

The Spring Run



FEBRUARY 2017

OUR 46TH YEAR OF PUBLICATION

VOLUME 46, ISSUE 2



*At Home
With Nature.*

A MESSAGE FROM THE BOARD PRESIDENT & MANAGER

Hello Again Dear Neighbors,

Some of us are still *planning* to take down those Christmas decorations and, OMG, March is only 13 days away! How can time go by so quickly?

The SCA Board had its first meeting of the new year last night and jumped right in on the issues facing the community in the first quarter of 2017:

- It acted to approve engineered drawings for the new fence along Markham Woods Road. Picture a small version of the 434 fence – with a gate that doesn't shout *gate* – it will be designed to look like a segment of the wall, and roll in to open when needed. Behind it, new shrubs and trees. In front, a swath of yellow peanut turf that

won't have to be mowed – and we won't have mower damage to the fence.

- It drilled down on the various bids to replace roofs and rotted window framing at both the spa buildings and the tennis building and selected options designed to save the SCA money on facilities that are destined to be replaced in the foreseeable future. Details are in the minutes and manager report.
- It took a firm stance on road safety. The Board is unhappy about having to use your assessment contributions to enforce the most basic rules of the road – *stop* at stop signs, *yield* at yield signs, and *drive the*

speed limit – but it will continue to do so if that's what it takes to assure the safety of its walking and driving residents...kids...pets.

- It endorsed writing an official SCA letter and *encouraging you to write letters* to Utilities, Inc. to modify their requested rate increase. Letters should be sent to: *Florida Public Service Commission, Director, Office of Commission Clerk, 2540 Shumard Oak Blvd., Tallahassee, FL 32399-0870.*
- It voted to recoup \$29,000 in unpaid assessments by investing in materials and utilizing the maintenance team to rehab a home titled to the SCA as a result of a collections foreclosure.



ONLINE PAYMENTS MADE EASY!

COMMUNITY PRO PORTAL GUIDE

Pages 6-7

SPRINGS MOBILE APP!
COMPLETE INSTRUCTIONS FOR
DOWNLOADING OUR MOBILE APP
Page 5



- It endorsed participation in a regional plan to assure the quality of Wekiva Basin water – which, close to home, means our spring and our Little Wekiva Creek. We'll share more as we know more.

We hope your year is starting with a similar resolve to make this a stellar year for life in The Springs!

*Jerry Alexandrowicz &
David Forthuber*

NOTICE!

**RESIDENTS WISHING
TO DROP OFF OR PICK
UP THEIR CHILDREN
MUST NOW DO SO AT
WILD OLIVE AND
WISTERIA, BEGINNING
ON FEBRUARY 13TH
THIS IS FOR ALL AGES.**

**PLEASE USE THE STABLES
PARKING LOT WHILE
WAITING FOR CHILDREN.**

**PLEASE DO NOT PARK
ON ROADS OR GRASS
AT OTHER STOPS, USE
THIS STOP, WHICH
WILL ELIMINATE
CURRENT TRAFFIC
ISSUES NEAR OTHER
BUS STOPS DURING
THESE TIMES.**

THANK YOU!

MONTHLY MANAGER'S REPORT FEBRUARY 15, 2017 -by David Forthuber

Correspondence, Communication, Notices:

- ACC approval or denial letters – 12 approvals; 3 pending for additional data
- RV/Stable Late & Rent Renewal Notices (none to owners; updates to Sentry)

Status of Collections:

- New accounts to attorney for lien or collection activity – 0
- Request to Lien - 0
- Intent-to-lien notices – 1
- Hardship (pre-collection) payment plans written – 3

Violation Notices:

- RV facility violation notices – 1 (vehicle w/o current tag)
- HOA restriction violations or maintenance notices – 1 in last 30 days

Architectural Modifications

- ACC approvals and denials – 12 approvals

Sales/Leases/Foreclosures

1 New Sale – 227 Crown Oaks Way (1/21/17 to Belyeu Properties)
3 New Leases – 204 Tomoka Trail; 152 Bridgeview Court; 111 Tomoka Trail

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

- Michael D. McCoy of Cole, Scott & Kissane (Jacksonville, FL) called on 2/6/17 to verify the names and addresses of eyewitnesses in the claim of Brian Rotroff for injury on 6/2/2013. They have not yet started deposing eyewitnesses, or any parties to the incident, but that process will get underway next month.
- Attorney Russell Klemm of Clayton & McCulloh met with the manager to determine if

the HOA was satisfied with its services or had any projects requiring legal assistance. He recommended that the SCA consider having its documents compiled and restated and in the process diminish the number of amendments on the record. A restatement would categorize and combine amendments, such as the many assessment changes or developer additions recorded in the early years of the HOA, to streamline the governing documents required to be shared with all new owners. Arias Bosinger, P.A. has also suggested a similar course. AB proposed to review all of the governing documents for a flat fee of \$1500 to make recommendations on revisions which would eliminate ambiguity and outright contradiction and consolidate in the manner envisioned by C & M.

