

THE SPRINGS COMMUNITY ASSOCIATION

The Spring Run

At Home With Nature!

A Message from the Board President & Manager

Hello Neighbors!

We hope you're having "Happy Monsoon Months." I don't think it's our imagination that this has been an unusually soggy summer with downpours that really get your attention. Not to mention the lightning strikes that have taken out our gates again with regularity. There are multiple mother-boards involved in gate operations and when lightning surges fry them it invalidates our warranties. We have added a building surge protector for the entire guard house as well as several strip surge protectors like those you might have laying on the floor in your office. We've discussed lightning rods with both Duke and electricians, but no one is convinced they will help given the trees surrounding that front area. We'll continue to search for remedies.

The SCA had an unusually lively meeting on July 17 when many owners came in to share their opinions about the speed bumps at the resident lane and near the Woodbridge bridge. The resident lane bumps will stay in place because they have been very effective in keeping the arms opening and closing as they're supposed to, but the SCA is looking at relocating the Woodbridge bump and perhaps replacing it with an asphalt bump. One additional new asphalt bump is also planned for Springs Blvd between the two intersections with Primrose Drive and another asphalt bump for the hill going toward the stables.

The speed limit will also be changed to 15 mph as you go downhill to the Woodbridge bridge. This change comes at the direction of the engineering firm that has assisted in the design of the new steel railings that will soon replace the rickety-looking wooden ones in place for decades. Installation of the new railings is likely to occur before the end of August. The railings are designed to replicate the graceful curved rails at each of our foot-bridges.

The SCA office is usually not the subject of breaking news, but we are going to surprise some of you with the announcement that not only is David Forthuber retiring, he's leaving by next month. He advised the SCA months ago that he planned to leave at the end of February, 2020. Sentry Management and the SCA board decided it was best to start early in searching for someone with his experience. In mid-July, a Sentry manager with a strong track record became unexpectedly available. The Board members met with Bob Carney and felt he was a super compatible guy. David and Sentry conferred and agreed that David would continue in a new role with Sentry until the end of February in order to secure the services of Bob for the Springs community. You'll see David and Bob together throughout the month of August as Bob learns about the wonderful world of the Springs.

Enjoy August, keep your umbrellas handy and your prayer candles lit to scare off tropical disturbances, and, above all, drive safely through our busy streets.

Best wishes.....Jerry Alexandrowicz & David Forthuber



JULY 2019 VOLUME 48, ISSUE 07

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Minutes - Board of Directors

The Springs Community Association, Inc.

Clubhouse - 400 Woodbridge Road



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. Sentry Management V.P. Leigh Quinn was present. Twenty-six home owners attended. Two contractors attended to discuss their proposals for repair of the storm-drain pipes under Bridlewood Lane. Mike Cliburn, of Friends of the Wekiva, attended to address members about its concern regarding Florida's Basin Management Action Plan.

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 stated firmly that there are no plans to replace the current security staff with an independent security service company. He noted that he's been approached by residents who hear from others that the SCA is considering this option. He's disappointed that despite his own personal commitment to the security team, and the SCA's commitment to provide the CSOs with better-than-average wages, healthcare, and paid vacation & sick leave, rumors of this kind continue to circulate and gain credibility. The SCA is talking to security companies but it's about use of their cameras and their software to improve gate access, and that is the only topic on the table.
- Mr. Alexandrowicz noted that manager David Forthuber shared his intent several months ago to retire two months after his 70th birthday in December. Finding an equally strong and well-experienced manager to replace him has been a subject of discussion between Sentry Management and the board. Sentry notified him that a particularly capable candidate is available now. The board met with the candidate, Bob Carney, and declared their interest in him after an interview. Agreement was reached between Sentry, the SCA and David, for an orientation period in August, after which Mr. Carney would assume the manager's role and David will move to a Sentry home office role for several months until he retires.
- Bob Shakar, Chris Culberson and Jerry Alexandrowicz met earlier today with Seminole County regarding the Saxon-Clark parcels as part of the due diligence in deciding whether to proceed with an offer of purchase. The board will meet again next week in a special meeting to discuss its options.

