

THE SPRINGS COMMUNITY ASSOCIATION

# The Spring Run

*"I think that I shall never see a poem lovely as a tree" -  
Mr. Joyce Kilmer, February, 1913*

## A Message from the Board President & Manager

Hello Neighbors!

TREES, TREES, TREES ...

In May, 2002, the City Commission of Longwood, enacting the Longwood Development Code, wrote: *"the protection and preservation of trees on public and private property within the City is not only desirable for aesthetic value, but essential to the present and future health, safety, and welfare of its citizens ... and are a valuable asset that can benefit an area economically."* In November, 2012, the City of Winter Park, adopted an ordinance protecting trees, stating: *"trees benefit the City by decreasing urban noise and air pollution, conserving energy, minimizing flooding, providing food and cover for beneficial urban wildlife and stability to business and residential neighborhoods."*

Most people have an affection for trees, until they begin to die. Then they have a problem and perhaps a financial burden. Other people, hurricane-weary survivors, worry in advance about trees and decide to proactively select trees for removal that appear to be too close to the home. One owner on Sand Pine was famous for her blistering letters to the ACC demanding the right to remove "these ugly, messy trees that do nothing but dump leaves on my driveway." The official posture of the SCA Board, for decades, is that our common area trees and your private lot trees, are a community asset that deserves preservation, and therefore the SCA will monitor their removal.

Springs Regulation No. 14, last revised in November, 2016 states: *"The removal of dead or dying trees must be pre-approved by the ACC. Requests must include photos and the name of the tree removal vendor. The SCA is authorized to require that home owners replace trees and that the replacement species be pre-approved."*

It will not surprise you to learn that some of our home owners like to bend the rules. See 2nd page where a Springs home owner (under pressure of village and SCA rules) actually sought and received ACC approval to trim a very large and aged live oak. When we cited the family for removing a tree without permission they replied *"we didn't remove it, come by and see for yourselves that it's still there."* What isn't there, of course, is a beautiful healthy oak that took 100 years to achieve its size. What isn't there are all the benefits described by the Longwood Code and Winter Park Ordinance. The owners of the new tree top table also defended their choice, noting that *"the tree vendor said there were termites in the tree."* Termites in an oak are rare and they aren't the variety (Formosa) that will rapidly devour your home, but the vendor saw an opportunity to turn a small paycheck into a bigger one. In fact, over the past year, the SCA has seen a definite increase in tree vendor conduct that we prohibit, that is, actively soliciting for additional work at other homes once they've been authorized to enter the SCA for a specific job. A typical line is *"hey, we removed a problem tree for your neighbor and I see you have one or two big problems here so we can save you a bundle by taking care of it while we're in the neighborhood."* When you hear that line, stop, get their card, get their proposal, and call the SCA office for an ACC application.

*Continued....*



*Photo Courtesy of Springs Resident  
Alan Rosko*

## MAY 2019 VOLUME 48, ISSUE 05

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## A Message from the Board President & Manager - continued

Rule-benders and vendors aside, the hurricanes over the last 15 years have removed many venerable old trees and younger, fragile ones, but worse yet they've stressed the surviving trees and deposited pests that continue to thin our canopy month after month. In light of these developments – an increase in prohibited behavior and a decline caused by environmental stresses – the Ad Hoc Committee for ACC revisions is developing a new set of guidelines for tree removal and replacement. The SCA office already has new, comprehensive lists of Florida state approved canopy and under-story trees and a short-list of vendors who are capable, ethical, and abide by SCA regulations.

When considering what to do with your problem tree, make it a reflex to call the SCA office for information and guidance on how to proceed. Your SCA team will also be placing this information online for you. Following the rules will be right and easier than ever.

Best wishes for a sunny, green-leaved summer..... *Jerry Alexandrowicz & David Forthuber*

Don't Let This Happen!



# Minutes - Board of Directors

The Springs Community Association, Inc.

Clubhouse - 400 Woodbridge Road

Longwood, FL

Wednesday, May 15, 2019



The Board of Directors of The Springs Community Association, Inc. met at the Clubhouse on Wednesday, May 15, 2019. Board members present were: Jerry Crews, vice president; Sherri Barwick, treasurer; Chris Culberson, secretary; directors Austin Beeghly, Mim Starr, and Gary Roux. Community Manager David Forthuber was present. Eight home owners attended. Jerry Alexandrowicz, president, was traveling.

## CALL TO ORDER

Noting that the meeting had been properly posted and a quorum was present, board vice president Jerry Crews called the meeting to order at 7 p.m.

## PRESIDENT'S REPORT – Jerry Crews noted the following:

- On the agenda tonight the Board will be asked to approve funding for a property appraisal report on the two Saxon lots that border S.R. 434.
- Austin Beeghly is invited to discuss an update from the Fish & Wildlife Commission. Austin reports that a local news station interviewed him last week in regard to reports made to it that the Springs has been singled out to receive \$10,000 worth of grant money for common area bear-proof trash containers. The containers are refurbished containers, presently used on another site and nearly identical to the ones the SCA purchased at a discount for the recreation area. Ten “new” trashcans, valued at \$1000 each will be available later this year. Since the SCA is the single largest HOA in the state to have participated in the Fish & Wildlife “bear-wise” program, the Commission routinely refers news agencies to interview officials at the Springs.

