

THE SPRINGS COMMUNITY ASSOCIATION

The Spring Run

At Home With Nature!

A Message from the Board President & Manager

Dear Neighbors,

We hope you were able to join the 3000 people who, on Friday night or Saturday night this month, enjoyed what many are saying was one of the best concerts in recent memory. Everybody has a different favorite; we're glad this year's performers ranked up at the top. The Orlando Philharmonic folks did a good job of supplying plenty of visitor support (restrooms and trashcans) so that everyone could enjoy the show in comfort and the grounds were left remarkably clean. We also want to give a big thank you to Mike, Sammy, Jim, Theresa and Anthony – our maintenance team – for working hard to make our recreation area beautiful before the show and for keeping everything running so smoothly during the show. A big hand, too, for the guards who kept the traffic flow smooth and got so many stage-hands, musicians, vendors, and guests to their destinations in here and back out to their homes.

So now, summer is very much peeping over our shoulders and warming our backs. Our fingers are crossed that the spa area pool will be reopened by May 5. Water is back into the pool, but it needs to be chlorinated and filtered prior to permitting swimmers to take the plunge. There is also some tiling detail to be completed and last-minute buffing up of tile and ladders. The spring, too, will soon be free of concert gear, so keep trimming those bodies, building up the tan, and gathering up soft-sided floats to inflate for your crew. It's time to get out there and engage in your aquatic performances! One thing new renters and buyers should note: the pools at the villages and the condos are solely for the use of the property owners who pay to maintain them. Residents from these communities have reported in the last two weeks that people are entering their pool facilities without invitation and then argue with them, saying that all the pools in the community are for everyone. Not true. Only the spring and the spa area pool are for all residents of the SCA.

If you're not a water-baby, but love the tennis courts, you'll be happy to know they will soon re-open for use. The practice backboard is also being reassembled for use (the hardware mysteriously disappeared!) and pickleball lines will be added to two courts for those who've grown to love this game. No word, yet, on the appearance of the volleyball court approved by the Board last year. Irma's floodwaters made it very clear how vulnerable that area is to flooding and 2018 is forecast to be another busy hurricane year.

We look forward to seeing everyone enjoy their summer pursuits. Please make it a pleasure for everyone by being courteous, obeying the posted rules and parking advisories, and driving carefully in the presence of so many more people outdoors enjoying our little paradise.

Best wishes....Jerry Alexandrowicz & David Forthuber



Thank you Jennifer Wiggins for the beautiful photo!
©Jennifer Wiggins

APRIL 2018 VOLUME 47, ISSUE 04

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Minutes - Board of Directors

The Springs Community Association, Inc.

Clubhouse - 400 Woodbridge Road

Longwood, FL

Wednesday, April 18, 2018 - 7:00 p.m.

The Board of Directors of The Springs Community Association, Inc. met at the Clubhouse on Wednesday, April 18, 2018. Board members present were: Jerry Alexandrowicz, President; Jerry Crews, Vice President; directors James Cornell, Chris Culberson, and Matt Munyon. Community Association Manager, David Forthuber, was 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 at 7 p.m.

PRESIDENT'S REPORT – Jerry Alexandrowicz reported that he and Jerry Crews and the manager met 9 days earlier with Jeff Dix to begin planning the last remaining portion of fence/wall between the community and the properties bordering it. HLSM is in the process of staking the boundary line between the Petty property and the SCA and it will soon be providing a survey with elevations to help guide the installation.

SECRETARY'S REPORT – David Forthuber advised that no director had raised any objection to the accuracy of the March 2018 minutes. *Matt Munyon moved to approve them. Chris Culberson seconded the motion and it passed unanimously.*

TREASURER'S REPORT – Bob Johnston advised that as of March 31, 2018 there was a balance of \$1,547,815 in the operating accounts and \$250,901 in the reserve accounts. There is \$343,874 due in uncollected assessments; \$63,435 had been collected since last month's report. The Seacoast loan for street repaving and the springs seawall has a balance due of \$560,571. It reduces monthly with payments of \$9,433. Year-to-date the collection of income exceeds expectations by \$10,286 while total expenses are presently \$19,937 lower than anticipated for this point in the year. Net income for March therefore stands at \$30,223. There were 5 home sale closings in March for a year-to-date total of 16. Seventeen owners have not paid any of their 2018 assessments and an Intent-to-Lien notice has been sent to them. The SCA is still paying for Hurricane Irma expenses; \$11,752 has been drawn against this year's budget to date.

