

THE SPRINGS COMMUNITY ASSOCIATION

# The Spring Run

*At Home With Nature!*

## A Message from the Board President & Manager

Hello Frost-bitten Floridians!

Who can remember the last winter in the Springs when we had frost on the roof again and again? Hopefully, we can avoid long winter blues. As the Campbell’s Soup ad warns us “the worse thing about January is that February is next.” At least our landscaper is optimistic. He tells us that by March 1 we can safely begin cutting back the frost damage to our shrubs and begin putting in anything new that’s required. Until then, enjoy the crisp color of the newly laid mulch.

We hope to take advantage of our brief winter season to renovate the SCA pool in the recreation area. Tiles are falling off at various spots inside and outside of the basin and the fiberglass is delaminating, which is a hazard to eyes and skin. There are also some updated safety features required to keep us in compliance with the health code applicable to commercial pools, which ours is considered. The Board will consider three bids at its February 21<sup>st</sup> meeting and we anticipate that the winning contractor will start no later than March 1. In February, the maintenance team will re-paint the spas and gazebo with an updated color scheme, so when April’s warm weather comes, the SCA pool and spa area will be altogether newer than it was in April 2017 – new roofs, new hardboard and stucco, new paint, new pool furniture, new landscaping, and a newly renovated pool. An upgrade to the spa gym equipment is also on the horizon.

Meanwhile, up front, if all things come together smoothly –and sometimes they do not for reasons beyond our control–the SCA will also have a new entry gate system fully in place by March 1. As we publish, Lane Electronics has restored the function of the barcode reader system, and the new dual operator arms are being installed. In the following weeks an RFID reader will be added and then RFID windshield tags will be incrementally provided to the two principal autos at each home. Additional autos registered at homes for automated entry will have to purchase the tags at the SCA office. The last information provided by Lane is that tags will be \$7 each. While the transition occurs both the barcode reader and the RFID reader will be operational but, once every auto has an RFID tag, the barcode reader system will be shut down.

And last but not least, the SCA Office is trying out a new phone system. It may seem like Mayberry up at the office, but nearly every day there are a few hours when it’s a frenzy. All the existing lines will be in use, including the manager’s cell phone, and visitors are lined up at the reception desk waiting for help. Since many of the calls are for standard things like renewal of passes or new passes, or scheduling the use of the clubhouse or checking on the availability of RV or stable spaces or ACC application processes, the new phone system will now direct you to leave a message for these standard requests.

*Continued.....*



JANUARY 2018  
VOLUME 47, ISSUE 01

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## A Message from the Board President & Manager

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the  
Springs

at home  with nature

Please leave details, that is: who needs a pass; for how long; how many passes; my birthday party will be M/D/Y; my RV vehicle is X many feet wide and long; et cetera. This way we can process your requests and call you back to say they're ready. If you must talk to someone immediately there's an option for that, too. No one is fond of machine messages instead of a human voice, but we have to manage the incoming so we can effectively provide the output. If it creates problems for you, let us know. We'll go back to the old way if many of you have problems with it.

Here's to a mild February, no flu, and some flowers in your hands come February 14!

...Jerry Alexandrowicz & David Forthuber

# Minutes - Annual Member's Meeting

The Springs Community Association, Inc.

Clubhouse - 400 Woodbridge Road

Longwood, FL

Wednesday, January 17, 2018 - 7:00 p.m.



***Note: Draft, Minutes are not final until approved at the next annual meeting***

Members of the community met at the Clubhouse on Wednesday, January 17, 2018. Members of the Board present to preside over the meeting were: Jerry Alexandrowicz; Jerry Crews; Austin Beeghly; Mark Sposato; and James Cornell. Community Association Manager, David Forthuber was present.

## **WELCOME AND CALL TO ORDER**

Jerry Alexandrowicz, called the meeting to order at 7:15 p.m. He announced that a quorum of the members for tonight's meeting would be 264. The election committee certified at 7:15 that 254 members were present by proxy and 49 in person. The total of 303 exceeds the quorum requirement and allowed the voting related business to proceed. Mr. Alexandrowicz thanked all of the members who attended and the candidates seeking to join the Board to help with the community's business.

## **READING AND APPROVAL OF MINUTES**

The reading of the Minutes of the January 18, 2017 Annual Meeting was waived and they were approved by acclamation.