**SECRETARY'S REPORT** – *Chris Culberson, in response to comment from Sherri Barwick, moved to delete language relative to “reserve CD” and “equity” in the minutes for the March 20, 2019 and April 17, 2019 meetings and substitute “operating fund CD” and “surplus funds.” The minutes are otherwise accurate. Austin Beeghly seconded the motion and it passed unanimously.*

## TREASURER'S REPORT – Sherri Barwick notes:

- Ten home owner accounts are with the attorney for collection, thirteen accounts have been referred for preparation of a lien on delinquent assessments, and five have been referred for intent-to-lien. Third quarter payments are due July 1 and will be subject to additional collection fees if not posted to home owner accounts by July 30. Payments must get to Sentry Management or the SCA office by July 26 to post by the 30<sup>th</sup>.
- Sherri advises the Board that two large invoices have been presented by Katzman Chandler regarding two collection files: 256 Springside Road and 188 Raintree. She is working with the manager to determine exactly how much is due and how to schedule payment. Additionally, a Crown Oaks condo is scheduled for association foreclosure in June, but the homeowner, formerly in bankruptcy, is trying to save it.
- Sherri advises that a copy of the 1996 Reserve study has been made available to her. It includes all the old assets and its savings plan called for \$407,000 in reserve funding by 12/31/19, which the SCA might be able to achieve if current contingency funding doesn't grow beyond the new fence expenditure. It's important to recognize that the old study does not take into account new assets that have been added. She will work with the manager to see if they can update it for current planning.
- As of 4/30/19, there was \$1,537,532 in the operating accounts and \$357,374 in the reserve account. At the end of April, \$254,157 was still outstanding in uncollected assessments, down from \$357,408 in March. The Seacoast loan has a present balance of \$461,998 and its term runs through Oct, 2023. Income year-to date is \$572,728, a positive variance of \$16,948 over the budget plan y-t-d. Total expenses year-to-date are \$500,914, or \$54,865 less than budgeted y-t-d. Nine accounts remain delinquent from 2018 and earlier and all are with the attorney for legal action. There were 9 closings in April, a total of 22 y-t-d.

**MANAGEMENT REPORT** - Sherri Barwick noted over \$2000 in additional tennis net expenses and the tennis maintenance budget line was over-budget in February. The manager's report indicates that that new poles have been ordered for installation between tennis courts number 3 and 4. She cannot find any record that the board voted to approve these expenditures. She asks him to pull the expenses so that they can be properly approved at the June 19 board meeting. The board did not discuss the Manager Report recommendation on increasing late fees for delinquent stable stall and RV space rentals.

## BOD Meeting Minutes

Wednesday, May 15, 2019

**COMMITTEE REPORTS** – The Audit Committee meeting discussions were addressed in the treasurer’s report. Chris Culberson noted that the Security committee continues to focus on securing the out-lying wooded areas of the SCA property against trespassing and may ask the board to approve spending for remote cameras in these areas and at the stable and maintenance facility. Gary Roux, chair of the Ad Hoc Committee to Revise ACC Guidelines, provided all of the directors with a summary of the process and status of deliberations regarding proposed revisions.

### MEMBERS OPEN FORUM –

- Bill Meek, Lost Spring Court, notes that the 35-foot concrete light pole erected by Duke Power has not yet been removed. The manager advises that Palm Springs condo has requested its removal and an installation of the light-style specified in the SCA/Palm Springs Agreement. Mr. Meek asks that the SCA board rescind the agreement and abandon the idea of placing an additional light in the cul-de-sac. Mr. Crews recommends instead that the manager request that the HOA attorney send a letter to Duke Power and the condo demanding fulfillment of the SCA/Palm Springs Agreement as a means to speed the process forward.
- Howard Maas, Crown Oaks, says that he fully supports the idea of the SCA purchasing the Saxon lots on 434, but he thinks that \$750,000 is too great a price to pay for the lots and he hopes the SCA can succeed in negotiating a better price.

### OLD BUSINESS:

- Springs Regulation 20 - Gary Roux stated that he felt the draft by the attorney was not in accord with the actual state laws regarding skate-boarding and bicycling. For instance, he noted, there’s nothing in the state code that says that bicycles and skate-boards cannot be used in a parking lot while this regulation would prohibit that. He recommends that a vote on the regulation be deferred until June to give the directors more time to consider changes in the draft. The directors agree to review the draft of Regulation 20 and send their concerns and/or recommended revisions to the manager so that he can share them with the directors to inform their deliberations in June. Jerry Crews noted that there has been an increase in resident requests to use golf carts in the Springs and he suggests that the Board begin thinking about this issue, too. The manager notes he has received counsel from the HOA attorney on this matter and will reach out to the Seminole County Sheriff’s Office for information of whether the traffic enforcement agreement currently permits their use.

### NEW BUSINESS:

- Clubhouse & Cottage Blinds – Two bids provided: Budget Blinds (\$1335.09) and Superior Custom Shutters (\$1792.25). *Mim Starr moved to accept the Budget Blinds bid to replace the broken serving area window treatment and new blinds for the cottage. Gary Roux seconded the motion and it was unanimously approved.*
- Centerline Striping Proposals – Two bids provided: Seminole Asphalt Paving (\$2192.00) and Hall Co. (\$1875.00) *Austin Beeghly moved to accept the Hall Co. proposal to re-stripe all of the existing center-lines, as well as the clubhouse parking lines. Chris Culberson seconded the motion and it was unanimously approved.*
- Bid to Upgrade SCA Office Lighting to LED – One bid provided. Gary Roux objected that the \$1306.12 bid did not include lens covers. He asks that the lens cost be added in and requests a second bid. The matter will be deferred until the June board meeting.
- Bid to Install Irrigation at Springs Blvd Retention Area – Two bids provided: H2O Experts (\$17,428.00) and Sam’s Heavy Equipment (\$1500.00). Two very different watering methods were proposed to address the need. *Chris Culberson moved to accept the bid from Sam’s Heavy Equipment, Inc. Austin Beeghly seconded the motion and it passed unanimously.* Gary Roux asked for an opportunity to look at the site before the work proceeds so that he could assess the lay-out and appropriate foliage choices.
- Bid to Build Clubhouse Area Fencing – Three bids provided: Butler Ridge Development (\$162,513); Big Woody’s fence, Inc (\$133,800); and Dehlinger Construction, Inc (\$167,437). *Jerry Crews moved to accept the bid from Butler Ridge Development. Austin Beeghly seconded the motion. The motion passed 5 to 1, with Gary Roux voting no.*
- Request to Hire A Property Appraiser - *Sherri Barwick moved to approve up to \$5,000 for an appraisal of the values of the Saxon lots on S.R. 434. Chris Culberson seconded the motion and it was unanimously approved.*
- Request to Approve New Irrigation Lines at Clubhouse Lawn – One bid provided: H2O Experts (\$2400). Gary Roux asks for a second bid. *Jerry Crews moves to approve up to \$2400 for the new lines and award to the board’s choice between the two bidders. Chris Culberson seconded the motion and the motion was unanimously approved.*
- Request to Approve Bid to Repair Men’s Room Storage Area – One bid provided: Crown & Company (\$4500) to remove damaged drywall, provide mold remediation, pump concrete to raise floor by 16 inches, add new drywall, paint walls and base. *Gary Roux recommended a second bid or an alternative plan. The matter was deferred until June’s board meeting.*