MANAGEMENT REPORT – Mr. Alexandrowicz noted that there is now a second condo unit at Tomoka Trail that has no rear fence and he asked if they had received a violation notice. The manager advised that there is no specific stipulation in the covenants requiring rear fences at the condos nor does the condo association require them. Mr. Alexandrowicz asked the manager to contact the HOA attorney to see if such a stipulation could be created by the Board or by amendment.

COMMITTEE REPORTS – There were no comments or questions regarding committee reports.

MEMBERS OPEN FORUM – No one requested to speak in Open Forum.

OLD BUSINESS: Jerry Alexandrowicz reported that he had received information from parties involved in documenting the size and value of the Saxon parcels when Seminole County paid for a sliver of land for the 434 road widening project. The information indicates that Parcel A is smaller than Mr. Saxon advertises and that Saxon is using the condemnation appraisal – which was based on parcel use for a design center – to support his asking price of \$975,000. However, a smaller parcel cannot likely support any use of the land justifying such an asking price. Mr. Alexandrowicz asks for Board support to seek a new appraisal (estimate cost: \$2-3,000) so he can negotiate further with Mr. Saxon.

NEW BUSINESS:

- Mr. Alexandrowicz confirmed that Austin Beeghly has resigned from the Board, citing a need to focus on his growing business and the care of his new-born son. Several homeowners contacted the SCA office to relay their interest in serving as a director. They are: Ron Boyer; Jess Baru; Kim Adams; and Sherri Barwick. Mr. Alexandrowicz noted that only Sherri Barwick was present and he asked her to comment on her interest. She noted her 30-year association with HOA business as a COO and as a former manager of the SCA. *Jerry Crews nominated Ms. Barwick for appointment to the vacant seat. Matt Munyon seconded the motion and it passed unanimously.*
- Mr. Alexandrowicz noted that the manager had provided for the Board's consideration a graded pay plan for security personnel. The plan creates an entry wage \$1.00 higher than the current one, to attract good applicants, and creates 8 wage increase steps over an 8-year period before the security officer reaches the top of their pay range. A corollary plan creates a 6-step grade for lead security officers who supervise during each of the three shifts. There was discussion between the directors and the manager regarding whether the compensation could be salary (to avoid overtime cost over-runs) or must continue as wages since the position descriptions may not support a re-classification to salaries. The manager will confirm which option is legally available. He will also work with Matt Munyon to assess how the plan creates a financial outlay over time and how that would affect future needs for assessments. The Board will take up the proposal again at a later meeting.

ADJOURNMENT: There being no further business to discuss, the meeting was adjourned at 8:00 p.m.

Manager's Report - 4.18.2018

- By David Forthuber -

Statistics

Correspondence, Communication, Notices:

- Notice of 2017 Year End Audit Report (postcard composed) – mails 4/20/18
- E-mail blast re new entry lane access process

Status of Collections:

- New accounts to atty for lien or collection activity –
- Request to Lien – 1
- Intent-to-Lien Notices – 27 (from March in process)
- Hardship (pre-collection) payment plans written – 1

Violation Notices:

- RV facility notices – 0
- HOA restriction violations or maintenance notices – 1 in past 30 days

Architectural Modifications

- ACC approvals and denials for April – 14 approvals

Sales/Leases/Foreclosures

- Leases: Three pending background check results
- Sales: Nine: 115 Crown Oaks; 232 Spring Run; 108 Tomoka; 208 Tomoka; 148 Raintree; 312 Partridge;
- 149 Wisteria; 113 Bridgeview; 104 Autumn.

