

THE SPRINGS COMMUNITY ASSOCIATION

# The Spring Run

*At Home With Nature!*

## A Message from the Board President & Manager

Dear Neighbors,

Summer's in full swing. School's out, the 4<sup>th</sup> of July is tomorrow, and the heat is on. We hope you have plenty of opportunities this summer to enjoy the recreation facilities here and also to get away to some favorite mountain spot or ocean resort.

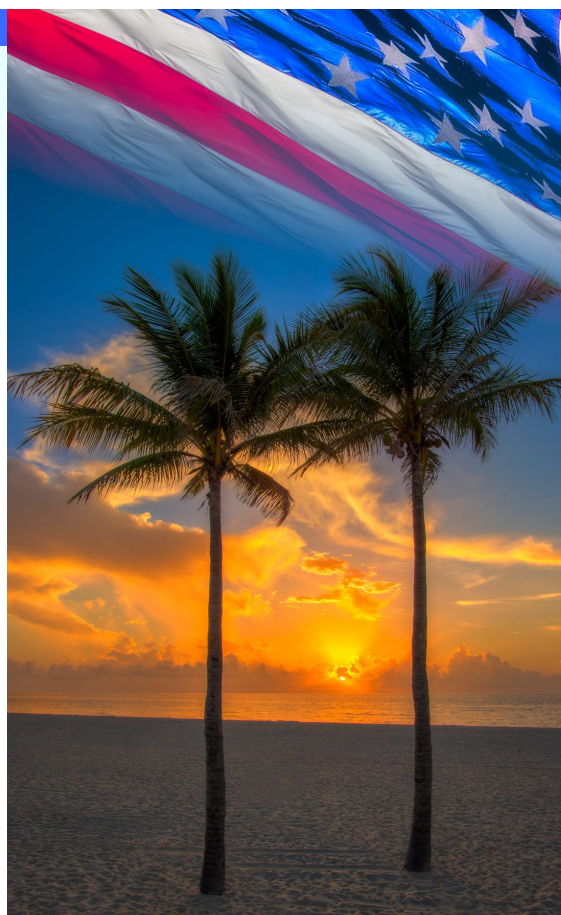
If you're using fireworks tomorrow to celebrate, please be considerate of your neighbors. Don't set them off too early or too late in the day and be sure to clean up any paper debris that might drift onto their grounds. We get calls each time there's a fireworks day about noise scaring dogs and waking people and the messy days that follow celebration.

One of the things you may not be celebrating this week is the appearance of speed bumps in the SCA resident lane. None of the directors are celebrating their appearance either, but it was clear they had to take steps to avoid the persistent malfunction of the gates and repeated claims that the gates were coming down onto vehicles. Several directors met with the security staff and the tech team from the gate company to look at why the gates were malfunctioning. It quickly became clear that when autos with RFID tags followed close behind autos passing through the gates, the gate "open/shut" reader got conflicting signals. As a car passes through the gates an underground sensor signals that the rear axle has cleared and the arms go down. RFID tags on the auto close behind were being read and telling the arms to go up. If this happens once it's not a problem, but when there are 4 or 5 or more autos passing rapidly through the gate arms it overloads the sensory system and the arms go out of normal rotation. The speed bumps have been placed to prevent this signaling problem. It has worked very well. The gate arms have not gone up or down beyond their programmed arc since the bumps went in and no one has had a gate come down on their car. And the community is now saving money on gate related repairs.

We want to remind you that the annual Summer Beach Bash is this month – on Saturday, July 20. Please see inside for details about what will be going on.

And last, but certainly not least, we want to acknowledge that an era is passing. Clive Wagner has been chief of security for 29 years, but on July 1 he passed the baton to Chris Spittler, the new chief, and Mike Rilea, his second-in-command. Clive will continue to be on-board until the end of year and doubtless there will be a big salute for him when he departs. We will keep you posted about that event as we settle on plans for it.