SECRETARY'S REPORT – *Chris Culberson moved to approve the June minutes with one correction regarding placement of a speed bump. Mim Starr seconded the motion and it passed unanimously.*

TREASURER'S REPORT – Sherri Barwick notes:

- A total of 38 home owners are delinquent in paying their assessments. Eight of those owners have been referred to the attorney for collection, nine owners have a lien, 21 have received notice of intent-to-lien. Seventy-two home owners are making scheduled payments properly.
- The Audit Committee met on 7/15. Concert revenue and reimbursement totaling \$13,500 was credited to various line item expenses which off-set line items that appeared over budget in May.
- Operating cash on 6/30 totaled \$1,353,413 and reserves totaled \$340,451. Accounts receivable totaled \$177,060, down from \$200,653 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 8 closings in June for a total of 37 y-t-d. There were 69 closings at year-end in 2018.
- The attorney's collection report was especially good this month as it noted full collection of debt plus attorney costs for two cases and adherence with repayment plans for three other collection files.
- From January through June, there's been a total of \$6488.98 in tennis court expenses not related to utilities. The first \$1266.30 of those expenses were normal maintenance items covered by the budget lines, totaling \$1920, set aside for tennis court expenses. However, the unanticipated push by many home owners to add pickleball courts has added \$5,222.68 to the general category of tennis court expense. The Board should be on record for approval of these unanticipated expenses. *Sherri Barwick moves to approve the expenses related to adding pickleball courts to the tennis facility. Jerry Crews seconded the motion and it passed unanimously.*

MANAGEMENT REPORT --

- The manager reported that the HVAC system in the men's spa has shut down. A visit today by Webster AC indicated that the inside lines and outside compressor needed to be cleaned out and the SCA could expect an expense of about \$350.

BOD Meeting Minutes

Wednesday, July 17, 2019, Page Two

COMMITTEE REPORTS – Chris Culberson reported on a Security Committee recommendation for additional security cameras to monitor trespassing and urged the board to authorize an expenditure of up to \$400 for the purchase of the cameras. *Sherri Barwick moved to spend no more than \$400 from operating funds to purchase the cameras. Austin Beeghly seconded the motion and it passed unanimously.*

MEMBERS OPEN FORUM –

- Diana Harms, Chris Reagan, John Zielinski, Diana Gallagher, and Oliver Miner all spoke in opposition to the speed bumps recently added to the entrance lanes and on Woodbridge Road near the bridge. They felt they were likely to damage autos and were too aggressive in design. Marion Bayne, Ron Maisel and Jacki Body spoke in support of the speed bumps and indicated they seemed to be correcting some very apparent problems. Jerry Alexandrowicz advised that the SCA would look at using asphalt speed bumps on Woodbridge Road and at re-grading some existing bumps on Springs Blvd. It will also consider tonight whether to add a speed bump on Wisteria near Wild Fern to protect the many young children at that location. Asher Wildman addressed the Board regarding a flooding issue in his low-lying driveway on Wisteria. He asked for copies of any water control engineering studies completed for that area and chastised the Board for not moving with greater speed to address the problem. Mr. Alexandrowicz reiterated the necessity to create swales at the front of 152 and 148 Wisteria and an additional one that directed water toward Willow Run. He indicated the Board would assist to the extent that precedent permitted. Greg Myers asked for clarification about tree-cutting and trimming rules since he has been singled out for penalties despite having submitted the required application. David Vatcher urges more aggressive shrub trimming along Wisteria Drive between the addresses of 117 and 123. Lisa Adams speaks in support of permitting golf cart use in the community. Nicholas Summers supports the idea of speed bumps on Wisteria given the number of children at that location, but he also suggests lowering the speed limit from 25 to 20 on Wisteria.

OLD BUSINESS:

- Further review and a vote to approve Springs Regulation 20 will be deferred until August, pending receipt of additional revisions by the HOA's attorney.
- Further review and a vote to approve Springs Regulation 21 will be deferred until August, pending receipt of additional revisions by the HOA's attorney.
- Update on ACC Rules Review – Sherri Barwick indicates she has no substantial updates to report on at this time, but they are continuing a review of ACC rules and specifications.