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

- Insurance suit still pending and no action reported

Administrative Office Projects

- Markham Woods Fence: Duke Energy installed the power pedestal to supply electricity and Commercial Lighting installed three power panel for lighting and irrigation. It passed inspection and power will be available 4/17. Big Woody's Fence installed the chain link portion of fencing and temporary chain-link will be removed on 4/16. Butler Ridge is awaiting inspection approval of its work and is incorporating revisions requested by the Board to enhance opening & closing of the gate. Welch Creative Lighting has completed 50% of the lighting installation. Garden Quality Landscaping has removed old turf and re graded the site for installation of new turf, shrubs & trees. H2O Experts will install the irrigation system 4/23-4/26.
- The Pool Repair Guy, Inc. has run into unexpected challenges in completing the job. The low-end steps must be entirely rebuilt to assure safety which will extend the time-table to complete. Additionally, the two lead tile-workers have been absent due to death and/or sickness of their spouses. The manager has assurance from the contractor that the job will complete prior to the Apr 28 Springs Concert; OPO musicians use the spa buildings to change apparel and to store instruments.
- Nidy Sport Construction is awaiting the 30 day cure period before it begins resurfacing the courts. Pickleball lines will be added to one or two courts.
- The SCA business office continues to monitor the trash collection process to assure that bear cans are fully emptied and are handled with care by the garbage collectors. Several have been damaged by careless handling. If the cans are damaged by the collector residents should advise the office. There is a 3-year warranty and damaged cans that cannot be repaired will be replaced.
- Lane Electronics has adjusted the positioning of the new RFID reader to address reports that some RFID tags did not get read. The security chief is working steadily to input the new tag device data and remove the old so that the guards can affix the tags on wind-shields. It is estimated that it could take up to 75 days to complete the process.
- The manager met with the board's president and vice-president and Jeff Dix to begin planning for the final phase of fencing on Woodbridge Rd. The manager engaged HLSM, Surveyors to stake the SCA property line and update the survey so that the SCA and the designer have a realistic appreciation for the amount of building space available to build a fence. The staking should be complete by April 30.

Manager's Report, Page Two

- A large and deep cavity opened up under the cul-de-sac road on Bridlewood Lane. The manager brought in Utilities, Inc., Seminole Asphalt Paving, and B & D Waterblasting to investigate the cause. Underground cameras and ground penetrating radar have established that the collapse is not related to either the storm drainage system or the sanitary waste system running under Bridlewood and have confirmed that the cavity has precise limits (it is not expanding in size). Within the next week B & D will propose the correct mix of grout and stone substrate to fill and stabilize the cavity and Seminole Asphalt will return after the fill to repave the area.
- At the request of the Board the manager is working on a new compensation plan for the security team that will establish pay grades and steps that will more fairly compensate the guards for performance and longevity but also establish an upper limit to compensation. Adopting a plan will help in recruiting new guards and in avoiding too much overtime and burn-out from long work periods without time off.
- The manager conducted four interviews after recruiting on Indeed.com and Zip Recruiters for an experienced admin assistant to replace retiring Lynette Gault. Olivia Thomas was the top choice of the three staff members in the Business Office. She trained with Lynette Gault for two days and has put in one successful week. Olivia was formerly a marketing coordinator with 13 years of experience at Bright House.

Buildings & Grounds

Recreation Area - the spring

SCA Maintenance Staff:

- Continued boat-based cleaning of the spring to control hydrilla
- Repaired the steps into the Little Wekiva Run on the bank adjacent to the conduit
- Refastened loose rail boards along the tennis court area boardwalk
- Replaced 18 landscape timbers along brick path and re-leveled brick to correct trip hazards
- Prepped the white gazebo for repainting prior to the concert
- Replaced rotted boards on the lagoon area bench
- Dug out line and exposed valves on the green space behind the beach to repair breaks
- Prepped beach for removal of grass growth on the beach
- Primed & painted aluminum sheet piling at footbridge base adjacent to Little Wekiva River

Pool, Spa, Clubhouse, Tennis

SCA Maintenance Staff:

- Cleaned and repaired all soffit areas on the clubhouse verandah and cleaned and repainted fascia
- Assembled a new folding chair cart for 20 new folding chairs added to clubhouse furnishings
- Pressure-washed the clubhouse sidewalks, verandah floor and columns. Repainted the columns and the verandah handrail. Ordered paint to repaint verandah floor. Repaired areas of broken sidewalk concrete.
- Replaced kitchen closet door-knob
- Re-hung sound-dampening panels in the cottage; leveled brick walkway from gravel lot to office
- Drained the clubhouse fountain, cleaned and re-filled it
- Installed new plants at cottage to enhance its appearance.
- Completed painting of areas last re-boarded at the spa buildings

Community Common Grounds & Infrastructure

SCA Maintenance Staff:

