

The Spring Run

At Home With Nature!

A Message from the Board President & Manager

Springtime Greetings to Springs Residents!

Only last month we were mentioning Christmas lights still in place; this month, from the office, we're watching some very heavy use of our cooling waters at our Spring. Blankets are on the beach, tents on the green, and there's a lot of splashing and grilling already.

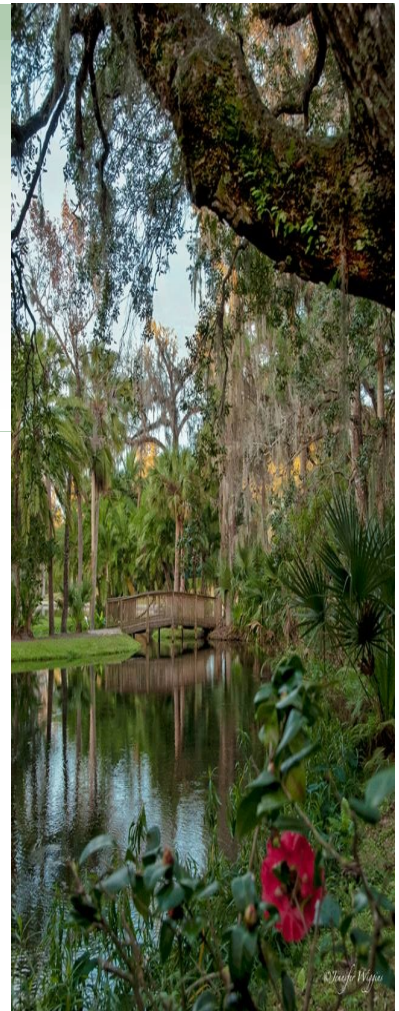
Those of you among the many back at the spring may have noticed large holes surrounded by tape and covered by boards on the lawn above the retaining wall. These holes are exploratory excavations by the maintenance crew which reported their barrels of fill dirt were disappearing without filling up small holes that had appeared. Their excavation revealed a sizable cavern extending under part of the sidewalk. The Board immediately called in an engineering firm which last week used ground penetrating radar to look at what's happening underground in order to come up with recommendations to stabilize the area. None of the engineers have suggested avoiding the area nor the possibility of any imminent collapse of the sidewalk. We'll keep you posted.

The SCA management team was invited by Utilities, Inc. to a March 6 meeting where their management team alerted us to the fact that upgrades to the sewage sanitation facilities in our area of the county were required. Utilities, Inc. will lay a new 12-inch sewer pipe in long sections of the greenbelt/utility easement along Springs Boulevard. The sewer will be laid by underground boring under Red Bay and then by Springs Boulevard and boring under other intersecting streets all the way to a point where it will veer northwest and enter into the defunct golf course adjacent to Sabal Point. There will be a lot of heavy machinery parked on the greenbelt and a lot of palmetto growth, volunteer tree growth, and many smaller oak and pine trees will be removed. The contractor has been directed by Utilities, Inc. to avoid wherever possible removing larger, older oaks and pines. The clearing will begin in late March and the installation process will continue until late November. A letter from Utilities, Inc. follows this page.

Other things to watch for during the coming month are roofing crews at one point or another at the spa buildings, the tennis building and the stable/maintenance facility. Also, utility crews and landscape crews will begin ground preparation for the Markham Woods Road fencing project. Please see inside for more details about these projects and the Utilities, Inc. installation.

Best wishes for your Easter season observances and holidays.....

Jerry Alexandrowicz & David Forthuber



MARCH 2017 VOLUME 46, ISSUE 3

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Special points of interest

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IMPORTANT ANNOUNCEMENT



March 14, 2017

RE: Springs Boulevard FM Replacement Project

Utilities Inc. of Florida has contracted with a certified underground utility contractor to replace the existing 10" sanitary sewer force main within the Springs community that is situated in a designated utility easement beginning to the east at the north end of the River Bend Court cul de sac then toward the west along Springs Boulevard to the now defunct Sabal Golf Course.

To be constructed is a new 12" sanitary sewer force main needed to replace the aging existing force main and to decrease the pressures in the force main that make it difficult for the sanitary lift stations in The Springs to pump against. The current condition subjects the Utility to the possibility of sanitary sewer overflows that can otherwise be avoided. This project will allow for the sewer flows to be delivered to our Wekiva Wastewater Treatment Facility in a consistent and reliable fashion.

