

THE SPRINGS COMMUNITY ASSOCIATION

# The Spring Run

*At Home With Nature!*

## A Message from the Board President & Manager

Dear Springs Residents,

The Board of Directors and entire staff of the Springs Community Association wishes everyone a very Merry Christmas, a Happy Hanukkah, and a Happy 2020 to all.

The community is looking its best with all the holiday decorations that have been put up in every village. We are getting ready for all of the families and visitors that who will be joining us in celebrating all that the season brings.

Please remember, with the number of visitors and deliveries increasing during the month of December, it's very important to be sure to call in your guests and deliveries ahead of their expected arrival. The management staff and guards are prepped and ready to assist in ensuring the passes are readied and delivered in a timely fashion.

We are looking forward to the Annual Santa Express on December 20<sup>th</sup> and pictures with Santa on December 21<sup>st</sup>.

And to All a Good Night,

*Jerry Alexandrowicz & Bob Carney*



## NOVEMBER 2019 VOLUME 48, ISSUE 11

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# Minutes - Board of Directors

The Springs Community Association, Inc.

Clubhouse - 400 Woodbridge Road

Longwood, FL

Wednesday, November 20, 2019



Board members present were: Jerry Alexandrowicz, president; Jerry Crews, vice president; Sherri Barwick, treasurer; Chris Culberson, secretary; directors Austin Beeghly and Mim Starr. Community Manager Bob Carney. And Sentry Management V.P. Leigh Quinn were present. 8 home owners attended, 5 signed in.

## CALL TO ORDER

Noting that the meeting had been properly posted and a quorum was present, board president Jerry Alexandrowicz called the business portion of the meeting to order at 7:01 p.m.

## PRESIDENT'S REPORT –

Jerry Alexandrowicz provided the President's Report for the month. The report included information concerning the following:

- The meeting was started with a moment of silence to remember Mr. Darel Taylor, a long term and beloved owner community activist.
- Bingo Games remain extremely popular and well attended. The November game is scheduled for 11/22.

## ACT SECURITY GATE SOFTWARE -

Mr. Robert Payne presented an over view the ACT Security Gate Software solution entitled Dwelling Live, created by Front Steps. This software application is in use at multiple large gated communities. It is an IT based, browser driven software application which will automate the visitor, contractor and resident pass system. Owners will still be able to "call in" a pass, but this application will eliminate the current paper pass system. This system will create a paper pass which will contain the non-resident's name, location of work or visit, driving directions to that location, date and term of visit (1 day) and a bar code. This pass must be displayed on the vehicle's dash board. The SCA guards will be able to scan it when they are roaming the neighborhood. If the vehicle is not in the correct location, the Guard can contact the home owner/resident and alert them that their visitor is in the wrong location. The ACT application works with the current Door King Gate software, security cameras, ACDs, and proximity cards (used at Spas). ACT also offers gate repair technicians. There are optional applications available with this software offering which will be explored should the board decide to proceed with this product.

No motions or actions were taken on the item during the meeting. Further discussion will take place during the December 18<sup>th</sup> Board Meeting.

## Secretary's Report

MOTION: *Jerry Crews moved to approve the October minutes as presented. Mim Starr seconded the motion and it passed unanimously.*

## TREASURER'S REPORT – Sherri Barwick noted:

- The Community is operating under budget for the year by \$140,341.00
- Receivables continue to be reduced. The majority of the monies still owed are for 2019 fees:
  - ◇ 13 Accounts have been sent to the Attorney
  - ◇ 13 Accounts have been issued Intent to Lien
  - ◇ 10 Individual small balance requests
  - ◇ 1 payment plan for 2020
  - ◇ 4 RV accounts
  - ◇ 1 HS account

*Motion: Sherri Barwick made a motion to obtain a current reserve study for the association at a cost of not to exceed \$6,500.00. Chris Culberson seconded the motion and it passed unanimously.*

*Motion: Sherri Barwick made a motion to begin retaining \$50.00 of the \$750.00 damage deposit for administrative costs associated with the return of the tracking and return of the deposit when requested by the owner. This is permitted Declaration amendment. Austin Beeghly seconded the motion and it passed unanimously.*

*Motion: Sherri Barwick made a motion to refer any homeowner, who does not submit the \$750.00 lease damage deposit, be referred to the Community's attorney. Any applicable attorney fees associated with this referral will be added to the homeowner's account for payment. Austin Beeghly seconded the motion and it passed unanimously.*

*Motion: Sherri Barwick made a motion for the Board to approve the purchase of two new CDs in December at the best possible rate then available. One CD will be purchased for a 12 month period in the amount of \$50,000.00 and the second CD will be purchased for a 3 month period in the amount of \$50,000.00. Mim Starr seconded the motion and it passed unanimously.*

#### Discussion Items

- Bear Letter: The Board requested that a formal mailing be sent to all owners and residents. The Board will review the current letter and respond with comments by Monday November 25, 2019. The letter then be considered approved and a mailing will be created.
- UPS: Sherri Barwick inquired as to when to expect payment from UPS for use of 2 spaces in the RV lot. Management to supply response.

#### MANAGER'S REPORT –

Bob Carney provided a summary of the month's activities. The Board requests that a summary document be created and included as part of the Board Meeting Package rather than the inclusion of the weekly status reports. This will be done starting with the December Meeting.