## **REPORT OF THE OFFICERS**

Jerry Alexandrowicz noted that treasurer Robert Johnston was unavailable to review the financial status of the SCA due to health problems, but that the financial report would soon be generated and then reviewed by the SCA's independent CPA. Mr. Alexandrowicz noted that he talked to a number of residents while knocking on doors to gather proxies and ballots to establish a quorum and some had questioned him about whether the SCA had a 5-year plan that assessed the SCA's needs and set up budgets based on such a plan. He advised that the SCA has had perhaps three 5-year plans in its history and each one of the plans set up were over-turned by subsequent Boards. He assured the members present that he and this Board were committed to looking ahead at the needs of the SCA and had planned for these needs financially. He reminded them of the various projects successfully undertaken in the past 7 years during which he's presided over the Board and that, in 2017, the SCA got through several unexpected calamities without requiring special assessments. He noted that in 2018, the Board would, as a priority, repair the Woodbridge Road bridge, repair the spa pool, build a new conduit under Wisteria for flood control, examine whether the SCA could purchase the Saxon-Clark lot on 434, and plan ahead for a fence between the SCA and the commercial lots.

## **MEMBERS OPEN FORUM**

Jerry Alexandrowicz opened the meeting up to member questions and comments. They included: Al Griner asked about traffic police presence and was advised that multiple reports of near accidents compelled the Board to utilize the SCSO, as permitted by a 2005 traffic enforcement agreement signed by the SCA Board and the County; Agata Fowler asked when the new gate system would be in place and was advised that the installation starts 01/29; Jim Johnston and David Vatcher asked about the 40<sup>th</sup> amendment's apparently contradictory language related to interest on the proposed damage escrow account and whether a 90-day period to return deposits wasn't over-long; Jacqui Body asked if the SCA would be removing the 85 tree stumps she counted along the boulevard since the hurricane. Ms. Body also mentioned the need for a speed bump on Wisteria. Other members called out for speed bumps on Springs Blvd between the two Primrose Drive intersections and another speed bump on Woodbridge between Springside and the bridge.

**Minutes - Annual Member's Meeting**  
**The Springs Community Association, Inc.**  
*Page Two*



The manager advised all concerned about speed bumps to submit petitions to the Board. Susan Elginson asked about tree debris cluttering the common area at the end of Bridlewood. Larry Dobbins asked about a streetlight that glowed orange on Juniper Lane and whether rules exist for dumping garbage into a garbage can only if contained in a plastic bag.

**UNFINISHED BUSINESS** - No unfinished business was presented to the members.

**NEW BUSINESS**

- The election committee provided Mr. Alexandrowicz with a tally of votes. He announced that 205 votes were cast in favor of proposed Amendment 40 and 84 were cast against it. A total of 289 votes was cast on the amendment issue and 205 yes votes represents 71% of the votes cast. Passage of an amendment requires 66.6 % of votes cast. The 40<sup>th</sup> amendment has been adopted by the members.

The election committee provided Mr. Alexandrowicz with a tally of votes to pick directors. Jerry Crews – 238; Chris Culberson – 252; Agata Fowler – 123; Matt Munyon – 180; Mark Sposato – 124. Crews, Culberson and Munyon are elected.

**ADJOURNMENT:**

There being no further business to discuss, the meeting was adjourned at 8:40 p.m.

The newly elected Board opened an executive session and selected the following 2018 officers: Alexandrowicz – president; Crews – vice president; Johnston – treasurer; and Austin Beeghly – secretary. Attorneys confirm Bob Johnston can serve without election.



# **Congratulations!**

---

The SCA Welcomes  
Chris Culberson and  
Matt Munyon to the  
SCA Board of Directors.

Congratulations also to  
Jerry Crews for being  
re-elected to the board.

Thank you to all who voted!

## SCA Updates...



### **Bear Can Distribution!**

Beginning on Monday, February 5th, the SCA will begin calling residents to pick up their bear-resistant cans.

Please bring your driver's license (with correct address) and be prepared to sign a receipt acknowledging possession.

If you are unable to pick up, we will arrange to deliver the cans to you at a mutually convenient time.

### **Email Updates**

In an effort to improve our communications, we are beginning to use mass email for important community-related announcements.