Have a safe and happy July 4th.....Jerry Alexandrowicz and David Forthuber



## JUNE 2019 VOLUME 48, ISSUE 06

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# Minutes - Board of Directors

The Springs Community Association, Inc.

Clubhouse - 400 Woodbridge Road



The Board of Directors of The Springs Community Association, Inc. met at the Clubhouse on Wednesday, June 19, 2019.

Board members present were: Jerry Alexandrowicz, president; Jerry Crews, vice president; Sherri Barwick, treasurer; Chris Culberson, secretary; directors Austin Beeghly and Mim Starr. Director Gary Roux was traveling. Community Manager David Forthuber was present. Ten 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 confirmed that security chief Clive Wagner would retire by 12/31/19. The Board of Directors interviewed four CSO staff members who applied to replace Mr. Wagner. The directors voted by secret ballot for their choice for supervisor. Chris Spittler was chosen to be supervisor and Mike Rilea the second in command. Both men will train on all the operations required to run the SCA security detail and the gatehouse.
- Austin Beeghly was invited to discuss an update from the Fish & Wildlife Commission. Austin reports that the Florida State Legislature has eliminated bear-wise funding for trash cans in the upcoming state budget. As a result, the FFWC will not be purchasing new cans for Seminole County's trails and therefore, the SCA will not be getting the re-conditioned cans the FFWC hoped to provide for the community.

**SECRETARY'S REPORT** – *Sherri Barwick, moved to approve the May minutes with one deletion of a sentence regarding a posting date for assessment payments. Chris Culberson seconded the motion and it passed unanimously.*

## TREASURER'S REPORT – Sherri Barwick notes:

- A total of 128 home owners are delinquent in paying their assessments. Ten of those owners have a lien and 28 have received notice of intent-to-lien, if the account is not brought current by the due date. Seventy-nine home owners are making scheduled payments properly.
- The Audit Committee met on 6/17. The May financial was provided on time. The committee cleaned up some escrow suspense accounts that had been present since the transfer from the last management company.
- Operating cash on 5/31 totaled \$1,439,452 and reserves totaled \$325,004. Accounts receivable totaled \$200,653, down from \$254,157 last month. Total income of \$717,297 y-t-d exceeded the budget target by \$22,571. Total expenses were under-budget y-t-d by \$49,917.
- There were 7 closings in May for a total of 29 y-t-d. There were 69 closings at year-end in 2018.

## MANAGEMENT REPORT -

- The manager reported that an unanticipated expense was on the horizon. Utilities, Inc. had incorrectly billed an SCA irrigation account to a homeowner over an 8-month period. They have credited the homeowner's account and billed \$3584.72 to the SCA. The manager advised Utilities Inc. that the bills must be adjusted to delete the home owner's in-home use of water from the water used for irrigation before the SCA could pay. He provided them with typical usage quantities from the last 7 bills correctly billed to the SCA.

**COMMITTEE REPORTS** – No reports were discussed tonight.

## MEMBERS OPEN FORUM –

- Asher Wildman, Wisteria Drive, addressed the board regarding heavy rain sweeping from Redbud Lane and Wisteria into his drive way and garage. He described his efforts to address the problem by creating a deeper and wider swale on his lot and adding a drain from the driveway French drains to the rear of his lot. Unfortunately, the water level did not diminish significantly. He asks the board to add a water diversion bump on Wisteria. Jerry Alexandrowicz indicated that the diversion would likely have an adverse impact on neighbors and urged Mr. Wildman to consider removing turf from the swale and replacing it with a bed of river rock. The water could then flow into Willow Creek behind his home. The SCA will clean out the Willow Creek as soon as weather permits so it can more effectively carry off the water from roads that would course through the swale.

