducks

Opossums

Armadillos

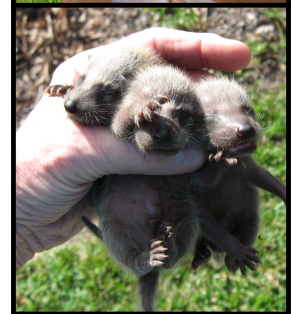
Squirrels

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".

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Longwood, Florida*

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"The Springs" Neighborhood Longwood, Florida

BE "BEAR SMART!"



Remember...

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

Help avoid the mess and clean up, and keep
everyone safe, including the bears!

Jennifer Wiggins Photography

Photos at the Springs

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Events • Real Estate

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Call to discuss or
for appointment:

407-331-5231

jenwig@aol.com

jenniferwigginsphotography.com

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: _____

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
Stables	Judy Morse & Robin Andersohn
Tennis	Tobie Stitt
R.V.	Ron Boyer

The Springs Community Staff

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

Property Association Manager	David Forthuber
	Joni Raines, Admin.
	Lynette Gault, Admin.
Maintenance Supervisor	Andy Keller
Chief of Community Compliance	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