NEW BUSINESS:

- Jim Cliburn spoke to the directors and members present about the state's proposed guidelines to protect Wekiwa Springs and Rock Springs and the water they issue into the Wekiva River. He indicated the guidelines are not strong enough to sufficiently reduce the quantity of fertilizer and septic nutrients entering the springs and that water quality will continue to deteriorate. The Friends of the Wekiva organization is officially challenging the state's BMAP plans. There will be a public hearing in September and he hopes that members of the community will join the voices asking for stronger guidelines. He notes that the BMAP plan also fails to address future growth in the area since it only looks at the next 20 years. The Friends of the Wekiva also needs donations to press its legal challenge. They need an additional \$10,000 to pay for expert witnesses. Members can donate to the cause at Friends of the Wekiva.org.
- Bids to Repair Bridlewood Rd Storm Drain – Don Hess of B & D Enterprises described the effectiveness of his proposal to inject thermoplastic material inside the currently rusted and leaking metal pipe to create a solid new interior. Sam Flowers described his process to slip-line the existing pipe with 10-foot segments of rigid HDPE to create a solid drain pipe. Both methods minimize deconstruction of the roadway. Mr. Flowers bid to repair 110 feet of drain and Mr. Hess bid to repair 235 feet. The manager asked about the discrepancy and Mr. Flowers advised he measured the length between the start and stop points described to him. If he needs to add an additional 125 feet his bid may be more expensive than Mr. Hess's. The manager voiced concern about how either proposal addressed the void between the pipeline and the underside of the roadway and pointed out that an injection of prime resins and grout by B & D in 2018 had failed to prevent road collapse. Mr. Hess said they would use ground penetrating radar to establish the size of the void and make recommendations based on that. Both contractors were advised to revise their plans and re-submit them for consideration at the August 17 meeting.
- Proposal to Install Shrub Material at Springs Blvd Retention Pond – Garden Quality Landscaping proposed a plan to install 75 Viburnum of 7-gal size at the uppermost point along the retention pond with intermittent use of 32 Philodendron of 7-gal size. The cost: \$3980. Scapers, Inc. proposed to install 90 Viburnum of 7-gal size for \$5683.50. Some directors favored the use of both species, some preferred the use of one species. Mr. Crews noted that Scaper's Viburnum shrubs were 5 ft high x 5 ft wide. If Garden Quality used 90 Viburnum, it's bid would decrease to \$3240. *Jerry Alexandrowicz moved to accept the Scaper's proposal if he could reduce the price to \$5000 or less. If not, the bid would be awarded to Garden Quality. Austin Beeghly seconded the motion and it passed unanimously.* Mr. Crews will negotiate with Scaper's regarding its bid price.

BOD Meeting Minutes

Wednesday, July 17, 2019

-3-

- Proposal to Install Speedbumps: Wisteria at Wild Fern & Visitor Lane – *Jerry Alexandrowicz moved to install an asphalt speed bump on Wisteria Drive near the intersection with Wild Fern Lane. Austin Beeghly seconded the motion and it passed unanimously. No one supported adding an additional speed bump at the visitor lane.*
- Approval of Railing Color for Woodbridge Bridge – This matter was deferred until more research is completed.

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

Manager's Report - July 17, 2019

- By David Forthuber -

Statistics

Correspondence, Communication, Notices:

- RV & Stable notices – 0
- 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 July – 15 approvals

Sales/Leases/Foreclosures

- Leases: two: 251 Hummingbird Lane; 229 Crown Oaks Way
- Sales: ten: 102 Fairway; 2124 Woodbridge; 108 Tomoka; 104 Wax Myrtle; 104 Red Bay; 269 Crown Oaks; 309 Fox Squirrel; 115 Wild Holly; 134 Wisteria; 270 Crown Oaks
- Legal Issues (C & M – Clayton & McCulloh; KG – Katzman & Chandler; AB – Arias/Bosinger) – working on revision of Regulation 20 (Bicycles, Skateboards, Scooters)