## BOD Meeting Minutes

### Wednesday, June 19, 2019

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#### OLD BUSINESS:

- Springs Regulation 20 – Mim Starr said she feels it needs to be condensed further. Sherri Barwick felt it was appropriately comprehensive. Two suggestions were supported: flip the various definitions to the rear of the document and high-light, by color, key words in the rule. Sherri Barwick asked that definition F (vehicles) be analyzed in relation to other vehicle definitions within the governing documents. Items 14, 15 & 16 in the rules could be combined and condensed further.
- Update on ACC Rules Review – Sherri Barwick reported that she and Darel Taylor and other committee members had now met twice with Benjamin Moore representatives to develop a color palette that owners could refer to when selecting colors for their homes. The reps indicated that once owners picked a base color for the body of a house they would offer free assistance in selecting trim colors. The reps also drove through the community noting the variety of colors present. The committee will X-out colors it thinks are not appropriate as a means of halting “color drift” in the community.

#### NEW BUSINESS:

- Bid to Upgrade SCA Office Lighting to LED – Jerry Alexandrowicz noted that this proposal was to further an on-going project to improve SCA office lighting. He’s reintroducing it now that the lens cover cost (\$329.28) has been added and he asks the Board to pass it without additional bids. He notes that in 2003 the Board reconfirmed an SCA policy to allow the board to approve up to \$5000.00 in project costs without competitive bids so that essential projects would not be delayed. Jerry Alexandrowicz confirmed for the treasurer that these were budgeted expenses. *Austin Beeghly moved to approve the Commercial Lighting bid. Chris Culberson seconded the motion and it passed unanimously.*
- Request to Approve New Colors for the Gatehouse – Jerry Crews reports that the ACC has approved colors suggested by Dix-Hite. The matter was deferred until samples of the color can be applied to the gatehouse.
- Proposal to Approve Speedbumps at Woodbridge & Resident Lane – Jerry Alexandrowicz reports that he has a petition signed by 80 owners on or around Woodbridge seeking an additional speed-bump to slow drivers as they head for the bridge. He spent time watching the traffic and agrees there is a need. He and Chris Culberson also watched a demonstration at the resident lane gate which proved that residents are driving up too quickly onto the gates. The signal from their wind-shields raises the gate just as the under-road signal is bringing the gate down. The sequence clash, repeated again and again, makes it impossible for the gate operator equipment to function without eventual failure. He and Chris and the gate company believe that slowing drivers down will resolve the problem. Two temporary speed-bumps will cost about \$365 including shipping. He supports adding a temporary bump at two locations at the resident lane. Jim Johnson of Live Oak Village asks if a speed-bump can be added on Wisteria between the two roads entering Live Oak Village. *Jerry Alexandrowicz moves to accept all three requests. Chris Culberson seconds the motion. The motion passes 5 to 1 with Sherri Barwick voting no.*
- Proposal to Create Regulation No. 21 – Manager David Forthuber obtained an opinion from the HOA’s attorney on whether golf carts considered street-legal could be used on common area streets in the Springs. The attorney noted that F.S.316.212 “essentially provides that golf carts may not be operated on public roads unless the roads have received special designation by local government.” The Springs Community Traffic Enforcement Agreement with Seminole County does not include that special designation. Jerry Alexandrowicz notes that street-legal golf carts are a hazard for their drivers and passengers due to the high traffic volume of the SCA, the narrow, winding roads, and the tendency of auto drivers in the Springs to exceed the posted speed limit. Injury could easily result. Chris Culberson notes that golf cart drivers would have to obtain high levels of general liability insurance to operate on Springs roads and that even with such insurance the SCA could be a target for an injury claim. He also encourages that the regulation create penalties, i.e. a loss of recreational privileges and fining for non-compliant conduct. *Sherri Barwick moves to accept the proposal and refer the matter to the HOA’s attorney for a draft of the regulation. Chris Culberson seconds the motion and it passes unanimously.*
- Proposal to Create Springs Regulation No. 22 – The Board has several times passed motions either approving or denying yard sales within the SCA and has passed a motion denying any resident from conducting an onsite estate sale. The principle reason is that the community does not permit unsupervised visits into the community by people who are not guests called in to a resident’s home for a visit there or, in the company of the resident, to visit common area grounds. Residents frequently ask for guidance on yard sales and some have recently advertised such sales online and encouraged the general public to enter the community. The manager believes it would be helpful to document the community’s policy by adding it to the list of regulations. Mim Starr asks that the regulation clarify that internal yard sales ( i.e. yard sales for Springs residents only) are permissible. *Austin Beeghly moves to adopt Regulation No. 22. Mim Starr seconds the motion.*