It is our intent for the construction to be underway beginning March of this year and to complete the project by September 2017. The Utility and Contractor will work closely with The Springs Community Association to address concerns and work through any issues that may arise during the construction process.

Regards,

UTILITIES, INC. OF FLORIDA



Mark Your Calendars

EVENTS



SPRINGS

FREE FAMILY MOVIE NIGHT

Friday, April 7th

7:30 p.m.

Movie to be Announced



The Springs' Annual Easter Egg Hunt!

Saturday, April 15th

10:00 am - 11:00 am





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



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The Springs Community, Longwood

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Minutes

The Springs Community Association, Inc.
Board of Directors Meeting
Clubhouse--400 Woodbridge Road
Longwood, FL
Wednesday, February 15, 2017—7:00 p.m.

The Board of Directors of The Springs Community Association, Inc. met at the Clubhouse on Wednesday, February 15, 2017. Board members present were Jerry Alexandrowicz, President; Jerry Crews, Vice President; Robert Johnston, Treasurer; Austin Beeghly, Secretary, and directors Mark Sposato, Jamie Cornell, and Rosie Sterling. Community Association Manager, David Forthuber was also present. Four 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 noted that he and Austin Beeghly had attended a utility commission hearing to protest the proposed hike in water fees and, while their remarks were broadcast on local news shows that evening, he thinks a letter writing campaign by residents will be the most useful way to try and persuade a more gradual rate increase. He asked for and received the Board's approval to write a letter on behalf of the SCA. Mr. Alexandrowicz also noted that he and the manager had participated in conversation with three SCA members, Bill Eggers and Peggy Thomas, and with Jay Exum, all of whom are members of the advocacy group "Friends of the Wekiva." Mr. Eggers and Mr. Exum are also ecologists and both are involved in helping to implement the Wekiva Basin Plan which is intended to halt water deterioration and seek public participation in protecting the waterways from fertilization that threatens water quality. The SCA is committed to participating in these action plans and will likely be able to obtain governmental funding to undertake measures to meet the goals. After obtaining agreement for a 5% increase in revenue, Mr. Alexandrowicz has signed the permit for the 2017 Springs Concert. The Orlando Philharmonic will showcase the music of Abba on May 6. Finally, he noted that the SCA will obtain an evaluation from a bridge consultant, a referral from Mr. Jeff Dix, before proceeding further with any changes to the bridge on Woodbridge.

SECRETARY'S REPORT – Austin Beeghly advised that the November 9, 2016 minutes appear accurate. Robert Johnston moved to approve the minutes for record. Austin Beeghly seconded the motion and it passed unanimously.

TREASURER'S REPORT – Robert Johnston will provide the directors with a written summary report after he reviews the January financial provided by Sentry Management just prior to tonight's meeting.

MANAGEMENT REPORT – None of the directors had questions for the manager about the February report.

COMMITTEE REPORTS – None of the directors had questions about the committee reports.

MEMBERS OPEN FORUM: Jess Baru asked for, and received, the SCA's agreement to help clean up the lot of the distressed property at 100 Bridgeway Circle. Agata Fowler inquired about the use and payment of sheriff's officers to patrol the HOA's streets.

Minutes

The Springs Community Association, Inc.

Board of Directors Meeting

Page Two

OLD BUSINESS:

- Austin Beeghly reported to the Board on the use of Seminole County off duty officers to patrol the streets of the SCA. The Security Committee urged the patrolling after reading for months in security logs about multiple incidents of residents running stop signs and speeding. Seventy-seven warnings and four citations were issued during 8 half-days of patrol. He defended the fact that the SCA has to pay for the patrols, indicating that disregard for the safety of other motorists and pedestrians had to be halted.
- Jeff Dix, landscape designer, has submitted a concept for fencing along SCA property on Markham Woods Road that includes the need for irrigation behind the fence for shrubs and trees provided by the county, and in front of it for peanut grass, which eliminates the need for mowing. To proceed further will require engineered drawings. *Bob Johnston moved to authorize engineered drawings for the concept. Austin Beeghly seconded the motion and it passed unanimously.* The manager noted that proposals to repair and re-roof the 14 X 12 foot pavilion at the spa pool were running between \$10-12,000 and that a less expensive option might be to purchase a 12 x 12 foot pavilion of cedar wood and a metal roof, available at Costco for \$1400, to replace it. The Board authorized him to investigate the option. The manager will also develop options to replace the coquina chimney at the tennis court, which leaks water into the restrooms, with something water-tight.