**ADJOURNMENT:** There being no further business to discuss, the meeting was adjourned at 9:00 p.m.

# Manager's Report - May 15, 2019

- By David Forthuber -

## Statistics

### Correspondence, Communication, Notices:

- RV & Stable notices – 2<sup>nd</sup> qtr statements mailed to all; late notices mailed to all
- Monthly assessment balances

### Status of Collections:

- New accounts to atty for lien or collection activity – 0
- Request to Lien – 9
- Intent-to-Lien Notices – 0
- Hardship (pre-collection) payment plans written – 0

### Violation Notices:

- HOA restriction violations or maintenance notices -21 (report available 5/15/19)

### Architectural Modifications

- ACC activity for May – 15 approvals, 1 pending.

### Sales/Leases/Foreclosures

- Leases: one: 243 Crown Oaks
- Sales: two: 148 Wisteria; 280 Hummingbird
- Legal Issues (C & M – Clayton & McCulloh; KG – Katzman & Chandler; AB – Arias/Bosinger) – none

## Administrative Oversight on Infrastructure Projects

- **Woodbridge Bridge Renovations:** Parker Wilson has been clearing the river-bed of concrete fragments and measured for the pile-driving of corrugated sheathing around the bridge bases. The sheathing has been ordered. Brumley Engineering Assoc., is working on rail design changes in consultation with Parker Wilson.
- **Tennis Courts:** The Varsity Sports net installation proposal was approved by the SCA and Varsity has ordered net poles for the east side of the courts. John Rountree, tennis pro, ordered new heavy-duty, weighted nets to be installed on the poles once erected between courts 3 and 4. Cost: \$766.67.
- **Road Repairs:** B & D Enterprises submitted a proposal to clean and restore the existing 235 foot 36" corrugated pipe beneath Bridlewood Lane with Warrior Brand Thermoform PVC Liner at a cost of \$42,595.
- Parker Wilson will be submitting a competing bid to cut out and replace a 20-foot section of damaged pipe under Bridlewood Lane as an alternative method to eliminate storm-pipe corrosion and stabilize the road. It may be available by 5/15/19 and is projected to be far less expensive.
- **Clubhouse Area Fence:** In consideration of the Board's endorsement to obtain property appraisals for the Saxon lots, 547 feet of fence and gate may not be essential, so board officers Alexandrowicz, Crews, and Culberson requested that Dix.Hite modify the clubhouse fence design. As a result, Dix.Hite reduced the total linear footage from 547 feet to 395 feet. Butler Ridge Development has submitted a revised bid of \$144,633 for the shortened area of fencing. Cost per linear foot is therefore \$366.16. Proposals from Drew Dehlinger Construction and Big Woody's Fencing are due to the manager by 5/13/15 and will be distributed to the board prior to the meeting.
- **Village-on-the-Green Development:** Seminole County Planning continues to review WGI's plans for the development. Board officers Alexandrowicz, Crews, and Culberson and former board member Bob Shakar met with county engineer Jim Potter to emphasize the community's insistence that the new development include safe-guards that assure no water floods into the Springs Community as a result of the WGI project.
- **Shrub Screening of Springside Road Walls:** The SCA board has received numerous requests from members to eliminate the unpleasant view of aging fencing and multi-hued walls on east Springs Blvd. The fences and walls are individually owned by members on Springside Rd. The board's officers feel that the quickest and most effective way to eliminate the view is to create an attractive screen of vegetation between the walls and fences and Springs Blvd. Two bids have been submitted to provide irrigation for the east bank of the long retention pond behind Springside Rd homes. The bid from H2O Experts would put numerous valves and sprinkler heads on the east bank and the bid from Sam Flowers Heavy Equipment would put in a 2-inch conduit attached to existing water conduit and a bubbler system for irrigation. The H2O Experts proposal is priced at \$17,428 and Sam Flowers bid is priced at \$1500.00
- **Center-line Striping of Common Area Roads:** In April the Board requested bids to refresh the center-line striping laid down in 2016. Seminole Asphalt Paving did the striping in 2016, and bids to re-do it for \$2192, and Hall Company, Inc. bids to do it for \$1790. The board will select a winning bidder on 5/15.

## Manager's Report - Page Two

- **Center-line Striping of Common Area Roads:** In April the Board requested bids to refresh the center-line striping laid down in 2016. Seminole Asphalt Paving did the striping in 2016, and bids to re-do it for \$2192, and Hall Company, Inc. bids to do it for \$1790. The board will select a winning bidder on 5/15.
- **Seminole County Health Dept Notice:** Inspector Kurt Jennings notified the manager on 5/10/19 that the recent inspection of the SCA pool was unsatisfactory for the following reasons: main-drain grates have expired and need to be replaced; the pool shower was not operational at time of visit; a water-level control device must be installed at the pool; the filter pump flow meter was below the required 128 gpm; a D.E. separator must be installed. The last item is in error. A D.E. separator was installed in December. All items must be corrected by 6/30/19.