Administrative Unit Projects

- Roofing & Company, LLC referred the manager to M & J Enterprises to obtain bids on the wood repair related to the re-roofing bids. The manager accompanied the owners of this company to the roofs of the tennis, spa, and barn facilities to review the areas they propose to rebuild as part of R & C's proposal. Clerestory windows atop the spas and at the tennis building have significant wood rot which must be addressed. Per, R & C, to meet current roofing code the spa windows, for example, will have to be raised 18 inches off the deck

Monthly Manager's Report
February 15, 2017

(they are now 3 inches off deck) and flashing will have to be extended behind the wood to prevent future water rot issues. Their work adds \$6094 to the \$14,650 bid to re-roof the men's spa and \$10,880 to the \$14,650 bid to re-roof the women's spa. In addition, their bid assigns the process of removing the existing over-sized glass panes to a glazier who can properly re-seat the glass, or replace it, as needed. The manager can interview glaziers within the next 2 weeks, but expects additional cost in the \$1500 to \$3500 range for each building. R & C has, without question, provided the most detailed analysis of the scope of work required in re-roofing the HOA's buildings. Their recommendations require the manager to review bids from the other two roofing companies to assure that everyone sees the same problems and is prepared to address them. Pro-Roofing, for example, has proposed an alternative solution to R & C's remedy for the chimney leakage issue. These various changes and considerations require that submission of the bids be postponed until the March 15 Board meeting.

- The manager met with Jerry Crews in regard to the spa and tennis court roofing complications. Mr. Crews believes the new code for windows will not apply to the existing spa structures and that the window frames could be repaired without removing the glass. Mr. Crews agreed with the ProRoofing suggestion that 2 feet of the chimney's coquina rock could

- be removed just above the base in order to add new flashing, but he also noted that it might be intelligent to remove the coquina and clad the chimney with waterproofing black-tar fabric and then resurface it with the lighter weight stone-like material now popular on home exteriors. The manager and Mr. Crews also noted that the tennis building is due to be re-painted and that a change from the present tan color could serve to update its look.
- Roofing & Company provided a \$12,388 bid to rebuild the pavilion at the pool which is suffering from extensive wood rot and beam decay. Alternatively, the structure could be taken down and replaced by Sun-fabric sails that could shade the pavilion in a more updated way or it could be replaced for \$1400 by purchasing a cedar pavilion available at Costco.
- Seminole County Public Works Engineer Anthony Nelson contacted the manager to advise he must close out the contract process for the Markham Woods Road lane extension shortly and deliver to the SCA the trees and shrubs promised by Seminole County. The manager promptly met with Utilities Inc to determine if the SCA can link to the water valve just beyond the SCA property line. A connection can be established for between \$900 and \$1200 depending on the size of the irrigation pipe. The manager will next meet with Duke Power to determine where we can connect power for irrigation.
- Jeff Dix, Dix/Hite Landscape Design, met with Jerry Alexandrowicz, Jerry Crews,

and the manager to present the concept for the fence and gate on Markham Woods Road. Essentially, the new 8' tall fence will cover the area previously covered by fence and will connect with the same high-grade chain-link fence used on 434 at the far end of the CSA boundary. The gate will be designed to look like stationary fence, but will open in to Lost Spring Court rather than roll open as it now does. The landscaping material (oaks and viburnum) provided by the county will be installed behind the fence. On the exterior of the fence Dix/Hite encourages the use of peanut sod to add color but more importantly to eliminate the need for the county to mow near the gate. There will be two stone columns and six wood posts and lighting identical to 434 lighting will be provided for them. Estimated cost, including design, materials, construction, and irrigation is \$75,000-90,000. The county has provided \$5,000 in cash toward the project and another \$7,000 in surveying assistance and landscape material. Mr. Dix is prepared to start engineered drawings if the Board agrees to the concept.