NEW BUSINESS:

- The manager proposed Regulation 14A which would set time limits on leaving seasonal decoration displays on homes and permit some governance regarding the use of party lights and yard art. There was no motion by the Board to adopt the regulation.
- With suitable repairs, estimated to run about \$7500, the HOA has title to rent 256 Springside Drive for one to two years to recover unpaid assessments and the repair investment. *Jerry Crews moved to authorize the investment in repairs if an evaluation of the tile roof concluded that it could be affordably repaired for a few evident leaks. Robert Johnston seconded the motion and it passed unanimously.*
- Jerry Alexandrowicz noted that the SCA benefits greatly from a talented maintenance team, an alert and experienced security staff, and a capable administrative team. No provision was made in the 2017 budget to provide a raise for meritorious work by these individuals because there was uncertainty whether an assessment increase would be approved. He proposes a \$200 wage supplement per quarter for each of the SCA's 17 staff members. The Board discussed the pros and cons and tabled the request pending more information about prevailing wages and an appropriate mechanism for rewarding good performance. The manager noted that at this point in the year the Board typically considers requests by the various standing committees for new members, if needed. The Board directed him to consult with committee chairs regarding their interest and need for new appointees, as well as their recommendations for appropriate appointees, and to take up the matter at the March 15 meeting of the Board.

ADJOURNMENT: There being no further business to discuss, the meeting was adjourned at 8:30 p.m.

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- 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.



Manager's Report

—By David Forthuber, March 15, 2017

Statistics

Correspondence, Communication, Notices:

ACC approval or denial letters – 5
RV/Stable Late & Rent Renewal Notices - 0

Status of Collections:

New accounts to atty for lien or collection activity – 0
Request to Lien - 0
Intent-to-lien notices – will be sent to delinquent accounts on 3/15/17
Hardship (pre-collection) payment plans written – 2

Violation Notices:

RV facility violation notices – 0
HOA restriction violations or maintenance notices – 3 in last 30 days

Architectural Modifications

ACC approvals and denials for January – 5 approvals

Sales/Leases/Foreclosures

4 New Sales – 236 Crown Oaks Way; 101 Tomoka Trail; 112 Bridgeway Circle; 2174 Woodbridge
1 New Lease – 116 Raintree

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

No new activity reported on Rotroff claim; No new items of a legal nature.

Administrative Office Projects

Manager met with landscape designer, landscape contractor, Duke Power and Utilities, Inc to plan installation of power and water meters for landscape irrigation at Markham Wds Rd fence.

Manager completed and submitted Right of Way application to Seminole County for right to utilize county land for installation of water & power meters and to install an irrigation system to support SCA plantings on county land.

Manager completed arrangements to rent 256 Springside to a tenant who will make major repairs so the SCA can begin collecting rent on the home to recover delinquent assessments.

Manager and board president met with Utilities Inc. to discuss their imminent project to lay a new 12 inch sewer pipe along the back side of Springs Blvd from behind River Bend, under Red Bay and Wax Myrtle and down Springs Blvd just past the stable side intersection of Wisteria Dr.

The manager and president will meet again with them to monitor tree cutting to preserve oaks.

Manager sent 101 final warning letters to owners who have failed to make any 2017 payment on their assessment. If one quarter of the assessment is not received by 3/14 they will receive an intent to lien notice and be charged approximately \$90 for the legal notice.

Manager met a 3rd time with several roof bidders to try to nail down costs associated with their bids. Manager and maintenance teamed measured roof and related elements to establish dimensions.

Manager is one third of the way through a project to index the community's 38 amendments to make it easier for directors and owners to reference changes to covenants & restrictions.

Manager and board president consulted with a hydrologist from Andreyev Engineering, the consultant on the 2013 installation of the springs wall and sidewalk, regarding a cavity opening alongside and under the sidewalk. The firm will do a GPR (ground penetrating radar) evaluation soon to determine the extent of the cavity and to propose a solution to stabilize the area.