### Administrative Projects:

- The manager is still awaiting from Sentry Management a list of all vendors and their general liability and workers comp insurers so that the SCA can notify each insurance provider that the SCA is to be listed routinely as additionally insured on these policies. A second list is being developed to determine which vendors have workers compensation waivers. There is no computer-generated list that meets the requirements so they are manually adding information to a list of vendors used by the SCA.
- The HOA's attorney advises that the SCA does not have authority within its governing documents to *compel* owners to use vendors approved by the SCA. It does have the authority, under SCA Regulation No. 14 to create rules regarding tree trimming and cutting that home owners must follow. Developing a list of tree-cutters with an unblemished record may also be useful. "Unblemished" would mean they haven't engaged in soliciting in the neighborhood or haven't encouraged owners to cut down trees that may not need to be cut and aren't on the approved ACC application for tree work. The burden of proper conduct ultimately rests on the home owner and the SCA should double-down on the message that tree removal or tree-trimming that has not been explicitly approved must not take place. It would be useful to develop specific guidelines for what constitutes prohibited tree-trimming from simple pruning of over-growth.
- The HOA's attorney advises that if the SCA bans a guest for non-compliance with SCA covenants & restrictions and the owner circumvents that ban by driving the guest in, the owner can have resident gate access denied. However, this suspension of privilege can only occur after the SCA provides a 14-day notice to appear at a hearing regarding the suspension. Florida Statute 720 provides the requirement for the 14-day notice and hearing.
- The Board last month approved a new use agreement for both RV spaces and stable stall renters, new fees for those facilities, and a shorter grace period (3 days) for late payment. Not addressed was the late fee penalty, currently at \$25. Because the billing is quarterly, the late fee can only be applied once. The \$25 late fee appears to be ineffective in motivating payment on time. If someone fails to pay the rent and the late fee for RV spaces, their vehicle can be towed. If a stall renter fails to pay the rent or late fee, it's next to impossible to tow a horse. The manager's recommendation is that the late fee for both the stables and RV be raised to \$75 since that is an uncomfortable level of expense for forgetful or will-full late pay.
- At the request of the Board, last month, Arias/Bosinger has composed Rule No. 20 (which we'll re-name as Regulation No. 20 to be consistent with our naming protocol) to guide the use of Non-Motorized Riding Devices. A vote to approve or revise its contents is on the agenda for 5/15/19.

### Buildings & Grounds

#### Recreation Area –the spring, basketball court, playground, clubhouse lawn

##### SCA Maintenance Staff:

- Weekly cleaning of the spring
- Blower sweep of clubhouse veranda, dance circle, sidewalks
- Pressure-cleaned veranda, dance circle, sidewalks
- Debris blow-off at playground
- Removed inoperative skimmer box and pipeline from the spring
- Utilized mobile rotor irrigation system to restore parched clubhouse lawn
- Raked and cleaned beach area following removal of concert staging
- Replaced valve solenoid on clubhouse lawn zone

## Manager's Report - Page Three

### Pool, Spa, Clubhouse, Tennis

#### SCA Maintenance Staff:

- Repainted pool deck in preparation for swim season
- Daily blower sweep of pool deck
- Repainted all pool area fencing
- Worked with CDA vendor to replace strike plate and install new commercial-grade lock mechanism
- Replaced multiple boards at multiple picnic tables at beach and rec area
- Stripped and re-waxed clubhouse floors
- Re-built p-trap at sink in kitchen
- Touch-up painting of clubhouse interior walls and baseboards
- Pressure-cleaned all fascia around clubhouse roof
- Repainted veranda rails and columns
- Built new handicap ramp for clubhouse entrance
- Installed trash cans and kept grounds clean during and after concert

### Community Common Grounds & Infrastructure

#### SCA Maintenance Staff:

- Checked decorative lighting at all locations; trimmed shrubs and repositioned lights
- Pressure cleaned curbs and storm drains on Springside Rd
- Removed more FL DOT signage from 434 frontage
- Placed more spiny plant material at Markham Woods nature path fence
- Spray-painted outline of proposed irrigation on Springs Blvd retention pond for Utility Locate visit
- Installed self-latching gate locks at cleaned & drained pool at 256 Springside per code compliance
- Blow-clean Blvd. sidewalk daily
- Rebuilt street sign for Primrose/Sweet Gum
- Repaired resident gate arms at entrance

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

- Removed vinyl flaps from cart to be sold and put them on replacement cart for custodian
- Sharpened all chain-saws
- Installed new batteries in EZ-Go TXT cart
- Drag horse arena weekly
- Mow, weed-whack and blow-clean RV lot area
- Unclogged drain at RV/Shop area

### **Bids & Proposals not otherwise covered in the report:**

- H2O Experts - \$2400 to tap mainline at Zones 2&# and install valve for enhanced irrigation of clubhouse lawn
- Commercial Lighting proposal to enhance SCA office lighting with new LED fixtures - \$1306.12
- Budget Blinds bids \$1335.09 to install new blinds in cottage and replace broken blind in clubhouse; Superior Custom Shutters bids \$1792.25 to do the same



# SCA BOARD OF DIRECTORS TREASURER'S REPORT APRIL 2019

Based on 04/30/19 financial report provided by Sentry Management, Inc.:

CASH - Operating: \$ 1,537,532

Reserves: 357,374

A/R (Annual): \$ 254,157

A/R Last Month: 357,408

Allowance for Doubtful  
Accounts: (108,146)

A/R 2018 Year End: 91,179

A/R 2017 Year End: 135,487

A/R 2016 Year End: 207,860

Loan Payable:  
Seacoast Loan: \$ 461,998 (thru 10/2023)

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

	ACTUAL	BUDGET	VARIANCE
TOTAL INCOME:	\$ 572,728	\$ 555,780	\$ 16,948
TOTAL EXPENSES:	500,914	555,780	( 54,865)
NET INCOME:	\$ 71,813	0	\$ 71,813

Accounts Receivable Notes: There were 9 closings in April for a total of 22 in 2019. There were 69 closings in 2018. Nine accounts remain delinquent from 2018 and earlier and all are at the attorney for appropriate action. 158 total accounts owe fees per breakdown below:

- 3 Horse Stall Accounts
- 5 RV Accounts
- 10 at Attorney
- 13 in Lien Status
- 17 new Intent-to-Liens mailed
- 110 making scheduled payments properly