## BOD Meeting Minutes

Wednesday, June 19, 2019

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- Request to Approve Proposal to Manufacture and Install Bridge Railings Designed by HB Associates, LLC, Structural & Civil Engineers – Jerry Alexandrowicz notes that the SCA has been attempting, for 3 years, to replace the worn wooden rails of the Woodbridge Bridge with strong, engineer-designed railings. Two bids have been provided in prior years, but the board did not take action. The board now has a 3<sup>rd</sup> bid from a contractor who fabricates railings for state highways and it is the most affordable bid of all. He asks the board to act now before the proposal's expiration date. The contractor has a slot in his schedule to do the work now and steel prices are subject to market pressure. *Jerry Alexandrowicz moves to approve the bid by A.P. Wilson to provide and install steel railings on Woodbridge Bridge for \$45,000.00. Shop drawings must be provided for approval before fabrication. The cost is to be paid from contingency reserve funds. Austin Beeghly seconds the motion and it passed unanimously.*

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

####

# Manager's Report - June 19,

## - By David Forthuber -

### Statistics

#### Correspondence, Communication, Notices:

- RV & Stable notices – New User Agreements to all on 6/12/19; qtrly billing approved 6/14/19 for mailing by WelcomeLink
- Monthly assessment balances to all with balance due

#### Status of Collections:

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

#### Violation Notices:

- HOA restriction violations or maintenance notices -(report available 6/19/19)

#### Architectural Modifications

- ACC activity for May – 19 approvals

#### Sales/Leases/Foreclosures

- Leases: three: 227 Crown Oaks; 225 Tomoka; 107 Fairway
- Sales: five: 108 Cedar Pt; 2126 Woodbridge; 1911 Lost Spring; 113 Crown Oaks; 105 Starling
- Legal Issues (C & M – Clayton & McCulloh; KG – Katzman & Chandler; AB – Arias/Bosinger) – none

### Administrative Oversight on Infrastructure Projects

- **Woodbridge Bridge Renovations:** The manager advised Parker Wilson that base work around the bridges will have to be deferred until winter in light of heavy rains and asked him to send forward the bid to replace bridge rails. The manager will try to obtain a competing bid from Continental Bridge, the firm which provided the footbridge across the Little Wekiva at River Bend's nature path.
- **Tennis Courts:** Varsity Sports installed new net poles for the east side of the courts. The new heavy-duty, weighted nets cannot be attached to them until the concrete sets for one week.
- **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 has an alternative proposal and competing bid to cut out and replace a 20-foot section of damaged pipe under Bridlewood Lane and Sam Flowers is working on a third bid and proposal. All three should be available for consideration by June 30.
- **Clubhouse Area Fence:** The losing bidders were notified. Butler Ridge Development staff met onsite with Joshua Roedell of Dix-Hite and Jerry Crews and all reviewed the fence line to ascertain that everyone was in agreement. Mr. Roedell did final, certified drawings and emailed them to construction supervisor Keith McBrien who will forward them, along with the permit application, to the Seminole County Planning Dept. The manager completed and mailed to the Seminole County Planning Dept a fence height variance by the required deadline. The hearing for the variance is July 22.
- **Village-on-the-Green Development:** Seminole County Planning continues to review WGI's plans for the development. Nothing new or conclusive has yet been shared by the Planning Department.
- **Shrub Screening of Springside Road Walls:** Sam Flowers installed irrigation pipeline along 480 foot of the Springs Blvd retention pond. He will add bubbler lines after the Board makes a selection of planting material and approves a planting design. Sam Flowers submitted a bid for initial planting of forty 35-gal 8-ft tall bottlebrush trees (\$160/ea) and pine mulch straw and bubblers for a total of \$7180. The manager requested a counter-bid from Antonio Castro, owner of Garden Quality Landscaping. Mr. Castro met with the manager at the work-site and pointed out the significant tree canopy which would deny sufficient sunlight for proper growth and flowering of bottlebrush trees. Mr. Castro took the manager to Annunciation Church to view the heavy canopy there and the shrubs selected for optimal growth in that setting. Many of them were similar to the under-story shrubs planted along the entry lanes of Springs Blvd. Mr. Castro said he will be pleased to assist in developing a shade-area shrub list and design with variable leaf color for the retention pond area.
- **Center-line Striping of Common Area Roads:** John Hall Company, Inc. re-striped the center lines laid down in 2016 and the parking lot lines at the clubhouse on 6/13 and 6/14.
- **Seminole County Health Dept Notice:** Inspector Kurt Jennings notified the manager that the SCA pool re-inspection confirmed all items are now satisfactory.