The first of these emails recently went out to our members regarding the upcoming SCA Annual Members Meeting and Election.

There were several emails returned as undeliverable.

Please take a moment to allow us to update our records so that we may include you in these mass communications.

You may do this by emailing:

[admin@thespringsconnection.com](mailto:admin@thespringsconnection.com)

or by calling the SCA office at (407) 862-3881.

Thank you in advance for your assistance. We look forward to hearing from you!

# February

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				<b>1</b>	<b>2</b>	<b>3</b> 10:00 AM - 2:00 PM Reminger (Rec Area)
<b>4</b>	<b>5</b> 5:30 PM ACC Committee (Conference Room)	<b>6</b>	<b>7</b>	<b>8</b> 1:00 PM Bridge Club (Clubhouse)	<b>9</b>	<b>10</b>
<b>11</b>	<b>12</b> 4:00 PM Security Committee (Conference Room)	<b>13</b> 7:00 PM Crown Oaks I (Clubhouse)	<b>14</b> 6:30 PM Welkiva Villas (Clubhouse)	<b>15</b> 7:00 PM Crown Oaks II (Clubhouse)	<b>16</b>	<b>17</b> 12:00 - 8:00 PM Johnson (Clubhouse)
<b>18</b>	<b>19</b> 5:00 PM Audit Finance (Conference Room)	<b>20</b> 7:00 PM Shadowood Financing Committee (Clubhouse)	<b>21</b> 1:00 PM Book Club (Conference Room)  7:00 PM Board of Directors (Clubhouse)	<b>22</b> 6:30 PM Whispering Pines (Clubhouse)  6:30 PM Palm Springs (Cottage)	<b>23</b>	<b>24</b> 2:00 PM - 10:00 PM Tauber (Clubhouse)
<b>25</b>	<b>26</b> 7:00 PM Shadowood (Clubhouse)  7:00 Live Oak (Conference Room)	<b>27</b>	<b>28</b> 7:00 PM Spreading Oak (Conference Room)  7:00 PM Glenwood (Clubhouse)			

# Manager's Report - 1/20/2018

- By David Forthuber -

## **Statistics**

### Correspondence, Communication, Notices:

- None

### Status of Collections:

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

### Violation Notices:

- RV facility notices – 0
- HOA restriction violations or maintenance notices – 4 in past 30 days

### Architectural Modifications

- ACC approvals and denials for January – 15 approvals

### Sales/Leases/Foreclosures

- Leases: none
- Sales: (7) 104 Starling; 106 Butternut; 104 Red Bay; 110 Wax Myrtle; 111 Hidden Oak, 114 Autumn; 217 Crown Oaks

### Legal Issues (C & M – Clayton & McCulloh; KG – Katzman & Chandler; AB – Arias/Bosinger)

- Certification of Amendment signed and forwarded to A/B for recording at County Clerk's Office

## **Administrative Office Projects**

- The Markham Woods fence is 90% complete. The gate is in place. Painting begins 2/2/18. The SCA bird logo and frame will be attached to the columns the week of 2/5 and the column stone work will follow that week. A request has been made to Utilities Inc to add a meter for irrigation. The lot in front of the fence will be graded and prepped for irrigation installation beginning 1/31/18. The temporary fencing will be removed as soon as the chain-link fencing is completed.
- Proposals were secured to repair the stucco and hardboard on the women's spa and the second-floor walls of the stable facility. All work is complete and the maintenance team will paint the buildings when the weather permits.
- The results of the 2018 membership meeting were reviewed and confirmed by the manager and compilation of the voting material into a record book is underway. The manager will notify owners when the 40<sup>th</sup> amendment is recorded and effective.
- Seminole County will deliver 473 64-gallon cans to the SCA on Feb 3 and the SCA will begin distributing them to owners on Feb 5. The SCA will call owners to advise their can is available. Each can will bear an SCA sticker with serial number that is attributed to each address. Owners will sign a receipt when the can is provided. 473 64-gallon cans and 211 32-gallon cans were ordered by owners. 166 owners have failed to respond to requests for information about which size they prefer. The SCA office will persist so we can assure that every home is equipped with a bear resistant can.
- Dial Septic Services has finally resolved the problem with the mini lift sewage station behind the clubhouse. The 2" line did not require jetting. The problem was caused by a malfunctioning float device, a cracked pipe leading from the motor and a pipe/motor alignment that caused the cracking. Total cost of repair was \$630, a great investment in contrast to the \$17,000 installation of new line proposed by Brownies Septic Service.
- The manager met with contractor Parker Wilson and civil engineer Harry Brumley to conclude plans to restore the safe use of the footbridge damaged by Irma flood-waters and the vehicular bridge on Woodbridge Rd. Damage at the vehicular bridge is entirely to the flume system and not to the base foundation of the bridge. The bridge is safe to use, but the damage has to be repaired to prevent any future erosion at the base. Repair work is underway on the footbridge and will begin at the vehicular bridge by 2/15/18.
- The manager has requested proposals to resurface the SCA's swimming pool, replace all the tile, install new low-voltage LED lights, and repair the cap surrounding the pool. Spies Pool Service, The Pool Repair Guy, and Atlantic Pool Services are all experienced pool renovators for large recreational pools used at hotels. Proposals will be reviewed and a winning proposal selected at the 2/21/18 Board meeting.