- 256 Springside Court is a stand-alone dwelling of 3 bedrooms and 2 baths on which the SCA now holds title as a result of an HOA foreclosure against the owner. The manager met with Ryestone, a firm that purchases the title from HOAs, in exchange for paying some of the unpaid prior assessments and the ongoing assessments. They rehab the home and rent it. Ryestone contractors examined the

Monthly Manager's Report
February 15, 2017

home and projected \$13,000 in costs to make it rentable. However, given that Deutsche Bank (not the prior mortgage holder) has been paying the taxes on the property, Ryestone is concerned that the bank will move within a year to take the property. They need to rent it for 2 years to recover their investment. As expected, Ryestone made available its repair estimates so that the SCA can determine if it can profitably rehab and rent.

BUILDINGS & GROUNDS:

Recreation Area –the spring

SCA Maintenance Staff:

- Cleaned and raked lagoon area and beaches
- Completed the twice weekly cleaning of the spring
- Secured area around holes near spring wall; fill ordered

Pool, Spa, Clubhouse, Tennis

SCA Maintenance Staff:

- Assisted manager in accessing spa roof tops
- Replaced veranda lighting sensors to restore exterior lighting
- Researched procedures for cleaning/polishing saltillo tile in clubhouse
- Cleaned gutters and roofs of leaf debris
- Replaced light bulbs in kitchen

Community Common Grounds & Infrastructure

SCA Maintenance Staff:

- Repaired secondary main break near pump house
- Trimmed hedge blocking Red Bud street light pole
- Cleaned storm drains
- Checked irrigation sprinkler heads throughout

- Removed fallen tree on Little Wekiva blocking access to kayaks

R.V. Lot/Stables/Maintenance Lot

SCA Maintenance Staff:

- Replaced spline in maintenance cart; purchased new carburetors
- Refitted and reorganized tool inventory
- Dragged horse ring to level soil
- Assisted manager in accessing stable roofs
- Cleaned up vandalism in the stables

PROJECT UPDATES: Markham Wds Rd Fence concept

BIDS & PROPOSALS: Further revision to roofing bids/options

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*Daylight Saving
Time Begins*

*Sunday,
March 12th!*

THE SPRINGS COMMUNITY ASSOCIATION NOW HAS THEIR OWN MOBILE APP PROVIDED BY SENTRY MANAGEMENT, INC.

DOWNLOAD TO APPLE AND ANDROID
SMART PHONES AND TABLETS:

- ✓ Community Alerts and Bulletins
- ✓ Emergency Contact Numbers
- ✓ Assessment Payment Center
- ✓ Links to Community Sites
- ✓ Community Convenience Tabs



IT'S EASY TO DOWNLOAD TO YOUR MOBILE DEVICE

FOR APPLE DEVICES:

- You may need your iTunes password before for download.
- Open the App Store on your iPhone or iPad.
- Click the "Search" button on the bottom of the screen.
- Type "The Springs Community Association Inc" and select our app.
- Click on the cloud with the down arrow to download.
- Click on the "OPEN" box to load onto your device.

FOR ANDROID DEVICES:

- Open the Play Store on your Android phone or tablet.
- Enter "Springs Community Assn" into the search bar at the top of the screen.
- Select our app and press the green "Install" button.
- Click "Accept" in the pop-up window to begin your download.



The CommunityPro® PORTAL

Registered users can access the following information on the Portal:

- Your Profile (view information relevant to your homeowner account)
- Your Ledger Card (view your accounting history)
- Homeowner Directory (view a list your fellow registered homeowners)
- Information Center (view your Association's governing documents, forms, and other documents)
- Click to Online payments (make online payments by credit card or bank draft/e-check)
- Contact information for your Community Manager

Registration

To create your unique login credentials, please follow the instructions below.

Step 1. In your Web Browser type: www.sentrymgt.com.

Step 2. Click: **My Account**. This will take you to your account login Screen



Step 3. Click **New User Registration** (located under the Homeowner Login box)

Step 4. Fill in all required fields. Please note that your email address, ID and password are all case sensitive.

Email Address (should you ever need to request a new password this is the email address it will be sent to)

Desired User ID (maximum 8 characters, no spaces allowed)

Desired Password (combined numbers and letters, no special characters)

Re-enter Password (verify your password)

Please review and edit the checked boxes (In order to receive pertinent and current information about your community you should always allow your email address to be used. Sentry Management will never sell or share your personal email address with anyone or any other company.)