*Congratulations*



*Class of 2019!*

# 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 rules and regulations to remember...

- ◆ The Recreation Area grounds are open from dawn until dusk. Swimming in the spring or use of the spa facilities is not permitted when the Recreation Area is closed.
- ◆ 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 area 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 (between Memorial Day and Labor Day). Contact the SCA business office for details.
- ◆ Glass objects are prohibited in the recreation area.
- ◆ Dividend/jumping from trees, railings, buildings or walls into any body of water or onto any piece of land that is owned by the SCA is prohibited and strictly enforced.
- ◆ No boats or watercraft are permitted in the springs or its' runs. Only inflatable watercraft with soft edges are permitted in the swimming area of the spring. Kayaks are permitted in the Wekiva runs only.
- ◆ Smoking is prohibited at all times in the beach area or while in the water.
- ◆ No canopies or tents are permitted in the sandy beach area. Umbrellas larger than 6 ft. in diameter are also not permitted in the sandy beach area. Canopies, tents and umbrellas larger than 6 ft. in diameter are permitted in the grassy area behind the beach and nowhere else in the recreation area.
- ◆ Failure to comply with any of these regulations may result in loss of use of the recreation area.

## 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 SCA business office designated with signs that indicate "Residents Only."
- ◆ Guests may park by the Spa Facility and Tennis Facility lots that are designated 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 on any other area of turf. Failure to comply with these parking guidelines may result in the vehicle being towed at the owner's expense.

**Have A Safe & Fun Summer!**



# SCA COLLECTIONS POLICY

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**THE SPRINGS COMMUNITY ASSOCIATION, INC.  
ASSESSMENT COLLECTION POLICY AND PROCEDURES RESTATED  
OCTOBER 2018**

- ◆ The annual assessment is due on January 1 of each year and delinquent if payment is not received within 30 days.
- ◆ A statement and payment coupon are provided at the beginning of the assessment year to the address on record at the SCA business office. Address corrections must be made in writing.
- ◆ Monthly statements are provided thereafter which will reflect payments received and interest assessed on any balance.
- ◆ Members may elect to pay the annual assessment in installments semi-annually (January 1 and July 1) or quarterly (January 1, April 1, July 1, October 1), with interest charged on the unpaid balance.
- ◆ Installment payments are due on the first day of the month of the installment plan elected and become delinquent after 30 days.
- ◆ If an installment payment becomes delinquent, the entire unpaid balance of the annual assessment may be accelerated and will be immediately due and payable.
- ◆ During any period of delinquency, the membership rights of the delinquent owner and his/her household, to include the use of recreational facilities and voting rights, shall be suspended.
- ◆ Interest at the rate of 18% APR will be applied to all balances. Interest assessed to the account is to be paid with the next installment payment.
- ◆ If payments are not received within 45 days of the date due, a Notice of Intent to Lien is sent to the owner.
- ◆ If payment is not received within 90 days of the date due, a lien is recorded against the property.
- ◆ If the account remains delinquent after a lien has been filed, the account may be referred to the Association's attorney for collection action.
- ◆ Hardship payment plans submitted in writing will be considered by the Board of Directors, however, collection activities listed above will still apply to protect the interest of the Association. Costs related to all collection activity is the responsibility of the property owner.

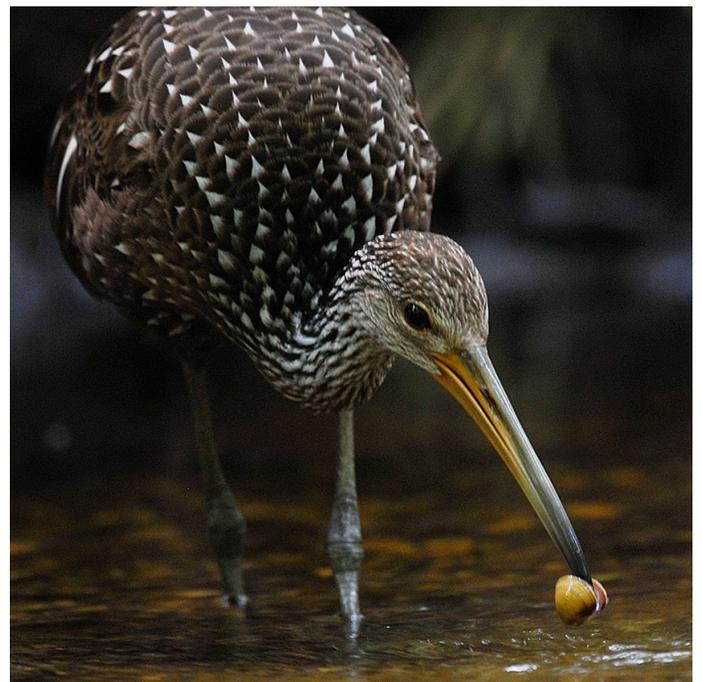
**School's  
OUT !!**

**Please drive  
with extra  
caution!**

**FRIENDS**  
of the  
**WEKIVA RIVER**



**The Friends of the Wekiva River will be guests at the SCA Board of Directors Meeting on July 17th with a 15-minute presentation regarding the Department of Environmental Protection's plan for protecting Wekiwa and Rock Springs and explain how and why the Friends of the Wekiva River is challenging the proposed plan.**





## The Ceremony, the Vows and the "I do's" Wedding Packages Designed for You

### Full Package:

- ◆ Planning Meeting, English/Spanish, Rehearsal, Keepsake Certificate

### Basic Package:

- ◆ Designed for couples only, will travel to you.

### Elopement Ceremony:

- ◆ 5 Minute "Vows Only" & Ring Exchange Ceremony (no ceremony script for this service)

### Same Sex Marriage Ceremony

Packages include local travel to your location, certification of marriage license, wedding ceremony and submission of the marriage license to the local county.