# Manager's Report - 1/20/2018

## Page 2

- Mulch For You has completed the re-mulching of the SCA common grounds that are traditionally mulched. The company was referred to the SCA by our landscaping contractor, Garden Quality Landscaping, and the work was completed at \$38.50 per cubic foot versus the standard \$42.00 per cubic foot. Mulch for You was exceptionally neat and careful in its work and communicated well with the manager.
- Garden Quality Landscaping walked the grounds with the manager to review frost damage. Many shrubs can be pruned back at the end of February, after the likelihood of additional freeze weather has passed, and will grow back in the spring. Additional shrubs and flowering plants have been requested for areas left threadbare after the hurricane. They will be planted early in March.
- Lane Electronics is repairing a barcode reader issue that shut down the resident entry lane. The barcode reader must be restored so that the SCA can move forward with the transition to the new RFID system. Installation of the new operator arms has been set back until the reader problem is resolved.

### **Buildings & Grounds**

#### Recreation Area –the spring

##### SCA Maintenance Staff:

- The maintenance crew has hand-raked hydrilla growth during the cold weather but will resume boat-based cleaning of the spring in February.
- Two additional large valves have been replaced within the recreation area grounds to assure proper functioning and laid 100 yds of new wiring underground to power the irrigation clock signaling.
- Worked with Garden Quality Landscaping to repair a main break at the line attached to the bridge

#### Pool, Spa, Clubhouse, Tennis

##### SCA Maintenance Staff:

- Street lighting was repaired from the playground to the sidewalk exit on River Bend
- A new ramp for wheelchair accessibility was built for the clubhouse
- Cleaned fountain at the clubhouse and replaced damage parts; repaired veranda bench
- Reorganized the storage room in the clubhouse to provide more accessible storage for more records boxes and community Christmas decorations.
- Refastened sagging soffit panels at tennis court bldg
- Completed drywall patches in bathrooms at tennis court
- Cleaned and did maintenance on exercise equipment

#### Community Common Grounds & Infrastructure

##### SCA Maintenance Staff:

- Continued working with Garden Quality Landscaping in isolating irrigation breaks and repairing them
- Adjusted sprinkler heads & added new ones
- Built 6 new STOP sign backings; replaced damaged wood at many signs; started sign repainting throughout the SCA common grounds.
- Assisted repeatedly in moving temporary fencing at the Markham Wds fence construction site and buttoned up areas left unsecure by the construction crew.
- Removed vines from SCA walls along 434 and Wekiva Springs Rd.
- Cleaned storm drains throughout the community.

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

##### SCA Maintenance Staff:

- Repaired stall damage by horses
- Did preventative maintenance on all tools and equipment during inclement weather
- Repaired barbed wire fence at RV lot
- Assisted manager in providing measurements for various projects

BIDS & PROPOSALS: Will be made available to the Board prior to the 2/21/18 meeting.