Enter your 16-digit account number as printed on your coupon

Step 5. Check *I have read the Terms & Conditions of Use* box

Step 6. Click **Register**

Step 7. Enter your new login credentials on the Homeowner Login page

Online Payments

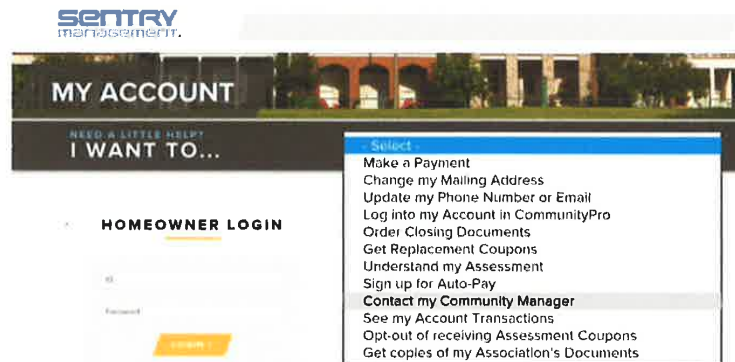
Online Payments are made through a website separate from the Sentry website. You don't need to register with the Portal to make an online payment. Payment options include credit card (Paylease) and E-check (Union Bank). Unique login credentials must be created in order to make online payments. From the **My Account** page, please select a payment option, and then follow the prompts.

CLICK BELOW FOR 5 EASY WAYS TO PAY



Need a Little Help?

Our Select Drop down Menu makes it easy for you to complete a host of tasks.



Troubleshooting

Having trouble viewing the website? Please check the following:

Sentry Website System Requirements

- Windows 7, 8, 8.1, 10 Operating System
- Internet Explorer 11 (IE 11)
- Mozilla Firefox

Operating systems and browsers other than the ones listed above will experience compatibility issues with the website, as they are missing the modern components necessary for display, navigation, and functionality.

The site is compatible with iPad/Safari. The site works on iPhone/Safari, but it is not optimized for the iPhone. Make sure you are running the latest OS on your mobile device.

Thank you and we hope you enjoy using Sentry Managements' exclusive **CommunityPro® PORTAL** and Payment Center.



SPRINGS

FREE FAMILY MOVIE NIGHT

Friday, April 7th

7:30 p.m.

Movie to be Announced



The Springs' Annual
Easter Egg Hunt!

- Springs Recreation Area -
Saturday, April 15th
10:00 am - 11:00 am





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presents **THE SPRINGS 2017**

The ORLANDO PHILHARMONIC ORCHESTRA brings '70s pop sensation to life in ...



Eric Jacobsen, conductor

SATURDAY, MAY 6 at 8 P.M.

The Springs Community, Longwood

The **Orlando Philharmonic Orchestra** and world-class touring act **Jeans 'n Classics** continue their rousing interpretation of music by some of the most famous artists of our time. This year, the music of Swedish singing sensation **ABBA** will resonate across **The Springs**. With millions of albums sold, ABBA topped the charts from 1974 to 1982 with iconic tunes like "Dancing Queen," "Mamma Mia," "Take A Chance On Me," "The Winner Takes It All" and "SOS." The Springs concert sells out early each year so, get your tickets NOW! Then pack a picnic, gather your friends, and join us for the most anticipated outdoor concert of the year... ***Dancing Queen, the Music of ABBA.***

SPRINGS RESIDENT SPECIAL

For our friends at The Springs Community
General Admission tickets are \$39 each.

VIP Admission: \$150 (includes VIP seating, catered buffet, complimentary wine/beer/soft drinks)

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**It's good for us to review our SCA Regulations from time to time,
this is reprinted for your convenience.**

SPRINGS REGULATION NO. 4 Long-Term Guest Pass

This category of authorized entry is established for the circumstance when a resident has a guest who visits on a regular basis. Guest Passes are the property of The Springs Community Association, Inc. and a courtesy to our residents. **Their guest pass does not provide access to the amenities, only to the residence.** Guest Passes will be collected from those who violate this requirement.

The SCA Business Office, upon written request of a resident, issues guest passes. Guest pass authorization forms are available at the Entrance Gate and the SCA Business Office and **must be signed by resident (18 years of age or older).** Resident or guest (with photo identification) may pick up Guest Passes.