Administrative Oversight on Infrastructure Projects

- **Woodbridge Bridge Renovations:** Base work around the bridges is on hold. The manager notified A.P. Wilson that the board voted to accept its' bid to fabricate and install new steel railings at the Woodbridge bridge. H. Brumley Engineering Associates has approved the shop drawings from steel railings fabricator Richard Herring (Anytime Imbeds), but Mr. Herring is making some changes based on input from Dix-Hite Associates. The manager has filed a Notice of Commencement for the Bridge Railing Project and fabrication of the steel railings will begin by mid-August. Brinton Tree Service has been notified to cut down the palm adjacent to the current wood railing so the new 40-ft sections can be lowered into place.
- **Tennis Courts:** The new heavy-duty, weighted nets have been attached by the SCA maintenance team to the poles recently installed by Varsity Courts. Additional hardware was required and tennis pro John Rountree requested that two additional wood poles be set up on court to prevent the heavy nets from sagging. The far side of the tennis court facility is now fully set up to accommodate both pickle-ball and tennis players.
- **Road Repairs:** Parker Wilson's sub-contractor was unable to complete a proposal for storm drain repair under Bridlewood Lane, therefore the B & D Enterprises proposal to restore the existing 235 foot 36" corrugated pipe with Thermoform PVC Liner at a cost of \$42,595, will compete with a bid from Sam's Heavy Equipment Service to line the same pipe with inter-connected 10-ft sections of SnapTite slip-line and cover the exterior of the pipe with flowable grout, which fills all voids exterior to the drainage pipe, at a cost of \$35,000. The manager has invited the bidders to the meeting to explain their process.
- **Clubhouse Area Fence:** The manager composed and emailed letters to the Springs Medical Center Association and Petty's Meat Market which support a fence height variance. Both recipients indicated they support the variance and fence and would file the letters of support with the Planning Department. The Seminole County Planning Dept hearing for the variance is July 22 at 7 pm. The manager has filed Notice of Commencement for the fence and Butler Ridge Development has filed the permit request. Clearing of the grounds for the installation of the fence should begin by 8/1.
- **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 submitted a bid for initial planting of forty 35-gal 8-ft tall bottlebrush trees (\$160/ea) and pine mulch straw, and irrigation bubblers for a total of \$7180. Antonio Castro, owner of Garden Quality Landscaping, has submitted a bid to initially install 75 7-gal Viburnum and 32 7-gal Philodendron to hide the backside walls of homes fronting Springside Rd for \$3980. As a second phase, he recommends filling in the embankment with Variegated Ginger, Macho Fern and Arbutus at a cost of \$3560. (Total cost: \$7540). Fred Mioducki, Scapers, Inc. has submitted a bid to install a hedge of 90 7-gal Viburnum for a total of \$5683.50. The manager will explain the rationale for the differing plans at the meeting.
- Speed bumps placed at the resident gate have virtually eliminated malfunction of the gates. Only once since they were installed has someone run into the gate arms and that was a result of poor driving skills. The speed bump on Woodbridge will be relocated to a point higher on the hill (above Bridgeway Ct). Residents on Wisteria Dr are petitioning to place a speed bump just above the intersection of Wild Fern with Wisteria and several residents have called to urge a speed bump at the visitor lane stop sign so that visitors and contractors actually stop. The Board will consider these new bump requests at the meeting. (Continued)

Manager's Report - Page Two

- The manager has met several times with Justyna Niewiadomski, who serves as an arbor consultant on the ACC, to discuss a Springs Blvd and sidewalk tree trimming project. Heavy rains have caused several limbs and trees to drop over the past month, one resulting in minor injuries to a pedestrian. Ms. Niewiadomski is also recommending a re-forestation program that allows owners who must remove trees creating a hazard at their lot, to donate trees for planting in areas around the Springs that the SCA designates as safe areas for re-forestation. "Safe for re-forestation" means that the root systems of the mature trees will not up-end sidewalk or roads. Any resulting new canopy would be routinely and carefully trimmed to remove weak branches.