Manager discussed the scarcity of village guest parking with owners and the security committee. Owners with multiple car-drivers in the home have sometimes one driveway space for guests before guests must park on the street. Overnight parking is not permitted on the streets and the only solution may be to allow parking at various common areas such as the stable parking area or the guest lots near the pool and tennis courts. A proposal to revise regulations to permit this is provided to the board for discussion.

Manager's Report

—By David Forthuber, March 15, 2017, Page Two

An owner on Jasmine Lane no longer has quiet enjoyment of his home because he is surrounded by homes with basketball hoops in the driveway. Every day, at all different hours, he is subject to long periods of play noise, even with windows shut. He asks the Board to regulate basketball playing at homes, suggesting that hours of play be set, play-time limited in duration, and that the use at each home be restricted to those living at that home.

Buildings & Grounds:

Recreation Area –the spring

SCA Maintenance Staff:

- Cleaned and raked lagoon area and beaches
- Completed the twice weekly cleaning of the spring
- Excavated around holes near spring wall; discovered sizable cavern; blocked/flagged area
- Pressure washed bridge behind beach
- Cleared debris from Little Wekiva river bank

Pool, Spa, Clubhouse, Tennis

SCA Maintenance Staff:

- Replaced AC filters in men's & women's spa
- Fixed water leak men's spa water fountain
- Replaced security light bulbs in women's spa
- Painted exterior doors to both spa buildings
- Blower cleaned roofs of spas and emptied gutters
- Replaced broken fence boards at spa parking lot
- Fixed deadbolt lock between event room & offices
- Replaced tennis AC filter
- Blower cleaned courts daily of leaf debris

Community Common Grounds & Infrastructure

SCA Maintenance Staff:

- Used tractor to spread donated mulch on Jasmine Ln island
- Repaired perimeter fence behind Fairway condos
- Bleached sidewalks at entryway and on semi-circle behind gatehouse
- Ground several sidewalks to eliminate trip hazards
- Strapped pole B2 to provide newsletter distribution box
- Repaired main breaks at pumphouse, on Woodbridge near pumphouse, and behind 434 wall
- Checked irrigation sprinkler heads throughout
- Removed tree limbs blocking access to nature trail along Little Wekiva

R.V. Lot/Stables/Maintenance Lot

SCA Maintenance Staff:

- Replaced 6 batteries in 1 maintenance cart; fixed cart fender
- Organized shop; repaired & sharpened tools
- Dragged horse ring to level soil
- Painted shop doors
- Blower-cleaned RV lot weekly

PROJECT UPDATES: The completed hardscape for the Markham Wds Rd Fence is due from Jeff Dix and will be provided to the board for discussion.