## SCA BOARD OF DIRECTORS Financial Summary Report December 2017

ASSETS		LIABILITIES		
Cash in Bank - Operating	857,701.99	Payables/Prepays		966,212.04
Cash in Bank - Reserves	307,660.55	Reserves (net)		307,660.55
Escrow	14,406.74	Operating Equity		640,815.40
Accounts Receivable	4,816.86			
Prepaid	(47,162.44)			
Property & Equipment	774,194.29			
Deposits	3,070.00			
<b>TOTAL ASSETS</b>	<b>1,914,687.99</b>	<b>TOTAL LIABILITIES</b>		<b>1,914,687.99</b>
	<b>Current Period Actual</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>VARIANCE (Over/Under)</b>
<b>TOTAL INCOME</b>	<b>132,405.38</b>	<b>1,642,829.48</b>	<b>1,662,360.00</b>	<b>(19,530.52)</b>
<b>EXPENSES:</b>				
Common Area Maintenance	35,962.72	366,693.67	321,780.00	44,913.67
Grounds	28,253.17	238,449.74	302,520.00	(64,070.26)
Pool/Spa/Clubhouse	3,970.03	41,194.12	52,840.00	(11,645.88)
Administration	29,760.55	339,489.40	363,000.00	(24,510.60)
Recreation (Tennis/Stables)	1,181.31	11,075.24	13,320.00	(2,244.76)
Security & Gates	20,731.02	387,332.28	418,160.00	(30,827.72)
Reserves	15,895.00	190,740.00	190,740.00	0.00
<b>TOTAL EXPENSES</b>	<b>135,753.80</b>	<b>1,573,974.45</b>	<b>1,662,360.00</b>	<b>(88,385.55)</b>
<b>SURPLUS/(DEFICIT)</b>	<b>(3,348.42)</b>	<b>68,855.03</b>	<b>0.00</b>	<b>(68,885.03)</b>

**COMMENTS:**

Income y-t-d is: \$19,530.52 under budget

Expenses y-t-d are: \$91,034.66 under budget

Net variance y-t-d is: \$68,885.03

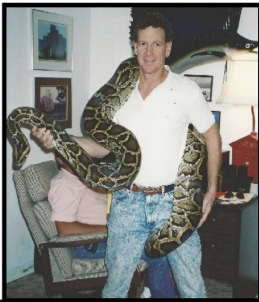
Average mnthly expeditures \$131,164.54

# CRITTER CAPTURE SERVICES

Compare Prices - Guaranteed Lowest - No Hidden Costs

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Licensed by FWC for Venomous Reptiles



## Wildlife Removal Services

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



Raccoons

Snakes

Rats

Birds

Skunks

Moles

Ducks

Opossums

Armadillos

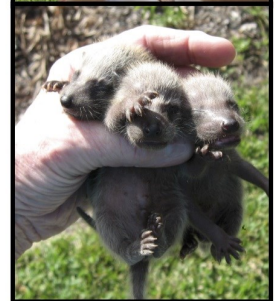
Squirrels

Bats

Bobcats

Fox

Turtles



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

Same Day Service

407-810-9727

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

## Village Meetings

Crown Oaks I	Tuesday, February 13th	Clubhouse 7:00 p.m.
Crown Oaks II	Thursday, February 15th	Clubhouse 7:00 p.m.
Fairway Villas	No Meeting Scheduled Until Further Notice	
Glenwood	Wednesday, February 28th	Clubhouse 7:00 p.m.
Live Oak	Monday, February 26th	Conference Room 7:00 p.m.
Palm Springs	Thursday, February 22nd	Cottage 6:30 p.m.
Shadowood Village	Monday, February 26th	Clubhouse 7:00 p.m.
Spreading Oak	Wednesday, February 28th	Conference Room 7:00 p.m.
Wekiva Villas	Wednesday, February 14th	Clubhouse 6:30 p.m.
Whispering Pines	Thursday, February 22nd	Clubhouse 5:15 p.m.

## Board & Committee Meetings

SCA Board of Directors	Wednesday, February 21st	Clubhouse 7:00 p.m.
ACC Committee	Monday, February 5th	Conference Room 5:30 p.m.
Security Committee	Monday, February 12th	Conference Room 4:00 p.m.
Audit/Finance	Monday, February 19th	Conference Room 5:00 p.m.

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# SPRINGS FREE FAMILY MOVIE NIGHT RETURNS!

**MOVIE TO BE ANNOUNCED**



**Bring a blanket and some chairs, pack a snack and drinks, and join us for this first of the season Movie Event!**

**Food Truck On-Site**

**FRIDAY**

**MARCH 2ND**

**6:30 PM**

**SPRINGS REC AREA**



# Salon Retro

181 O'BRIEN RD  
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## Valentines Day Special

all month long!