# Contact Us (407) 545-2940

## Available weekends & evenings!

<https://lizsclosingservices.com> & <https://lizsweddingofficiant.com>

### Mobile Notary and Loan Signing Agent General Notarial Services Include:

- Loan Documents
- Power of Attorney
- Wills & Trust
- Medical Docs
- Irrevocable Trust or Living Trust
- Safety Deposit Box Verification
- Child Custody Agreements & Adoption
- Vehicle VIN Verification & Transfer of Title
- Immigration Document Preparation
- Advanced Healthcare Directive
- Weekends & Evenings Available



# 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 May 2019

**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>	
118 Crown Oaks Way	Walkway Pavers
<b>Spreading Oak Village</b>	
106 Autumn Drive	Siding/Painting
100 Cedar Point Lane	Pavers
<b>Shadowood Village</b>	
213 Weeping Elm Lane	Replace Roof
203 Weeping Elm lane	Trim Oak Tree
<b>Glenwood Village</b>	
120 Hidden Oak Drive	Security Lighting
124 Hidden Oak Drive	Paint Garage Door
113 Hidden Oak Drive	Fencing
111 Hidden Oak Drive	Siding/Painting
110 Sand Pine Lane	Replace Existing Wood Deck
<b>Whispering Pines Village</b>	
100 Bridlewood Lane	Pavers
<b>Single Family Homes</b>	
127 Wisteria Drive	Painting/Pavers
103 Sweet Bay Lane	Garage Door
307 Partridge Lane	Driveway
149 Wisteria Drive	Sidewalk
1958 Lost Spring Court	Landscaping
105 Wild Fern Drive	Siding/Painting



# CRITTER CAPTURE SERVICES

407-810-9727

"Protect Florida's Wildlife"

Guaranteed Lowest

No Hidden Costs

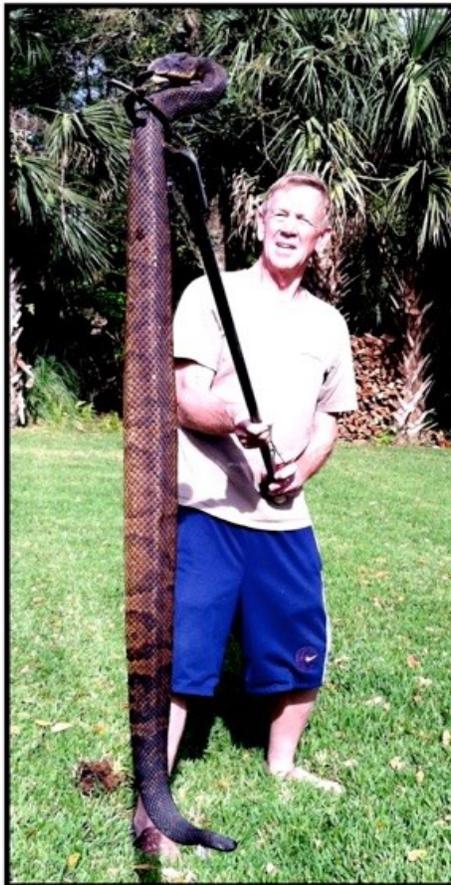
Flat Rate or Pay Per Catch

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



## 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".

# Graduation and Career Packages

Offer Valid Until August 1, 2019

- ✓ Resume\*
- ✓ Cover Letter
- ✓ Interview Follow-up Letter

# \$68



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

**(407) 986-1004**

# PLAY BRIDGE!



Do you want to learn how to play bridge?  
Or maybe you are looking to brush up on  
the basics?

The Springs Bridge Club will be holding a  
beginners/basic bridge class on Thursday,  
June 13 at 1 pm in the Springs Clubhouse.

This class is open to anyone living in the  
Springs. If you want more information  
and/or to sign-up please call:

**Linda Lopez (407-831-0669) or**

**Mim Starr (407-389-0301)**



All the **purity**  
of nature...

at your fingertips.



**Kate Corbin-Brown (Springs Resident)**

Stop by and try a sample!

352-222-0752 | [www.nikken.com/na/kate](http://www.nikken.com/na/kate)

#### NIKKEN PIMAG WATER FOUNTAIN AND SPORTS BOTTLE

Converts tap water into purified, ionized, and mineralized water

FREE of BPA chemicals

Becomes alkaline with a significant PH level

Shower Head also available



# Asphalt Sealcoating of Central Florida, LLC

**Environmentally  
Friendly Products**

**Serving  
Seminole  
Lake  
Orange &  
Surrounding  
Counties**

**Free  
Estimates and  
Consultations**

**407-376-1770**

**Call for a  
Free Estimate!  
10% Springs Resident  
Discount**



## Vega's Lawn, Irrigation and Lighting Services

Call today  
(407)350-2637

**Llama hoy  
Sè habla español**

(407)715-3497



Vega198585@gmail  
Vega198686@gmail.com

**If you need it done, we can do it!**

**Yard Waste Removal**

**Irrigation**

**Outside Lighting**

**Tree Trimming**

**Lawn Maintenance**

**Pressure Washing**

**Call us today to schedule your**

**FREE estimate!**

## DOUBLE ROOFING

*"A Company You Look Up To"*

**(386) 734-9322**

**LIC# CCC1327661, Insured**

**SPRINGS RESIDENTS...**

**Planning a Project? We can help!**

- ~ Re-roofs (flat, tile, shingle and metal) ~
- ~ Fencing and siding repair & replacement ~
- ~ Experienced in the Springs Community ~
- ~ Family owned & operated since 1978 ~

(Father & Son team Tom & Christopher Baggett)

**Free Detailed Estimates!**

**[www.doublecroofing.com](http://www.doublecroofing.com)**

**Call or Email**

**(386) 734-9322 - [doublecroofing@yahoo.com](mailto:doublecroofing@yahoo.com)**

## Village Meetings

Crown Oaks I	Tuesday, June 11th	Clubhouse 7:00 p.m.
Crown Oaks II	Tuesday, June 18th	Clubhouse 7:00 p.m.
Fairway Villas	Wednesday, June 12th	Cottage 6:30 p.m.
Glenwood	No Meeting in June	Clubhouse 7:00 p.m.
Live Oak	Monday, June 24th	Cottage 2-4 p.m.
Palm Springs	Thursday, June 27th	Cottage 6:30 p.m.
Shadowood Village	Monday, June 24th	Clubhouse 7:00 p.m.
Spreading Oak	Tuesday, June 25th	Cottage 7:00 p.m.
Wekiva Villas	Wednesday, June 12th	Clubhouse 6:30 p.m.
Whispering Pines	Thursday, June 27th	Clubhouse 6:30 p.m.