## Manager's Report - Page Two

### Administrative Projects:

- Sentry Management has provided a list of all vendors with general liability insurance and a second list of vendors with workers compensation waivers. The SCA can now notify each insurance provider that the SCA is to be listed routinely as additionally insured on general liability policies. The second list of vendors will be evaluated for risk factors and to determine if they can be continued for use by the SCA.
- New use agreements with increased fees, a \$75 late fee, and a 5-day grace period for late payment were finalized and mailed to current space renters. Jerry Alexandrowicz polled directors for approval on the late fee and grace period and the Board will confirm its vote on 6/19/19. Third quarter billing at the new rates was approved for mailing on 6/14/19.
- At the request of the Board last month, Arias/Bosinger has revised Rule No. 20 (Regulation No. 20) to be consistent with the suggestions of several board members. The revision will be reviewed on 6/19/19.
- The manager assisted Bob Shakar with a lot use variance request for the two lots owned by Donald Saxon. Jerry Crews presented the request to the Seminole County Planning Department by the June 7 deadline. The request will help the SCA obtain information relative to developing an appraisal. Mr. Alexandrowicz and the manager met with appraiser Craig Ebaugh for additional counsel on developing an appraisal on the value of the two lots.
- The manager has scheduled a meeting on 7/2/19 with Richard Kerr of IOA to review the SCA's 2020 insurance requirements. IOA notified the manager that Greenwich Insurance will not renew the umbrella policy so Mr. Kerr will seek a new carrier. IOA has secured coverage for the property to which it has title. Coverage has also been secured for the new golf carts utilized by security and the maintenance team. The three old carts they replaced were sold to a single buyer outside the community.
- Following up on counsel by HOA attorney Carlos Arias, the manager made contact with Seminole County in regard to the SCSO Traffic Enforcement Agreement. Mr. Arias advised that the county would have to conduct an evaluation to determine whether the SCA could obtain a designation for the use of golf carts in the community by private owners. The county's attorney is reviewing the matter.
- Utilities, Inc. has, for 11 months, mistakenly billed a home owner in the Springs for water utilized by the Springs to irrigate common area grounds along Spring Run Rd. The SCA was unaware because the original meter for that account was dropped from SCA billing by Utilities, Inc. in 2015. A new meter has been assigned to the SCA account and billing will resume. The SCA has also been billed \$3584.72 for the 11 months previously billed to the home owner.

### 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
- Removed large areas of grass from the springs beach prior to delivery of new sand
- 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

#### Pool, Spa, Clubhouse, Tennis

##### SCA Maintenance Staff:

- Repaired broken water pipe behind men's spa
- Daily blower sweep of pool deck
- Removed all stored furnishings and material from women's spa store-room so security could utilize it for storage of records and other items. (The men's spa storage room is unusable due to water damage).
- Cut broken tree limb and removed it from women's spa roof
- Trimmed trees around courts and trimmed walkway to boardwalk
- Removed dead palm behind men's spa
- Painted lock-strike plate at tennis court
- Replaced fluorescent lights in club house storage areas