\$75 Hair & Make-Up \$25 savings



15% off Services on your 1st visit with stylists  
Brittani or Maggie.

### Haircuts & Styles

- ~ Men's \$15 & up
- ~ Women's \$30 & up
- ~ Children's \$10 & up

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- ~ Highlights \$45 & up

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Brittani Fernandez: 321-356-3557

Maggie Byrnes: 850-890-6922



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for Information!

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<http://www.sentrymgt.com>

## SPRINGS LICENSE PLATES

*Available in the  
Business Office  
\$10 each!*



GIFT CERTIFICATE

# 20% OFF

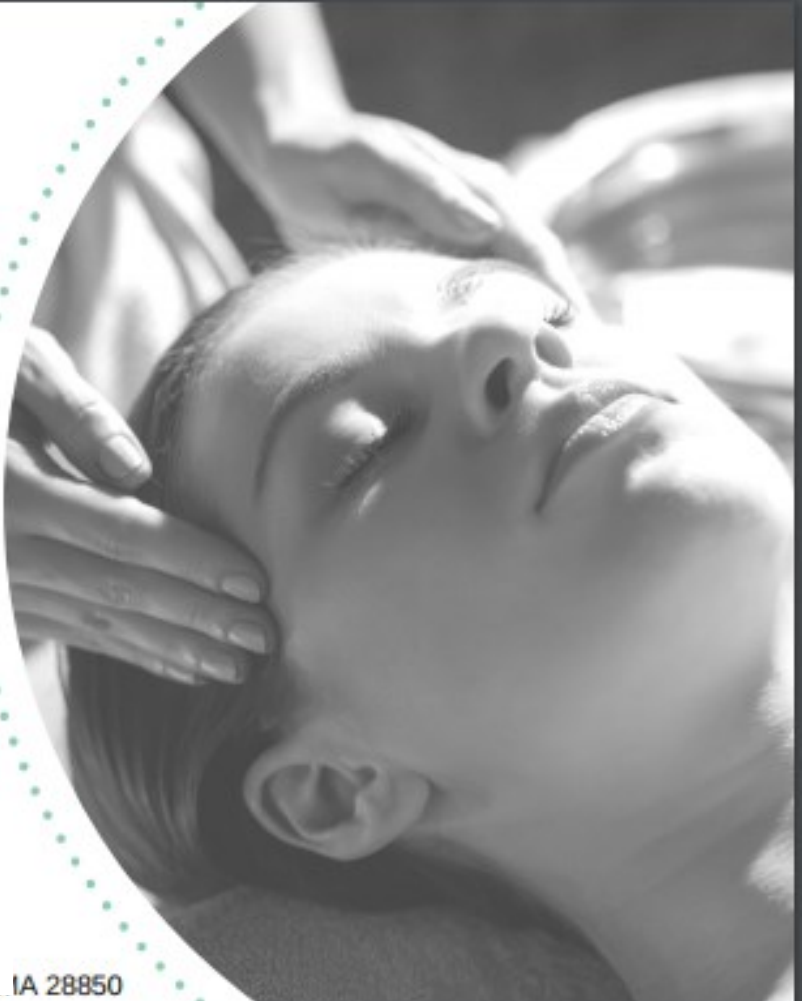
60 AND 90 MIN  
IN-HOME MASSAGE  
THERAPY

REG. PRICE 60 MIN -\$50  
90 MIN -\$75

FOR THE SPRINGS RESIDENTS ONLY  
MENTION THIS AD (ONE TIME USE)

CALL/TEXT MARISA  
407-415-5125

IA 28850





Seminole County returns to one-day-per-week irrigation restrictions on November 5, 2017. During the cooler weather months, less water is needed in the landscape.

The water restrictions are mandatory for all water sources, including wells, except for reclaimed water which is twice a week year round.

Please note, absolutely **no watering** is permitted between 10:00 a.m. to 4:00 p.m. on any day.

Irrigation may be done at any time with a hand-held hose provided it is fitted with an automatic shutoff nozzle.

This applies to all sources of irrigation water.

- Residential customers with odd street addresses may irrigate on Saturdays.
- Residential customers with even street addresses may irrigate on Sundays.