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 will commence notifying 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 in the stables and RV lots. Many renewed agreements and the fees to pay for the rental have been received.
- Arias/Bosinger is working to incorporate the latest revision recommendations sent by the Board regarding Regulation No. 20. The manager hopes to have the revision available at the 7/17 meeting. Regulation 21 may need one minor revision and it will be before the Board for discussion on 7/17.
- Bob Shakar's request for a lot use variance request for the two lots owned by Donald Saxon will be reviewed by the Planning Dept on July 22. The request will help the SCA obtain information relative to developing an appraisal on the value of the two lots.
- The manager has re-scheduled a meeting with Richard Kerr of IOA to review the SCA's 2020 insurance requirements. Mr. Kerr was unable to keep the prior appointment.
- Seminole County attorney David Shields informed the manager that the SCSO Traffic Enforcement Agreement is being re-written to incorporate changes in place since it was originally developed about 15 years ago. The new agreement will also deny a designation for the use of golf carts by private owners in the SCA community.
- The manager and the treasurer have been carefully reviewing the \$3584.72 invoice submitted by Utilities Inc, for the 11 months of irrigation previously billed to a home owner. The water usage and cost seem unusually steep in contrast to other irrigation invoices billed to the SCA by Utilities, Inc.
- The manager has composed a letter to Seminole County Sheriff Dennis Leema asking for more robust assistance from the SCSO in patrolling for trespassers and vagrants who enter forested areas off of Markham Woods Rd to encamp in the woods and occasionally to enter the SCA grounds for swimming. The SCA home owners along Markham Woods are especially alarmed to find these trespassers resting on their lots. Please review the Security Committee minutes enclosed for additional insight into efforts to address this problem.

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
- Re-installed No Pets sign
- Debris blow-off at playground
- Raked and cleaned beach area to keep the new sand fresh
- Sanded rust from all bear-proof cans in the rec area and repainted them; oiled hinges.
- Repaired and repainted several signs in the rec area

Pool, Spa, Clubhouse, Tennis

SCA Maintenance Staff:

- Purchased new sump pump for pool pump room; installed by GGR Pool Services
- Daily blower-sweep of pool deck; power-washed all pool chairs
- Power-washed the boardwalk adjacent to the tennis courts; trimmed trees overhanging the boardwalk
- Cut broken tree limb and removed it from women's spa roof
- Trimmed trees around courts and trimmed walkway to boardwalk
- Installed the new net at the courts and added new hardware and additional posts
- Obtained a new sump pump at Home Depot for installation in pump room at the spa area pool

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
- Trimmed all the palm growth along the front side of Springs Blvd to increase visibility for motorists
- Cut up & hauled off multiple fallen trees and limbs from common areas
- Cleaned up and groomed Bridgeview Court greenspace
- Blow-clean Springs Blvd sidewalk M/Th/Fri
- Revisited 256 Springside to address safety concerns noted by TowerHill Insurance Co.
- Repainted the fence on Wekiva Springs Road
- Trimmed back vegetation and realigned all decorative lighting along 434 and the SCA entry lanes
- Installed speed bumps at various locations designated by the Board

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:

None



SCA BOARD OF DIRECTORS

TREASURER'S REPORT

June 2019

Based on 06/30/19 financial report provided by Sentry Management, Inc.:

CASH - Operating: \$ 1,353,413

Reserves: \$ 340,451

A/R (Annual): \$ 177,060

A/R Last Month: \$ 200,653

Allowance for Doubtful
Accounts: (111,116)

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: \$ 446,420 (thru 10/2023)

INCOME STATEMENT (Y-T-D):

	ACTUAL	BUDGET	VARIANCE
TOTAL INCOME:	\$ 858,404	\$ 835,680	\$ 22,724
TOTAL EXPENSES:	771,894	835,680	(63,786)
NET INCOME:	\$ 86,510	0	\$ 86,510

Notes: Concert revenue plus reimbursement of \$13,500 deposited in June for \$2500 income plus credits to various related line item expenses which offsets line items overbudget in May. There were 8 closings in June for a total of 37 in 2019. There were 69 closings in 2018. 110 total accounts owe assessments per breakdown below:

8 at Attorney (plus 3 bad debt bankruptcies monitored)
9 in Lien Status
21 in Intent-to-Lien status
72 making scheduled payments

Summer Beach Bash



Back to School

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!

DRIVERS...

Please drive with caution as children return to school!