## Board & Committee Meetings

SCA Board of Directors	Wednesday, June 19th	Clubhouse 7:00 p.m.
ACC Committee	Monday, June 3rd	Conference Room 5:30 p.m.
Security Committee	Monday, June 10th	Conference Room 4:00 p.m.
Audit Committee	Monday, June 17th	Clubhouse 4:00 p.m.

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# Pet Sitting by Shannon

**407-221-3737**

Local Springs Resident  
Offering custom care for your babies  
while you are away!

Serving 32779, 32750 and 32714

\*Other Zip Codes, Please Ask

**"I JUST LOVE MY CLIENTS IN THE SPRINGS!"**



Licensed and Insured

[www.facebook.com/Petsittingbyshannon1](http://www.facebook.com/Petsittingbyshannon1)

Boarding Available on Case Basis



**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!**



Housekeeping Services, Move In/Move Outs, Green Cleaning,  
Driveway Pressure Washing

**Grime Reaper  
Cleaning LLC**



*Life is busy, let us help!*

Two Bedroom \$125

Three Bedroom \$150

Four Bedroom \$175

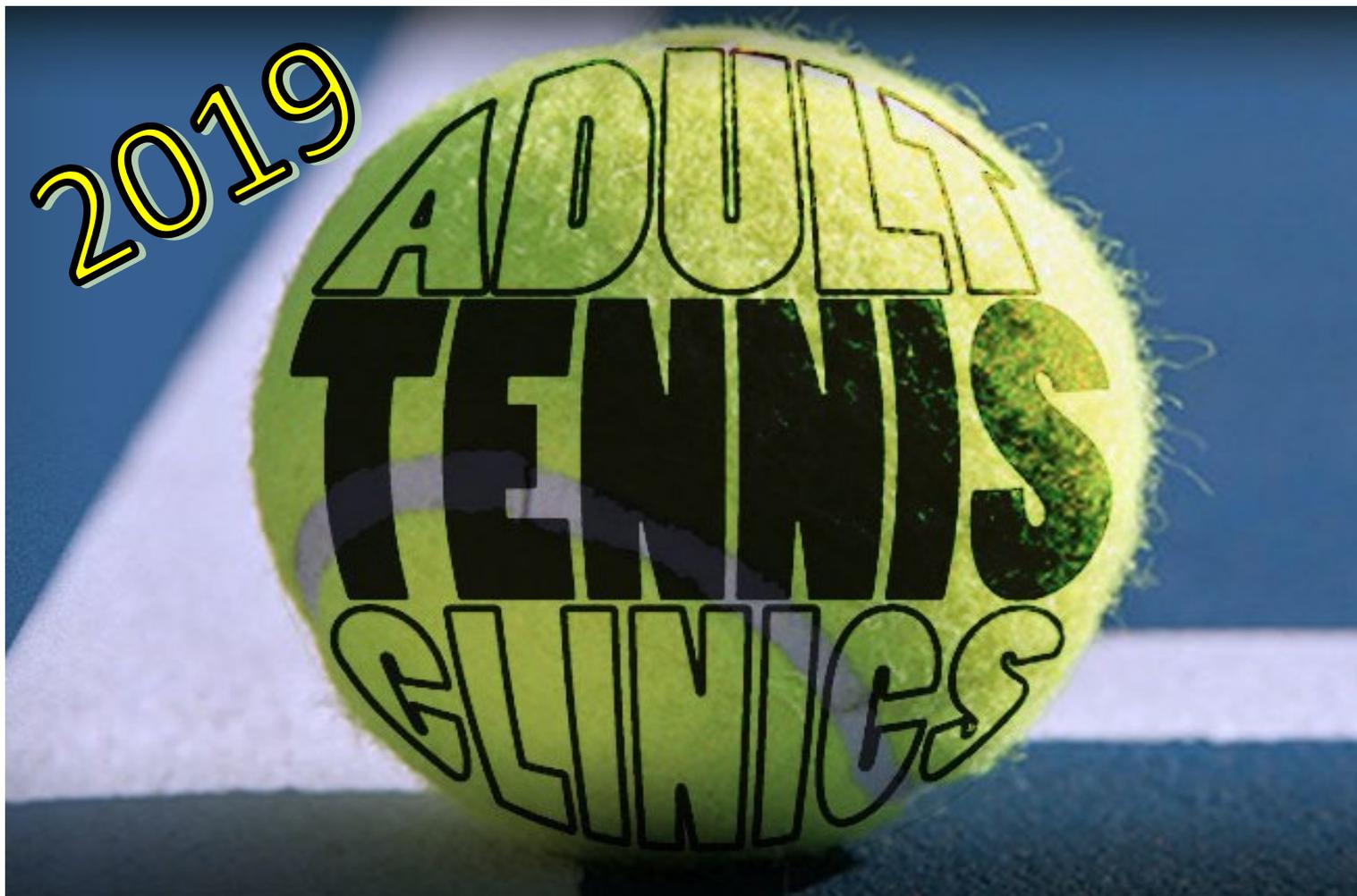


**Neighbor Discount \$10 OFF, we live in The Springs too!**

Call or book online now: [GrimeReaperCleaning.com](http://GrimeReaperCleaning.com)

**352-262-9241**

[Kris@GrimeReaperCleaning.com](mailto:Kris@GrimeReaperCleaning.com)



**Beginning February 20, 2019**

**Clinics Will Be Held Every (Wednesday)**

**7:00 p.m. to 8:00 p.m.**

Each clinic will be limited to 8 students per week throughout the year.