## Manager's Report - Page Three

### Community Common Grounds & Infrastructure

#### SCA Maintenance Staff:

- Checked decorative lighting at all locations; trimmed shrubs and repositioned lights
- Retro-installed an intake filter (for use of springs water for irrigation) to better utilize prime pump
- Removed more FL DOT signage from 434 frontage
- Added a weir board at the South Run/cypress grove location
- Cleared all storm drains to prepare for rainy season
- Cleaned up and groomed Jasmine Lane greenspace and added new mulch
- Blow-clean Springs blvd sidewalk M/Th/Fri
- Installed 10 new doggie stations at various points in common areas
- Removed vines from Woodbridge hill fence; trimmed back growth by 3 feet; installed irrig heads
- Repaired broken irrigation pipe and replaced heads at SCA entrance lanes
- Cleaned greening from all 434 and Wekiva Springs walls in preparation for repainting
- Painted common area wall on Spring Run behind Springside homes
- Cut hedge low at bus stop 5 to satisfy parent complaint

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

- Used tractor to harrow plow riding ring for safer use by horses
- Mow, weed-whack and blow-clean RV lot area
- Cut back bamboo stand and trimmed grassy areas around stable parking area
- Replaced gate hardware at RV gate (bottom wheel and pole sliders)

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

- Commercial Lighting proposal to enhance SCA office lighting with new LED fixtures - \$1515.40

#####

# SCA BOARD OF DIRECTORS

## TREASURER'S REPORT

### MAY 2019

Based on 05/31/19 financial report provided by Sentry Management, Inc.:

CASH - Operating:   \$ 1,439,452

Reserves:           325,004

A/R (Annual):       \$ 200,653

A/R Last Month:     254,157

Allowance for Doubtful  
Accounts:           (109,631)

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:       \$ 454,196 (thru 10/2023)

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

	ACTUAL	BUDGET	VARIANCE
TOTAL INCOME:	\$ 717,297	\$ 694,725	\$ 22,571
TOTAL EXPENSES:	644,808	694,725	( 49,917)
NET INCOME:	\$ 72,488	0	\$ 72,488

Accounts Receivable Notes: There were 7 closings in May for a total of 29 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. 128 total accounts owe fees per breakdown below:

11 at Attorney  
10 in Lien Status  
28 in Intent-to-Lien status  
79 making scheduled payments properly



# Springs



# Summer Beach Bash

**Saturday, July 20th**  
**12:00 p.m. until 3:00 p.m.**  
**Springs Recreation Area**

**Music**  
(Provided by DJ Live Productions)

**Fun & Games**  
**Prizes**  
**Food Truck**

**Free Springs Event!**





# 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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## REMINDER...

Quarterly or Semi-Annual Payments:

If you are paying your annual assessment quarterly or semi-annually, your payment is due on July 1st.

Payments received after July 31st will be considered delinquent.

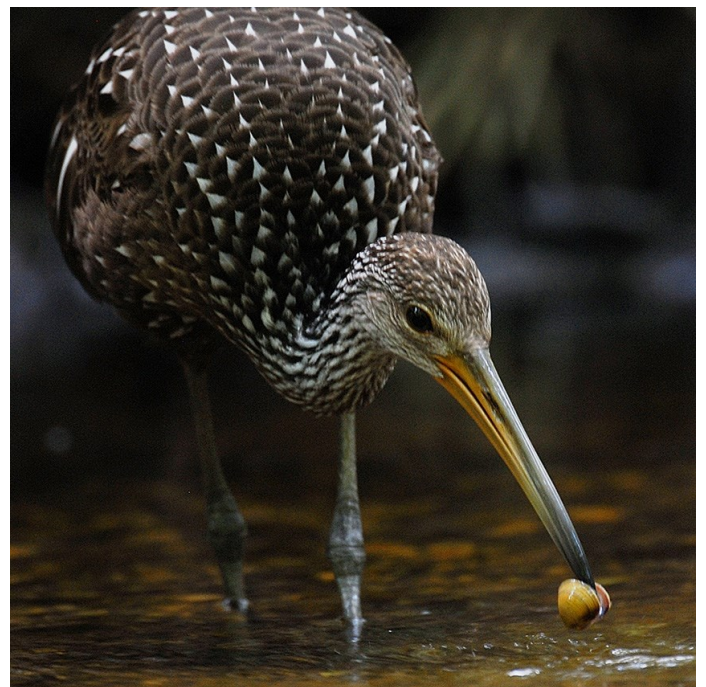
Statements will be mailed to those with a balance due. You may check your account status by going online at [www.sentrymgt.com](http://www.sentrymgt.com).