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- ◆ 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)

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\$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 July 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

ADDRESS	DESCRIPTION
Glenwood Village	
110 Juniper Lane	Fencing
Live Oak Village	
216 Sweet Gum Way	Roof Replacement/Dumpster
Shadowood Village	
110 Wild Holly Lane	Fencing
Single Family Homes	
112 Bridgeway Circle	Driveway Replacement
128 Bridgeway Circle	Door Replacement
201 Honeysuckle Lane	Remove Dead Oak Tree
1911 Lost Spring Court	Replace Security Lighting/Landscape/Mailbox
1914 Lost Spring Court	Dog Run (fencing)
304 Partridge Lane	Resurface Pool
244 Springside Road	Tree Removal
142 Wisteria Drive	Fencing
103 Sweet Bay Lane	Dumpster
320 Spring Run Circle	Dumpster
149 Wisteria Drive	Painting/Fencing
288 Springside Road	Replace Garage Door





SCA COLLECTIONS POLICY

**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



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".

August

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4 Holland (Clubhouse)	5 5:30 PM ACC (Conference Room)	6	7	8 1:00 PM Bridge Club (Clubhouse) Weger (Clubhouse)	9	10
11	12 4:00 PM Security (Conference Room)	13 7:00 PM Crown Oaks I (Clubhouse)	14 6:30 PM Weliva Villas (Clubhouse) 6:30 PM Fairway Villas (Cottage)	15	16	17
18	19 4:30 PM Audit Committee (Conference Room)	20 7:00 PM Crown Oaks II (Clubhouse)	21 7:00 PM SCA Board of Directors Meeting (Clubhouse) 1:30 PM - Book Club (Cottage)	22 6:30 PM Whispering Pines (Clubhouse) 6:30 PM Palm Springs (Cottage)	23	24 Carranza (Clubhouse)
25 McCully (Clubhouse)	26 7:00 PM Shadowood (Clubhouse) 7:00 PM Live Oak Village (Cottage) 1:30 PM - Book Club (Cottage)	27 7:00 PM Spreading Oak (Cottage)	28 7:00 PM Glenwood Village (Clubhouse)	29	30	31
			MAHJONGG EVERY WEDNESDAY			



Advertise Your Business or Service Half-Page Ad Only \$30!

Call the office at 407.862.3881
for Information!

Access the Spring Run Newsletter online by visiting:

<http://thespringsconnection.sentrywebsites.com>

Or Log-on to the Sentry Management
CommunityPro Portal!

<http://www.sentrymgt.com>

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,
August 8th at 1 pm in the Springs Cottage.

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)**

Village Meetings

Crown Oaks I	Tuesday, August 13th	Clubhouse 7:00 p.m.
Crown Oaks II	Tuesday, August 20th	Clubhouse 7:00 p.m.
Fairway Villas	Wednesday, August 14th	Cottage 6:30 p.m.
Glenwood	Wednesday, August 28th	Clubhouse 7:00 p.m.
Live Oak	Monday, August 26th	Cottage 7:00 p.m.
Palm Springs	Thursday, August 22nd	Cottage 6:30 p.m.
Shadowood Village	Monday, August 26th	Clubhouse 7:00 p.m.
Spreading Oak	Tuesday, August 27th	Cottage 7:00 p.m.
Wekiva Villas	Wednesday, August 14th	Clubhouse 6:30 p.m.
Whispering Pines	Thursday, August 22nd	Clubhouse 6:30 p.m.

Board & Committee Meetings

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

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Asphalt Sealcoating of Central Florida, LLC

**Environmentally
Friendly Products**

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Seminole
Lake
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Surrounding
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Free Estimate!
10% Springs Resident
Discount**



407-463-4809

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David Walton, Springs Resident
Airport Shuttle



"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

Call or Email

(386) 734-9322 - doublecroofing@yahoo.com

Pet Sitting by Shannon

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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!"



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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 Boyer!

407-774-2721

30-Year Springs Resident!



**Advertise Your Business or Service
Half-Page Ad Only \$30!**

**Call the office at 407.862.3881
for Information!**

Access the Spring Run Newsletter online by visiting:

<http://thespringsconnection.sentrywebsites.com>

Or Log-on to the Sentry Management
CommunityPro Portal!

<http://www.sentrymgt.com>



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

NAME

PHONE

BABYSIT KIDS?

PETS?

Shannon Carranza	(407) 221-3737	NO	Professional Pet Sitter
Madeline Buckley **CPR Certified	(407) 227-2691	YES	YES
Isabela Botto **Will assist with errands, odd jobs	(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