BIDS & PROPOSALS: Proposals to re-roof the spa buildings, tennis court building and stable/maintenance buildings are provided to the board for discussion & action.

~~~

**SCA BOARD OF DIRECTORS  
TREASURER'S REPORT  
15 MARCH 2017**

**As of February 28, 2017:**

**CASH - Operating:   \$ 1,467,561**

**Petty Cash:       4,104**

**Reserves:       413,978**

**Assess. Receivable:   \$ 434,643**

**A/R Last Month:       538,248**

**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:       \$ 654,833**

**INCOME STATEMENT (Y-T-D):**

|                        | <b>ACTUAL</b>     | <b>BUDGET</b>     | <b>VARIANCE</b>   |
|------------------------|-------------------|-------------------|-------------------|
| <b>TOTAL INCOME:</b>   | <b>\$ 270,932</b> | <b>\$ 277,060</b> | <b>\$ (6,128)</b> |
| <b>TOTAL EXPENSES:</b> | <b>241,179</b>    | <b>277,060</b>    | <b>(35,881)</b>   |
| <b>NET INCOME:</b>     | <b>\$ 29,753</b>  | <b>0</b>          | <b>\$ 29,753</b>  |

**Accounts Receivable Notes: A/R balance at 3/14/17 is \$412,243. Two properties were sold and closed in February for a total of 5 closings in 2017. 72 properties sold and closed in 2016. There were no bank foreclosures. 23 owners have delinquent balances for years prior to 2017. 5 owners are under bankruptcy protection and 4 owners are in mortgage foreclosure.**



# Florida lawmakers push for protection of black bears



**SEMINOLE COUNTY, Fla.** - Two state senators are introducing legislation that would protect black bears and their habitat in Florida. State Sen. Linda Stewart, D-Orlando, filed legislation that would establish a fund for local governments for the purchase of bear-proof trash cans.

"At a time when Florida's native black bears are facing several threats to their habitat, it is our obligation to ensure the preservation of the iconic species as well as the safety of our neighborhoods," Stewart said in a news release.

Senate Bill 1304 is a companion bill to House Bill 491, which has been introduced in the Florida House by Rep. Amy Mercado, D, Orlando.

"By protecting Florida black bear habitats and their food sources, we in turn limit bear-human conflicts and ultimately are closer to ensuring the public's safety," said Mercado in a news release.

*Source: WFTV.com*

# Summertime in The Springs!!

As the weather heats up, the recreation area at The Springs is the place to be!

Here are some Recreation Area reminders:

Summer Recreation Area Hours are 6:00 a.m. to 9:00 p.m.

Swimming is at your own risk - there is no lifeguard on duty.

All children under 14 years of age must be accompanied by an adult at all times.

Guests must be accompanied by an owner/resident at all times, or carry a recreation pass issued by the SCA Business Office.

Residents/owners are limited to no more than ten (10) guests at one time. Residents may pay a \$50 non-refundable fee for authorized groups of twenty (20). Availability is limited to weekdays, as no group events may be scheduled during summer weekends, holidays or holiday weekends. Contact the business office for further details.

## Parking, parking, parking...

Please keep in mind the limited parking available at the Recreation Area. Family groups or gatherings of twenty (20) are limited to NO MORE than 4 cars in the Recreation Area.

Residents, please encourage your guests to carpool and park at your home. Residents may park in the areas outside of the Clubhouse and adjacent to the Business Office designated with signs that indicate "Residents Only."

Guests may park by the Spas and Tennis Court lots that are designated with signs that indicate "Guests."

No Parking is permitted along roadsides leading to and from the Recreation Area or in any flower or camellia beds or any other area of turf.

Failure to comply with these parking guidelines may result in the vehicle being towed at the owner's expense.

Last, but not least, please help keep The Springs clean!



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for Information!

Access the Spring Run Newsletter online by visiting...

<http://thespringsconnection.sentrywebsites.com>

Or Log-on to the Sentry Management  
CommunityPro Portal!

<http://www.sentrymgt.com>



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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 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**





# **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!**



## Lost & Found or Stolen Items...

During recent weeks, there have been a number of bicycle thefts reported to Security. Unfortunately, victims often have nothing to prove ownership when these items are recovered.