- Removed & reinstalled Spring Run drain grate so Utilities, Inc. could repair rupture
- Performed monthly maintenance for storm drains, HVAC systems, playground, fitness equipment
- Completed the process of replacing 29 battered metal sign posts with newly built & painted wood posts
- Cleaned out all storm drains in preparation for wet season; re-installed bracket & grate on Spring Run
- Cleared out homeless camp again on SCA property off Markham Woods Rd
- Assisted again with distribution of bear cans
- Cleared tree debris and scrub from greenbelt areas behind Spring Run homes
- Cleared away fallen tree debris at various locations on common grounds
- Cut away ligustrum tree at Markham Wds gate to enable installation of gate-anchor post

R.V. Lot/Stables/Maintenance Lot

- Dredged horse arena
- Replaced GFI outlet at stable Replaced door thresholds at several stalls
- Cleaned off all ceiling fans in the stable; replaced light bulbs where required

BIDS & PROPOSALS: None



Reminder - Resident Gate Access Regulations

SPRINGS REGULATION NO. 3 Resident Gate Access Certification Devices (ACD)

The resident access gate is located at the lane far right of the gatehouse entrance. The resident's access gate is programmed to allow entry of vehicles with ACD only and the gate is intended for the exclusive use of Springs' residents.

ACD can be requested of the SCA Business Office Monday-Friday from 8:30 a.m. until 5:30 p.m. The property owner's HOA account must be current in order request entry decals.

The ACD will be issued to residents upon completion of the following:

Owners must present closing paperwork that certifies their ownership of a home in the community. Owner driver's licenses must be presented at the same time and reflect the home address unless the SCA home is not the primary residence.

Tenants are required to present a lease of seven (7) months or more and a signed amenity authorization form from the owner to receive ACD. They must also present a driver's license updated to display their Springs' address. The tenant's ACD will expire upon expiration of the initial lease agreement. *It is the responsibility of the property owner to notify the SCA Business Office that the tenant is renewing a lease so that ACDs will not be deactivated at the end of the original lease term.*

Occupants must also have on file at the SCA Business Office a notarized "Occupancy Agreement."

Only vehicles registered to the residents will be issued ACD. The property owner is responsible for the ACD and for actions resulting from its use at all times. The completion of a Resident Information Form must be confirmed before the ACD can be issued. (The fee will also apply to any replacements required due to damage, loss or theft. The charge for bar code decals is set forth in the current SCA schedule of fees).

ACD are the property of the SCA. The ACD authorization code will be deleted from the entry reader's memory whenever an owner sells his/her house or whenever a tenant terminates a lease, or when an occupancy agreement is terminated.

The ACD issued to a household may also, upon written notice to the owner or his/her agent, be deactivated if the property's SCA financial account is in arrears by 90 days or more. The ACD will be reactivated when the account has been brought current.

ACD may not be utilized by anyone other than property owners or residents legitimately registered at the SCA Business Office. Non-resident relatives cannot obtain ACD; they must utilize long-term or short-term guest passes.



SCA BOARD OF DIRECTORS TREASURER'S REPORT April 2018

As of March 31, 2018:

CASH - Operating:	\$ 1,547,815
Reserves:	250,901
Assess. Receivable:	\$ 343,874
A/R Last Month:	407,309
Allowance for Bad Accounts:	(145,640)
A/R 2017 Year End:	135,487
A/R 2016 Year End:	207,860
A/R 2015 Year End:	275,877
Loan Payable:	
Seacoast Loan:	\$ 560,571

INCOME STATEMENT (Y-T-D):

	ACTUAL	BUDGET	VARIANCE
TOTAL INCOME:	\$ 421,306	\$ 411,020	\$ 10,286
TOTAL EXPENSES:	391,083	411,020	(19,937)
NET INCOME:	\$ 30,223	0	\$ 30,223

Accounts Receivable Notes: There were 5 closings in March for 16 closings to date in 2018. There were 55 closings in 2017. 14 owner accounts are still delinquent from 2017 and earlier. 17 additional owners have not paid any first quarter 2018 assessments, which became delinquent March 31, and have now received Intent to Lien letters. Several other owners only made partial quarterly payments. Second quarter payment became due April 1 and will be delinquent April 30. The SCA is still incurring Hurricane Irma cleanup expenses, which total \$11,752 for 2018.

MAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 6:30 PM Fairways Villas (Cottage)	3	4 12:00 PM - 8:00 PM Mazer (Clubhouse)	5 12:00 PM - 8:00 PM Mazer (Clubhouse)
6	7 5:30 PM ACC Committee (Conference Room)	8 7:30 PM Crown Oaks I (Clubhouse)	9 6:30 PM Weliva Villas (Clubhouse) Mahjongg 11am in (Cottage)	10 1:00 PM Bridge Club (Clubhouse)	11	12 8:00 AM - 4:00 PM Culberson (Clubhouse)
13 Mother's Day	14 4:00 PM Security Committee (Conference Room)	15 7:00 PM Crown Oaks II (Clubhouse)	16 1:00 PM Book Club (Conference Room) 7:00 PM Board of Directors (Clubhouse)	17	18	19 7:00 PM - 11:00 PM Hennessy (Clubhouse)
	21 5:00 PM Audit/Fin (Conference Room)	22	23 7:00 PM Spreading Oak (Conference Room) 7:00 PM Glenwood (Clubhouse)	24 6:30 PM Whispering Pines (Clubhouse) 6:30 PM Palm Springs (Cottage)	25	26 7:00 AM - 3:00 PM Taylor (Clubhouse)
27	28 Memorial Day	29 7:00 PM Shadowwood Village (Clubhouse)	30	31		

Village Meetings

Crown Oaks I	Tuesday, May 8th	Clubhouse 7:00 p.m.
Crown Oaks II	Tuesday, May 15th	Clubhouse 7:00 p.m.
Fairway Villas	Wednesday, May 2nd	Cottage 6:30 p.m.
Glenwood	Wednesday, May 23rd	Clubhouse 7:00 p.m.
Live Oak	Cancelled	Conference Room 7:00 p.m.
Palm Springs	Thursday, May 24th	Cottage 6:30 p.m.
Shadowood Village	Tuesday, May 29th	Clubhouse 7:00 p.m.
Spreading Oak	Wednesday, May 23rd	Conference Room 7:00 p.m.
Wekiva Villas	Wednesday, May 9th	Cottage 6:30 p.m.
Whispering Pines	Thursday, May 24th	Clubhouse 6:30 p.m.

Board & Committee Meetings

SCA Board of Directors	Wednesday, May 16th	Clubhouse 7:00 p.m.
ACC Committee	Monday, May 7th	Conference Room 5:30 p.m.
Security Committee	Monday, May 14th	Conference Room 4:00 p.m.
Audit/Finance	Monday, May 21st	Conference Room 5:00 p.m.

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<http://thespringsconnection.sentrywebsites.com>

Or Log-on to the Sentry Management
CommunityPro Portal!

<http://www.sentrymgt.com>



**A message from Seminole County
Environmental Services Department
Water Conservation**

MARCH BRINGS NEW LAWN WATERING RULES!

**DAYLIGHT SAVINGS TIME WATER RESTRICTIONS
START MARCH 11, 2018. THE FOLLOWING
LAWN WATERING RULES WILL BE IN EFFECT FOR
SEMINOLE COUNTY:**

- **No watering** is allowed **between 10 a.m. - 4 p.m.** on any day of the week.
- Residents with **odd street addresses** water on **Wednesday and Saturday.**
- Residents with **even street addresses** water on **Thursday and Sunday.**
- **Reclaimed water customers** may irrigate twice a week year round.
- **Non-Residential customers** irrigate on **Tuesday and Friday.**

**THESE RESTRICTIONS ARE MANDATORY IN
SEMINOLE COUNTY INCLUDING THOSE ON
PRIVATE WELLS.**

**SAVE MONEY AND HELP CONSERVE ONE OF OUR
MOST PRECIOUS RESOURCES, WATER!**

PLEASE NOTE: If you are replacing sod and need to irrigate more than the restrictions allow, you must fax, mail or deliver your current receipt for sod to: Water Conservation Section, 500 W. Lake Mary Blvd., Sanford, FL. 32773. After receiving the receipt for sod or landscape material, you may be given permission to irrigate for an additional 30 days.

For more information on ways to save money and water, please visit www.seminolecountyfl.gov/envsrvs/ and click on Water Conservation on the left hand menu, or call (407) 665-2121.

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 407-415-5125



IA 28850

SOLID WASTE MANAGEMENT GUIDELINES

Disposal of Household Hazardous Waste (HHW) is accepted FREE OF CHARGE at the **Central Transfer Station located at 1950 FL-419, Longwood, FL 32750** during regular business hours for all households of Seminole County, Florida.