Find us on  
**Facebook**



### **Welcoming Members of The Springs Community**



Wekiva Missing Pets is a lost and found pet group for the Wekiva communities in Seminole and Orange counties (32779 & 32712)

Here's how you can help...

- Request to join the group
- Answer 3 "new member" questions
- Once a member, you may post a lost or found pet in the area with a photo and description and last area (cross streets) where seen, and contact information to alert members of the group to be on the lookout for and help missing pets be reunited with their families.

[www.Facebook.com/Groups](http://www.Facebook.com/Groups)

## **CLUBHOUSE RESERVATIONS**

### **Planning an event this year?**

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

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



## 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!**



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 - AND  
 - "The Springs" Neighborhood  
 Longwood, Florida

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**10% OFF FOR SPRINGS RESIDENTS!**

**BE  
 "BEAR SMART!"**



Remember...

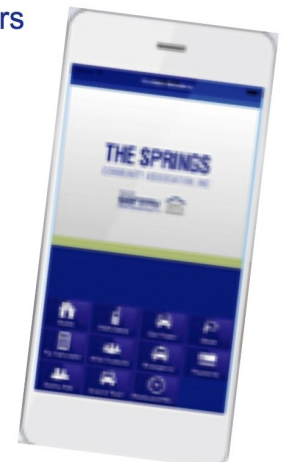
**NO Trash Out Before 7:00 am  
 on Trash Days.**

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!



# SAVE 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.

#### **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**

# ACC Committee Approvals January 2018

## 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.

**VILLAGE APPROVAL**  
**REQUIRED PRIOR TO**  
**MONTHLY ACC**  
**MEETING!**

Board, Village Board and  
Committee Meetings...  
Dates, Times and Locations for these  
meetings can be found  
by visiting:

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

ADDRESS	DESCRIPTION
<b>Crown Oaks</b>	
115 Crown Oaks Way	POD
<b>Glenwood Village</b>	
103 Juniper Lane	Garage—Replace Siding/Paint
102 Wild Hickory Lane	Roof Replacement/Siding/Painting
<b>Whispering Pines</b>	
210 Hummingbird Lane	Fencing
160 Raintree Drive	Roof Replacement
<b>Shadowood Village</b>	
209 Weeping Elm Lane	Fencing
209 Weeping Elm Lane	Roof Replacement
105 Red Cedar Drive	Garage Door Install
105 Red Cedar Drive	Driveway
<b>Single Family Homes</b>	
104 Sweet Bay Lane	Painting (Trim)
225 Springside Road	Fence Painting
109 Bridgeway Circle	Landscaping
109 Wisteria Drive	Room Addition
1911 Lost Spring Court	Fencing
244 Spring Run Circle	Painting/Garage Door/Fencing
244 Spring Run Circle	Screen Enclose Existing Room



# 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?

Noah Szlachetka	(407) 312-4012	NO	YES
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
Sian Carranza	(407) 705-9191	YES	YES
Linda Nickels	(407) 212-2610	NO	YES (Horses Also)
Camila Botto (will house-sit)	(407) 765-2740	YES	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
Gianna Viscuso	(407) 435-3113	YES	YES



# 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 jambs cleaned and polished, wheels detailed, and chrome polished.

## DELIGHTS:

**Tech Shine Aeronol 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**

**Email: [brooke.corporateautodetailing@gmail.com](mailto:brooke.corporateautodetailing@gmail.com)**

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# Boards & Committees

## The Springs Community Staff

Property Association Manager  
David Forthuber, LCAM  
Lynette Gault, Admin.  
Joni Raines, Admin.

CSO Supervisor  
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

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

## SCA Board of Directors

Jerry Alexandrowicz	President
Jerry Crews	Vice President
Bob Johnston	Treasurer (non-board member)
Austin Beeghly	Secretary
James Cornell	Director
Rosie Sterling	Director
Chris Culberson	Director
Matt Munyon	Director

## Committee Chairs

Architectural Control	Darel Taylor
Audit/Finance	Bob Johnston
Security Committee	Ron Boyer
Stables	Judy Morse & Robin Andersohn
Tennis	Tobie Stitt

THE SPRINGS  
COMMUNITY

AT HOME WITH  
NATURE