Guest passes are not issued to legal property owners who do not live in the Springs. The legal property owner may authorize their tenant to obtain guest passes in writing or by completed amenity authorization. The written authorization must be submitted to the SCA Business Office.

Four (4) guest passes per SCA residence are permitted. All passes expire within a minimum of one month and a maximum of twelve months from the date of issue or upon tenant vacating the property, expiration of lease or sale of the property whichever comes first. Property owners are fully responsible for the actions of all guests.

A valid guest pass will have date expiration, list the current owner/resident, the address of the property the guest is authorized to visit, the guest's name and identification number issued by the SCA Business Office. CSOs may ask for additional identification if deemed appropriate in the CSOs opinion.

The guest pass must be prominently displayed on the driver's side dash or sun visor and visible from the exterior while the guest's vehicle is in The Springs. The pass does not allow the guest use of the resident entry gate.

Persons possessing expired guest passes will be permitted to access one time, if the resident is at the property and has given permission for the guest to enter. The expired guest pass must be surrendered to a CSO at the entrance gate and will not be reissued unless the resident renews the guest pass.

The CSOs and Springs Management will confiscate expired or invalid guest passes.

Please See Authorization Form on Next Page

Please note paragraph #2 in bold, "must be signed by resident (18 years of age or older)".

The Springs Community Association Long Term Guest Pass Authorization Form

Resident's Name: _____

Address: _____

Phone Number: _____

Note: This authorization form must be signed by the property owner or designated renter (18 years or older) Guest passes expire within a minimum of (1) month and a maximum of (1) year from the date of issuance. A maximum of (4) Four passes are permitted per residence. Guest passes are not issued to property owners who do not reside within The Springs.

I am requesting a guest pass for the following:

GUEST	PASS #	ISSUE DATE	EXP. DATE

I understand that I assume full responsibility for my guest while he/she is in The Springs. I understand that this pass will allow access through the guard gate to my residence only and that my guest must be accompanied by me when utilizing any recreational facilities or amenities. If I choose to invalidate this pass prior to expiration, I will return it to The Springs Community Association Business Office.

Resident's Signature: _____ Date: _____



PSC approves higher water, wastewater rates for Utilities Inc. customers

FloridaPolitics.com

Nov 1, 2016, 5:20 pm

The Florida Public Service Commission on Tuesday approved nearly \$558 million in water and wastewater rate increases for Utilities Inc. of Florida customers in 10 counties, but some customers would receive refunds. The new rates are intended to be temporary, to keep the company solvent pending further review of its finances and operating expenses by commission staff.

The vote followed the board's [approval](#) on Oct. 11 of a limited 5.5 percent water rate increase for Pasco County customers, to finance the conversion to county water. The utility's supplies there have failed to meet state and federal quality standards.

And the vote came while commission staff continued to evaluate the utility's request to sweep all of its customers into a single base rate, a matter likely to be decided next year. The limited increase would factor into the consolidated rate case, in any event, commission analyst Denise Vandiver said following the hearing.

"Frankly, I think they probably should all be heard at the same time," said Patty Christensen, a lawyer in the Office of Public Counsel, which represents ratepayers before the commission.

The interim increases approved Tuesday won't go into effect until the customers receive formal notice, probably within about 30 days, according to J.R. Kelly, head of the public counsel's office.

Here's a summary of the new interim rates, which are detailed [here](#) (scroll down to Item 2):

Water customers in Marion County would pay an additional \$80,785 per year, or more than 50 percent on top of what they're paying now. Those in Seminole County would pay an extra \$186,352, an increase of more than 18 percent. Customers in Pinellas County would experience an increase of more than 9 percent, and those in Pasco more than 6 percent. Those in Lake Placid, in Highlands County, would pay nearly 15 percent more. Wastewater rates in Marion County would increase by almost 66 percent; in Pasco by 21.4 percent; and in Lake Placid by less than 1 percent. Rates in Tierra Verde, in Pinellas, would rise by nearly 7 percent.

Meanwhile, the utility would have to refund nearly \$531,000, with interest, to water and wastewater customers in some locations, to correct earnings over its legally allowed return on investment. Ann Marie Ryan, representing the Summertree Water Alliance, comprising customers in Pasco County, complained most of the people affected by the vote had no idea they faced higher rates. Commission staff said such notice isn't routine for interim rate requests, intended to make sure utilities earn their legal returns on investment pending a final rate hearing.