Thank you.





**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.

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*(407) 545-2940*

*Available weekends & evenings!*

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### *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



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

## SUBMIT ACC FORM **BEFORE** EXTERNAL REPAIRS START!

The following information is taken from Springs Operating Policy No. 14

### **Architectural Review Committee Construction Criteria**

For a copy of the complete Application and Policy, Please Contact the Business Office

The Springs Community Association's (SCA) *Declaration of Covenants and Restrictions* provide for the review, by committee, of any and all phases of exterior modifications to lots and/or living units within The Springs Planned Unit Development (PUD). This includes but is not limited to painting, roofing, paving, landscaping, fencing, and additions to or deletions from existing structures. The intent of the overall community scheme is to insure a standard of construction, which, over the years, will enhance the appearance of the community as a whole. Each structure and lot upon which it sits is to be considered an element of the community and should blend appropriately with its surroundings. It is intended that this development maintains itself with as many natural surfaces as possible.

### **REVIEW**

The following documents and criteria are established for review by the ACC prior to commencement of any phase of construction. Plans are requested seven days in advance of the regularly scheduled meeting of the ACC so that the site may be reviewed by committee members prior to the meeting. The General Manager will provide approvals, disapprovals, or requests for additional information in writing.

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

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

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

Drawings and documents required for review shall consist of the following:

- Survey prepared by a Florida registered surveyor. Additions such as decks, porches, rooms, pools require a survey showing placement of these structures.

- Site plan showing all lot dimensions, easements, outlines, setbacks, major trees over 6" in diameter, fences, existing and proposed topographic conditions, and underground trench locations at a scale of not less than 1"=20'.

- Floor plans

- Elevations of all sides of contemplated structure. Height limitations in single-family residences will be 2.5 stories or 35 feet.

- A summary specification list of proposed materials. Samples must be supplied for all exterior materials, which cannot be adequately described.

- Color samples for all proposed exterior materials.

- Landscape plans complete with a tree survey.

Approvals will be good for six months unless otherwise specified.

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

All contractors must be properly licensed and insured.

### **SUMMARY**

The property owner is responsible for and is fully expected to control noise and unsightliness **(to include any and all debris)** during all phases of construction. The property owner and contractors will provide dust abatement and erosion control measures. Construction is prohibited on Sundays and limited to daylight hours on every other day of the week. Respect for neighboring properties and the rights of other property owners is fully expected.

#### **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 June 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>Glenwood Village</b>	
105 Wild Hickory Lane	Painting
<b>Shadowood Village</b>	
208 Weeping Elm Lane	Roofing Repair
105 Weeping Elm Lane	Tree Removal
<b>Spreading Oak Village</b>	
107 Cedar Point Lane	Painting
113 Autumn Drive	Tree Trimming
108 Cedar Point Lane	Roof Replacement
All	Development of Village Specifications
<b>Whispering Pines Village</b>	
241 Pine Cone Lane	Painting
161 Raintree Drive	Wood Repair/Painting
<b>Single Family Homes</b>	
210 River Bend Court	Tree Removal
200 Springside Road	Painting
116-A Wisteria Drive	Tree Removal
105 Wild Fern Drive	Replace Siding/Paint
127 Wisteria Drive	Pavers/Install Security Lighting
307 Partridge Lane	Driveway
136 Bridgeview Court	Wood Repair/Painting
144 Wisteria Drive	Tree Removal
146 Wisteria Drive	Tree Removal
147 Wisteria Drive	Tree Removal
1914 Lost Spring Court	Fencing (dog run)
1958 Lost Spring Court	Landscaping
<b>SCA</b>	
100 Springs Boulevard (Guardhouse)	Painting