Please record the serial number of your bicycle(s), and if possible, take a photo. If the police find these bicycles, they do not have a system to cross-reference these thefts without a serial number. Therefore, the bike may be auctioned off or given to charity after a prescribed waiting period. Please contact SCSO and Security the minute you detect or discover a theft.

If you lose an items, call Security. Oftentimes lost items are never claimed, and we have no other recourse but to turn the items over to a responsible agency.

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## CLUBHOUSE RESERVATIONS

The calendar is filling up fast with available dates for  
The Springs Clubhouse.

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

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

# SEMINOLE COUNTY WATERING RESTRICTIONS

**Seminole County returns to Daylight Saving Time  
Water Restrictions on March 12, 2017.**

- *Residential customers with odd street addresses may irrigate on Wednesdays and Saturdays.*
- *Residential customers with even street addresses may irrigate on Thursdays and Sundays.*
- *Non-residential customers may irrigate on Tuesdays and Fridays.*
- *Reclaimed water customers may irrigate two (2) times per week year round.*



# Springs Sitting Services!

Dog Walking \* Pet Sitting

House Sitting

Babysitting

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

NAME

PHONE

BABYSIT KIDS?

PETS?

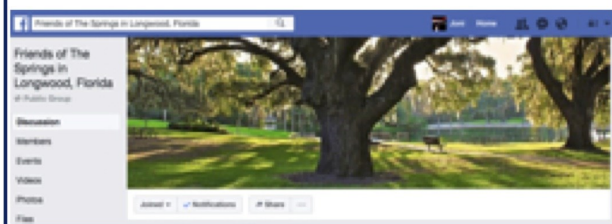
|                                      |                          |     |                   |
|--------------------------------------|--------------------------|-----|-------------------|
| Sian Carranza                        | (407) 705-9191           | YES | NO                |
| Alexandria Peterson                  | (407) 682-6440           | YES | NO                |
| Max and Charlie Sills                | (407) 970-9539           | NO  | YES               |
| Sian Armstrong                       | (407) 733-1044 - Text OK | YES | YES               |
| Shannon Carranza (will house-sit)    | (407) 221-3737           | NO  | YES               |
| Kimbra Hennessey                     | (407) 415-6656           | YES | YES               |
| Linda Nickels                        | (407) 212-2610           | NO  | YES (Horses Also) |
| Bonnie Bloom                         | (407) 869-1925           | NO  | YES               |
| Maitland Cotton                      | (407) 701-1571           | YES | NO                |
| Nicole Eubanks                       | (407) 516-5625           | YES | YES               |
| Estrellita Santiago (will house-sit) | (407) 951-0043           | YES | YES (Horses Also) |
| Diana Chacon (will house sit)        | (407) 247-6071           | YES | NO                |





- Friends of The Springs  
- in Longwood, Florida  
- AND  
- "The Springs" Neighborhood  
Longwood, Florida

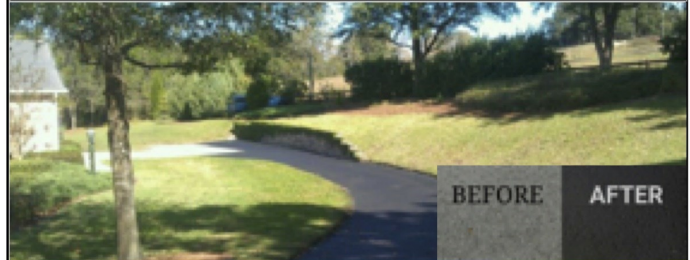
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**Remember...**

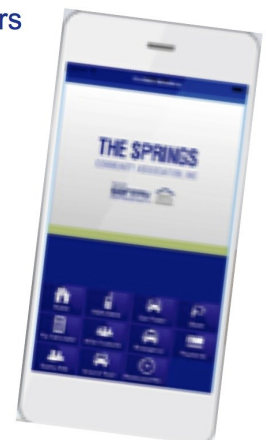
**NO Trash Out Before 7:00 am  
on Trash Days.**

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

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# CRITTER CAPTURE SERVICES

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## Wildlife Removal Services

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



Raccoons

Snakes

Rats

Birds

Skunks

Moles

Ducks

Opossums

Armadillos

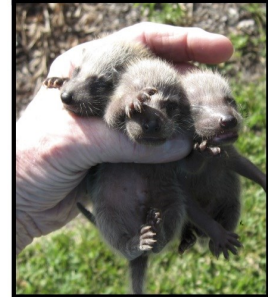
Squirrels

Bats

Bobcats

Fox

Turtles



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

Same Day Service

407-810-9727

[www.CritterCaptureServices.com](http://www.CritterCaptureServices.com)



# \$AVE CA\$H! \*\*

## 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.

An "Architectural Review" application form describing work to be done submitted with drawings and documents or survey as required.

#### **Must have written sub-association approval (if applicable).**

Plans for structures will be not less than 1/8" = 1' scale.

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.

Approvals will be good for six months unless otherwise specified.

Any permits required by Seminole County must be obtained before contractor's passes are issued.

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.

**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  
<https://accesssentrymgt.com>

## ACC Committee Approvals March 2017

| ADDRESS                         | DESCRIPTION            |