Utility attorney Martin Friedman suggested allowing customers to address the commissioners during an interim rate proceeding was unheard of.

"Participation is at this commission's discretion," chairwoman Julie Imanuel Brown said. "It is not precedential in any nature. I believe that customer participation is central to our overall decision-making process."

Customers of for-profit water, sewer utilities: Rate shock ahead

William Shallcross

My Word columnist

Something nefarious is taking place regarding the funding of utility infrastructure while the public remains blissfully ignorant that it will be footing the bill. Moreover, this latest Wall Street investment scheme may well just be the tip of the iceberg if it is expanded to finance public roads and other infrastructure.

Wall Street investors have been buying up for-profit utility companies having discovered (in Florida, particularly) that they are entitled to a statutory guaranteed return on investment. This is a double-edged sword as some municipalities are only now learning — too late — the negative consequences of getting into bed with these investors, as recently reported in *The New York Times*.

These investors pump money into their acquisitions to upgrade long-neglected capital systems, but not altruistically, as the strategy is to recover their costs at a guaranteed profit, while some people question the valuations supporting rate increase requests. The downside is that that profit comes from commensurately increased consumer billing rates that in some instances exceed 300 percent, an amount most folks simply can't afford, particularly retirees and low-income households. Furthermore, the way water and sewer rates are structured in Florida — ostensibly to promote water conservation by punishing large residential users — disproportionately burden large and often the poorest households the most.

The Altamonte Springs-based subsidiary of a national conglomerate is pursuing a request to markedly increase rates around the state for its 66,000-plus customers. The proposed rates being considered by the Florida Public Service Commission range in Lake County from a relatively modest 0.8 percent (for water) and 23.5 percent (for sewer) to, in Orange County, a whopping 221.2 percent for water.

I can't attest to it, but from what I read in the media, the PSC under Gov. Rick Scott has been accused of being a lap dog of Florida utility companies, including and specifically electric utilities.

The PSC was to hold a hearing on this rate request in Tallahassee on Jan. 3, the first business day of the new year. That date (and always the location) was concerning to me. My belief is that the PSC was intentionally discouraging public attendance by scheduling the hearing immediately after the holidays.

However, after members of the Florida Consumer Water and Wastewater Alliance arranged to travel to Tallahassee for this hearing, it was rescheduled on Dec. 29 — without explanation — to Jan. 17. I think the change was to allow the players in this contentious rate increase to regroup for a potential onslaught of unexpected and irate consumers.

Concurrently, the PSC will hold "customer-service hearings" around the state, half of them scheduled at 9:30 a.m. on weekdays. By scheduling the hearings during their workday, again, it appears the PSC doesn't want a lot of people to attend.

My plea is to stop this trend before it grows too big to fail. I urge everyone to contact the PSC, as well as state legislators and county officials, to put a halt to this before it's too late.

Springs Sitting Services!

Dog Walking * Pet Sitting
House Sitting
Babysitting

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

NAME	PHONE	KIDS?	PETS?
Maitland Cotton	321.277.3393	Y	N
Alexandria Peterson	407.682.6440	Y	N
Max and Charlie Sills	407.970.9539	N	Y
Sian Armstrong	407.733.1044 - Text	Y	Y
Shannon Carranza (will house-sit)	407.221.3737	N	Y
Kimbra Hennessy	407.415.6656	Y	Y
Linda Nickels	407.212.2610	N	Y - + Horses
Bonnie Bloom	407.869.1925	N	Y
William Walton	407.404.1138	N	Y
Nicole Eubanks	407.516.5625	Y	Y
Estrellita Santiago (will house-sit)	407.951.0043	Y	Y - + Horses
Diana Chacon (will house-sit)	407.247.6071	Y	N



COMMUNITY ANNOUNCEMENT!