**Cost is \$12.00 Per Adult Student (18 or older)**

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 clinics,  
Contact John Rountree at (407) 353-5716**

Hosted By  
John Rountree, U.S.P.T.A. Professional  
SPRINGS RACQUET CLUB  
400 Woodbridge Road  
Longwood, FL 32779



2019



**Beginning February 18, 2019**

**CLINIC SCHEDULE**

**Monday & Wednesday, 5 p.m.-6 p.m.**

Clinics Limited to 8 Students Per Week

**AGE & LEVELS**

**Ages 5-8: Clinics on Monday**

**Ages 9-12: Clinics on Wednesday**

**COST & REGISTRATION**

**\$12.00 per week**

Students will learn the game's fundamentals through the use of drills and practicing techniques and footwork involving all strokes and situations of play. Clinics promise students a fun-filled time. Guaranteed to make first on-court experiences memorable for each player!

**Call John Rountree, U.S.P.T.A. Professional to Register  
(407) 353-5716**

# Pickleball

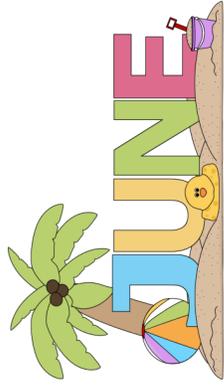
## EQUIPMENT FOR SALE OR RENT



### IN THE PRO SHOP!

**T-Shirts Available Now!**

### SEE PRO FOR MORE INFO.



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 Nicholson (Clubhouse)
2	3 5:30 PM ACC (Conference Room)	4	5	6	7	8 Harkins-Clubhouse 1 p.m. - 9 p.m.
9 Souza (Clubhouse) 11 am-7 pm	10 4:00 PM Security (Conference Room)	11 7:00 PM Crown Oaks I (Clubhouse)	12 6:30 PM Welina Villas (Clubhouse) 6:30 PM Fairway Villas (Cottage)	13 1:00 PM Bridge Club (Clubhouse)	14 Daniels (Rec Area/Cottage) 11 a.m.-2 p.m.	15 Todd (Clubhouse)
16 <b>Father's Day</b>	17 4:00 PM Audit Committee (Conference Room)	18 7:00 PM Crown Oaks II (Clubhouse)	19 7:00 PM SCA Board of Directors Meeting (Clubhouse) Book Club-1:00 PM (Conference Room)	20	21	22 Hutchinson/Foley (Clubhouse)
23 Harris (Clubhouse)	24 7:00 PM Shadowood-(Clubhouse) 7:00 PM Live Oak (Cottage) 1:30 PM - Book Club (Cottage)	25 7:00 PM Spreading Oak (Cottage)	26	27 6:30 PM Whispering Pines (Clubhouse) 6:30 PM Palm Springs (Cottage)	28	29
30 Hooper (Clubhouse)			MAHJONGG EVERY WEDNESDAY			

Parents...

The designated drop-off/pick-up bus stop is located on Wisteria Drive at Wild Olive Lane. This is the only stop designated for vehicle traffic.

Please park in the stables parking lot while waiting for your children to get on and off the bus.

Parents parking on the grass at other stops will be ticketed.

Thank you for your cooperation!



## Attention parents of skateboarders...

In the past couple of months, skateboarders were seen:

- Going the wrong way against boulevard traffic
- Flying down hills
- Going against "no entry" signs



Don't let your skateboarder end up like this....

**WARN THEM!!!**



# Springs Residents...

**Don't Become a Victim!**



**Remove Your Valuables and Lock Your Doors!**

**SEMINOLE COUNTY  
SHERIFF'S OFFICE**

SHERIFF DENNIS M. LEMMA



**(407) 665-6600**

# 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

Wekiva Missing  
Pets

Public Group

About

Discussion

Announcements

Members

Events

Videos

Photos

Files

Recommendations



Joined ▾

✓ Notifications

➦ Share

⋮ More



## 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.

## CLUBHOUSE RESERVATIONS

### Planning a special event in 2019?

We're booking for next year!

Consider The Springs Clubhouse when planning  
your special event.

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

# BE BEAR SMART!

Please make ALL bear attractants inaccessible, especially garbage.

Store garbage indoors or in a bear-resistant container in garage.

Do not leave food, garbage, recycling or pet food accessible to bears.

Place garbage out the morning of pick-up (Tuesday & Friday) -  
not the night before.

If leaving home for several days before pick-up, haul garbage to a dump or  
ask a neighbor for help.

Keep garage doors closed, and cars locked.

The screenshot shows a Facebook group page. At the top, the search bar contains 'Friends of The Springs in Longwood, Florida'. The profile picture is a large, leafy tree. The page title is 'Friends of The Springs in Longwood, Florida' with a 'Closed Group' status. A navigation menu on the left includes 'About', 'Discussion', 'Members', 'Events', 'Videos', 'Photos', 'Files', and 'Group Insights'. The main content area features a large photo of a park with a large tree in the foreground and a pond in the background. Below the photo are buttons for 'Joined', 'Notifications', 'Share', and 'More'.

## Friends of the Springs in Longwood, Florida



Find us on:  
**facebook®**

# 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?

Shannon Carranza	(407) 221-3737	NO	Professional Pet Sitter
Madeline Buckley <b>**CPR Certified</b>	(407) 227-2691	YES	YES
Isabela Botto <b>**Will assist with errands, odd jobs</b>	(407) 961-2275	YES	YES
Bridget Arteaga	(407) 864-5232	YES	NO
Max & Charlie Sills	(407) 970-9539	NO	YES
Alexandria Peterson	(407) 682-6440	YES	NO
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



## The Springs Community Staff

Property Association Manager  
David Forthuber, LCAM  
Joni Raines, Admin.  
April Ingannamorte, 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
Chris Culberson	Secretary
Sherri Barwick	Treasurer
Austin Beeghly	Director
Mim Starr	Director
Gary Roux	Director

## Committee Chairs

Architectural Control	Darel Taylor
Audit	Sherri Barwick
Security Committee	Ron Boyer
Stables	Judy Morse & Robin Andersohn
Tennis	Tobie Stitt
R.V.	Ron Boyer



THE SPRINGS  
COMMUNITY

AT HOME WITH  
NATURE