|---------------------------------|------------------------|
| <b>Whispering Pines Village</b> |                        |
| 125 Raintree Drive              | Painting               |
|                                 |                        |
| <b>Single Family Homes</b>      |                        |
| 103 Red Bay Drive               | Roof Replacement       |
| 207 River Bend Court            | Refinish Pool and Deck |
| 209 Jasmine Lane                | Fencing/Landscape      |
| 121 Bridgeview Court            | Driveway Pavers        |
|                                 |                        |





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phone: 321-945-0824

email: [fancynestdesigns@yahoo.com](mailto:fancynestdesigns@yahoo.com)

web: [emmafalcon.wixsite.com/fancynestdesigns](http://emmafalcon.wixsite.com/fancynestdesigns)



Afraid of Heights?  
Leave it to Me!!

**Roof and Gutter Cleaning**

**Removal of Leaves,**

**Pine Straw & Debris**

**\$15 Minimum**

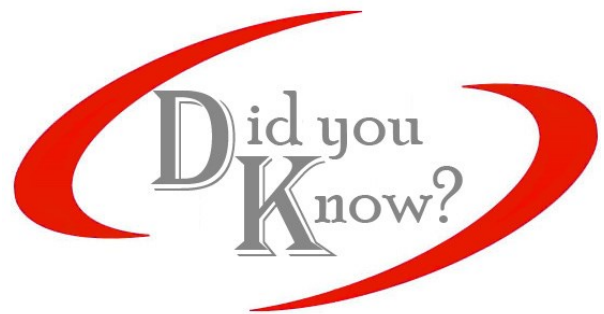
**"Behind the Fence" Clean-up**

**\$25 Minimum**

**Call Ron!**

**407-774-2721**

**30-Year Springs Resident!**



You can now email your Mosquito Control Requests Directly To:

[mosquito@seminolecountyfl.gov](mailto:mosquito@seminolecountyfl.gov)



# Corporate Auto Detailing Inc.

**Clean  
Polish  
Protect**

## 407-595-7229

**Full Service Hand Wash.....\$45**

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

**Hand Wax.....\$75**

Includes Full Service Hand Wash and *Miami Shine Banana Wax* professionally applied on all painted surfaces.

**Mini Detail.....\$125**

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

**Full Detail .....\$225+**

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

**DELIGHTS:**

**Tech Shine Aerolon Aircraft Quality Protectant.....\$40**

Must be added to a Full Service Wash. Tech Shine is waterborne moisture activated polymerized coating that bonds on contact with wet surfaces. Once fully cured, Tech Shine forms a crystal clear film that is extremely hydrophobic. Protects paint, matte, plastic, and vinyl surfaces.

**Tech Shine Quick Detail.....\$15**

Recommended for all dark colored cars that need that extra attention so make the color pop!! If you have a black car, please add this service!

**Odor Eliminator Fogger.....\$30**

Recommended once the odor source has been removed by shampooing and extracting contaminated area, this kills all types of odors: tobacco, smoke and fire, dog/cat urine, feces, mustiness, decayed matter, vomit, etc. Odor Eliminator penetrates into cracks and crevices and can be run through the A/C unit.

**Liquid Glass.....\$40**

Must be added to full service wash or can replace the Hand Wax for approx. \$10 more.

Liquid Glass is a polish that keeps your auto gleaming with a glass-like, satin-smooth glow that will turn heads, while turning away harsh elements. Helps retard acid rain and hard water spotting.

**RUPES Paint Correction..... \$100+**

Remove swirls, scratches and defects with this state of the art orbital polisher. Guarantees no swirls or burn marks on your paint. Bigfoot polishing products will make your car shine like never before.

**Headlight Restoration.....\$40+**

Restores dingy, yellowing, foggy headlights back to their clear factory state.

**EXTRA CHARGE FOR LARGE TRUCKS, VANS AND SUV'S**

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# NOTICE SPRINGS CLEANING Schedule...

Effective immediately, the SCA maintenance staff will be performing  
the weekly cleaning of the spring on

**Mondays and Thursdays\***

from approx. 10:00 a.m. until 12:00 p.m.

\*Weather Permitting

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

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



## The Springs Community Staff

Property Association Manager  
David Forthuber, LCAM  
Lynette Gault, Admin.  
Joni Raines, 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 | 407-353-5716 |

# Boards & Committees

## SCA Board of Directors

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

## Committee Chairs

|                       |                              |
|-----------------------|------------------------------|
| Architectural Control | Darel Taylor                 |
| Audit/Finance         | Bob Johnston                 |
| Security Committee    | Ron Boyer                    |
| Stables               | Jusy Morse & Robin Andersohn |
| Tennis                | Tobie Stitt                  |
| R.V.                  | Ron Boyer                    |

THE SPRINGS  
COMMUNITY

AT HOME WITH  
NATURE