# 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.



# 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".





Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	<b>1</b> 5:30 PM ACC (Conference Room)	<b>2</b>	<b>3</b>	<b>4</b> Independence Day	<b>5</b> Office Closed	<b>6</b> Elizabeth Leon- (Clubhouse) Wedding
<b>7</b>	<b>8</b> 4:00 PM Security (Conference Room)	<b>9</b> 7:00 PM Crown Oaks I (Clubhouse)	<b>10</b> 6:30 PM Wekiva Villas (Clubhouse) 6:30 PM Fairway Villas (Cottage)	<b>11</b>	<b>12</b>	<b>13</b>
<b>14</b>	<b>15</b> 4:30 PM Audit Committee (Conference Room) 1:00 PM	<b>16</b> 7:00 PM Crown Oaks II (Clubhouse)	<b>17</b> 7:00 PM SCA Board of Directors Meeting (Clubhouse) Book Club-1:00 PM (Conference Room)	<b>18</b> 1:00 PM Bridge Club (Clubhouse)	<b>19</b>	<b>20</b> Springs Summer Bash Rec Area-12p-3p Lisa Krivan Clubhouse 12-8
<b>21</b>	<b>22</b> 7:00 PM-Shadowood (Clubhouse) 7:00 PM Live Oak (Cottage) 1:30 PM - Book Club (Cottage)	<b>23</b>	<b>24</b> 7:00 PM Glenmoor (Clubhouse)	<b>25</b> 6:30 PM Whispering Pines (Clubhouse) 6:30 PM Palm Springs (Cottage)	<b>26</b>	<b>27</b> Dipisa (Clubhouse)
<b>28</b>	<b>29</b>	<b>30</b> 7:00 PM Spreading Oak (Cottage)	<b>31</b>			
			MAHJONGG EVERY WEDNESDAY			

# 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





## Village Meetings

Crown Oaks I	Tuesday, July 9th	Clubhouse 7:00 p.m.
Crown Oaks II	Tuesday, July 16th	Clubhouse 7:00 p.m.
Fairway Villas	Wednesday, July 10th	Cottage 6:30 p.m.
Glenwood	Wednesday, July 24th	Clubhouse 7:00 p.m.
Live Oak	Monday, July 22nd	Cottage 2-4 p.m.
Palm Springs	Thursday, July 25th	Cottage 6:30 p.m.
Shadowood Village	Monday, July 22nd	Clubhouse 7:00 p.m.
Spreading Oak	Tuesday, July 30th	Cottage 7:00 p.m.
Wekiva Villas	Wednesday, July 10th	Clubhouse 6:30 p.m.
Whispering Pines	Thursday, July 25th	Clubhouse 6:30 p.m.

## Board & Committee Meetings

SCA Board of Directors	Wednesday, July 17th	Clubhouse 7:00 p.m.
ACC Committee	Monday, July 1st	Conference Room 5:30 p.m.
Security Committee	Monday, July 8th	Conference Room 4:00 p.m.
Audit Committee	Monday, July 15th	Clubhouse 4:00 p.m.

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# Asphalt Sealcoating of Central Florida, LLC

**Environmentally  
Friendly Products**

**Serving  
Seminole  
Lake  
Orange &  
Surrounding  
Counties**

**Free  
Estimates and  
Consultations**

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



After Seal  
Coating      Before Seal  
Coating

**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!**



*"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)**

# 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.



# **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



## 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.

 Friends of The Springs in Longwood, Florida 

 Joni Home    

Friends of The Springs in Longwood, Florida

 Closed Group

About

**Discussion**

Members

Events


Videos

Photos


Files


Group Insights


Recommendations



Joined ▾

 Notifications

 Share

 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

Chris Spittler

### 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