**DEMAND FOR TENNIS
COURT USE REQUIRES
THAT WE PROHIBIT
TENNIS TEAM
PRACTICE AND PLAY
FROM TAKING PLACE
ON WEEKENDS.**

**WE THANK YOU IN ADVANCE FOR YOUR
COOPERATION!**



**SCA BOARD OF DIRECTORS
TREASURER'S REPORT
18 JANUARY 2017**

As of December 31, 2016:

CASH - Operating: \$ 656,768

Petty Cash: 4,193

Reserves: 379,617

Assess. Receivable: \$ 207,860

A/R Last Month: 218,205

A/R 2016 Year End: 207,860

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:	\$ 1,494,254	\$ 1,514,640	\$ (20,386)
TOTAL EXPENSES:	1,452,282	1,514,640	(62,358)
NET INCOME:	\$ 41,973	0	\$ 41,973

Accounts Receivable Notes: Five properties were sold and closed in December for a total of 72 closings in 2016. 100 properties sold and closed in 2015. There was one bank foreclosure. 18 owners still have delinquent balances for years prior to 2016. 23 additional owners are delinquent for 2016. 5 owners are under bankruptcy protection and 7 owners are in mortgage foreclosure.



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[http://
thespringsconnection.sentrywebsites.com](http://thespringsconnection.sentrywebsites.com)



Leeches are common in all Florida freshwater ecosystems (lakes, streams, and springs) and are found widely in many water bodies, including our springs, and are not indicative of either "clean" or "polluted" water. There are currently no studies showing that they transmit any type of disease (such as ticks) can do. Also, unlike ticks, you can simply pluck a leech off.

Source:

Robert A. Mattson

Environmental Scientist V

Bureau of Water Resources

St. Johns River Water Management District



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



JENNIFER WILSON
2203 Hillcrest Street, Orlando, FL 32803
407.921.9977

www.blissandhealing.com



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- Commercial & Residential
- We Bill Directly To Insurance

Our Services Include:

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- Mold Testing & Mold Inspection
- Water Damage Restoration
- Water Damage Cleanup
- Flood & Fire Restoration
- Water Extraction
- Air Purification
- Thermal Imaging Inspections (infrared camera)
- Complete Disinfection & Clearance Sanitation



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 FEBRUARY 2017

ADDRESS	DESCRIPTION
Glenwood Village	
123 Hidden Oak Drive	Painting
Shadowood Village	
217 Weeping Elm Lane	Fence Repair/Paint
Spreading Oak Village	
115 Autumn Drive	Roofing
111 Butternut Lane	Window Replacement
Whispering Pines	
130 Bridlewood Lane	Roofing
112 Woodmill Road	Landscaping
Single Family Homes	
100 Little Wekiva Court	Driveway
107 Red Bay Drive	Roofing/Painting/Windows
103 Wax Myrtle Lane	Window Replacement
1911 Lost Spring Court	Painting
144 Wisteria Drive	Roofing
113 Wisteria Drive	Landscaping



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.

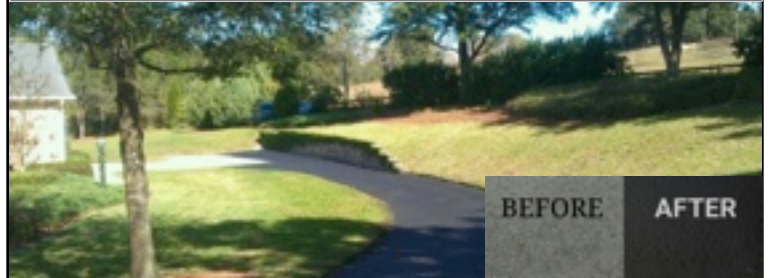


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in Longwood, Florida
AND
"The Springs" Neighborhood
Longwood, Florida*

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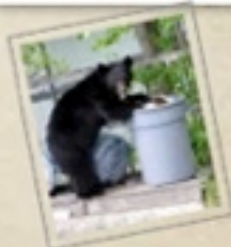
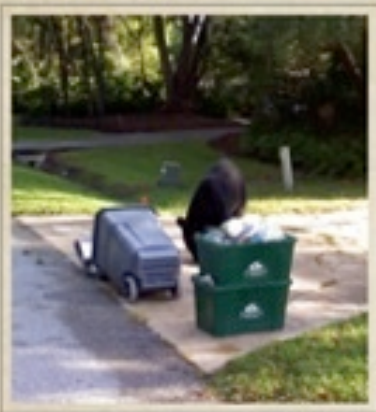
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**BE
"BEAR SMART!"**



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!

**THE SPRINGS'
MOBILE APP IS HERE!**

**FREE DOWNLOAD FOR ALL APPLE AND
ANDROID DEVICES AND TABLETS!**

- *Receive Community Alerts & Bulletins
- *Emergency Contact Numbers
- *Assessment Payment Center
- *Links to Community Sites
- *Community Convenience Tabs
- *Stay Connected 24/7!



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