Central Transfer Station Accepts:

- ◆ Household Trash
- ◆ Yard Trash
- ◆ Tires (Limit 4)
- ◆ Recyclables
- ◆ Household Hazardous Waste (*anti-freeze, gasoline/cans [up to 5 gal], fluorescent lights, insecticides and lawn chemicals, used oil, solvents, pool and lawn chemicals, tires, televisions and computers*).
- ◆ Clean, Corrugated Cardboard

You can find a complete list by visiting:

<http://www.seminolecountyfl.gov/departments-services/environmental-services/solid-waste-management> or call **(407) 665-2260**. Open Monday-Saturday, 7:30 am - 5:30 pm.

The following items are accepted at the Seminole County Landfill located at:

1930 E. Osceola Road, Geneva, FL 32732

Open 7 days/week

7:30 am - 5:30 pm.

(407) 665-8200

- ◆ Construction or demolition debris
- ◆ Asbestos
- ◆ Appliance
- ◆ Furniture
- ◆ Tree Stumps/Branches



JUNIOR TENNIS CAMP

CAMP OBJECTIVE

Students will learn tennis fundamentals through the use of drills and practicing techniques and footwork involving all strokes and situations of play.

AGES & LEVELS

Ages 8-12—Beginners and Advanced Beginners

CAMP SCHEDULE

9:00 a.m. to 12:00 p.m. (students may be dropped off at 8:45 am)

The day will begin with a one-hour tennis session, followed by 30 minutes of swim time. Matches will be played throughout the day.

CAMP WEEKS

June 4-8	June 11-15	June 18-22	June 25-29
July 2-6	July 9-13	July 16-20	July 23-27

CAMP COST: \$100 per week*

*Students must register for EACH SESSION/WEEK two (2) weeks in advance.

June: Week 1: _____	Week 2: _____	Week 3: _____	Week 4: _____
July : Week 1: _____	Week 2: _____	Week 3: _____	Week 4: _____

Name: _____ Telephone: _____

Student's Age: _____



*Presented by John Rountree, U.S.P.T.A. Professional
Call John Rountree at (407) 353-5716 to register!





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

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



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

**STAY CONNECTED!
 JOIN BOTH GROUPS!**



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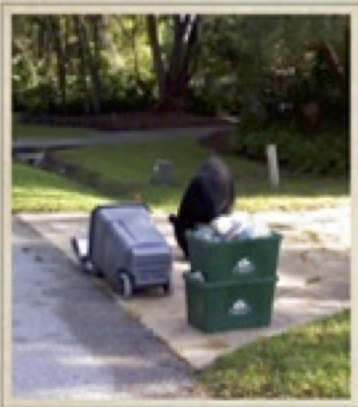
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**BE
 "BEAR SMART!"**



Remember...

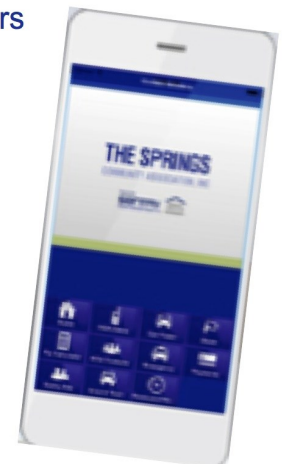
**NO Trash Out Before 7:00 am
 on Trash Days.**

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!



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 April 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

ADDRESS	DESCRIPTION
Glenwood Village	
109 Juniper Lane	Roof Replacement/Fencing
Live Oak Village	
205 Sweet Gum Way	Roof Replacement
Shadowood Village	
123 Red Cedar Drive	Roof Replacement
Whispering Pines Village	
124 Woodmill Road	Roof Replacement
100 Bridlewood Lane	Replace Windows
260 Hummingbird Lane	Landscaping
Single Family Homes	
90 Wisteria Drive	Fencing
105 Sand Pine Lane	Roof Replacement
300 Wild Olive Lane	Replace Screened Pool Enclosure
149 Wisteria Drive	Replace Doors and Windows
200 Spring Run Circle	Painting/Landscaping
256 Spring Run Circle	Roofing/Siding/Painting



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

BABYSIT KIDS?

PETS?

Bridget Arteaga	(407) 864-5232	YES	NO
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
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 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

Email: brooke.corporateautodetailing@gmail.com

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Accepting all major credit cards



The Springs Community Staff

Property Association Manager
David Forthuber, LCAM
Olivia Thomas 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)

Boards & Committees

SCA Board of Directors

Jerry Alexandrowicz	President
Jerry Crews	Vice President
Bob Johnston	Treasurer (non-board member)
Sherrri Barwick	Director
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