*Motion: Jerry Alexandrowicz made a motion to approve an Iberia credit card for use by the community association manager, Robert Carney. This is to replace the current credit card which was issued to the previous CAM, David Forthuber. The credit limit is to remain the same as the one provided to Mr. Forthuber. Chris Culberson seconded the motion and it passed unanimously.*

#### OPEN FORUM:

- Marion Bayne inquired about the following:
  - ◊ Mr. Bayne expressed concern that the basic rules and regulations of the SCA are not being followed in all of the villages and by all residents. He wants the rules and regulations enforced to assist in preserving the community.
  - ◊ Mr. Bayne expressed his desire to utilize fines as method of enforcing the rules
  - ◊ Mr. Bayne expressed concern about the removal of a large oak tree in his community which was done without ACC approval
  - ◊ Mr. Bayne expressed concern about how the SCA is making local realtors aware that The Springs is a managed community with rules and regulations which must be followed by the prospective purchasers.
- Zach Reibstein inquired about the status of his repair. Discussion to occur during old business
- Don Stoddard expressed concern about the height of the new more narrow speed bumps on Wisteria and Woodbridge. He requests that Board consider cutting "V" into the center of each speed bump to allow cars with lower profiles to transit the speed bump without damaging their undercarriage.
- Howard Moss expressed his concern about children littering along Springs Boulevard. Mr. Moss also suggested the Board create a video to assist the ownership to understand the directions for how to vote and the use of the colored envelopes as part of the annual meeting package.

#### Old Business:

##### Community Social Events

November 22	Bingo 7pm in the club house
December 14	Pictures with Santa from 10:00 until 12:00 noon
December 20	Santa Express and Luminarios

##### Damage Caused to Cars by Gate – Appeals by Vehicle Owners

- Owner ID SOA008 submitted an appeal to have his home health care aide's car repaired in the amount of \$674.16. The Board did not approve the appeal as the aide did not follow guard's direction and she did not report the damage immediately
- Resident at Owner ID WB1008 submitted an appeal to have his car repaired due to damage on the hood of the vehicle caused by the gate. The Board requests that the estimate be resubmitted and limited only to the damage caused by the gate- remove fender repairs/repainting from the current estimate and resubmit for consideration during the December Board Meeting.

#### Security Uniforms

The Board conducted a discussion of the proposed new security uniforms.

*Motion: Chris Culberson made a motion to approve purchase of "black" uniform trousers for each member of the security team. Austin Beeghly seconded the motion and it was approved unanimously.*

*Motion: Austin Beeghly made a motion to approve the purchase of "black" uniform winter duty jackets at a cost of \$69.99 before taxes and embroidery. Chris Culberson seconded the motion and it passed unanimously.*

#### B&D Drainage Repair Proposals –

The Board discussed the two proposals submitted by B&D for drainage repairs.

*Motion: Austin Beeghly made a motion to approve the Wisteria Drainage repair at the estimated price of \$21,000.00. Jerry Crews seconded the motion and it was approved unanimously.*

*Motion: Austin Beeghly made a motion to approve the new lower priced estimate (\$42,000.00) to repair the drain located at 151 Bridlewood. The new price is \$2,095.00 less. Jerry Crews seconded the motion and it was approved unanimously.*

#### **Radio One Change Order #1**

The Board discussed the pending radio installation. The FCC approved the Springs' application for a radio band frequency on Monday November 18<sup>th</sup>. Installation is expected within the next 10 days.

*Motion: Austin Beeghly made a motion to purchase 3 remote speaker mics at a cost of \$65.00 each and 3 ARC earpieces at a cost of \$40.00. Both prices are before tax. Chris Culberson seconded the motion and it was approved unanimously.*

#### **Fence Replacement Project**

The Board discussed the pending fence replacement project. The Board reviewed the costs associated with the project to date and the prospective charges that are expected.

*Motion: Jerry Alexandrowicz made a motion to approve the Sam's Heavy Equipment proposal for site preparation including the removal of the existing fence and landscaping at a cost of \$3,000.00. Austin Beeghly seconded the motion and it carried unanimously.*

*Motion: Chris Culberson made a motion to approve the Sam's Heavy Equipment proposal to install electricity in the center island outside the clubhouse at a cost of \$500.00. Jerry Crews seconded the motion and it carried unanimously.*

#### **New Business**

##### **2020 Budget**

The Board discussed the proposed 2020 budget as presented by Sherri Barwick.

*Motion: Austin Beeghly made a motion to adopt the 2020 budget as presented, with an increase to the electricity allocation. Mim Starr seconded the motion and it was approved unanimously.*

##### **Replacement of Maintenance Golf Cart**

The Board discussed the need to purchase a replacement "gator" cart earlier than expected due to the poor condition of the current maintenance cart.

*Motion: Chris Culberson made a motion to purchase a new maintenance "gator" cart using 2019 operating funds and to have the new cart treated as a capitalized item. Jerry Crews seconded the motion and it was approved unanimously.*

##### **Speed Bumps and Signage**

The Board discussed the speed bumps and the state/county regulations governing them and associated signage. The Springs is a gate community with private roads. The Board will be reviewing comments from the membership concerning the installation and repairs to existing speed bumps.

*Motion: Sherri Barwick made a motion to remove all existing speed bump signage as soon as all speed bumps are properly painted with reflective paint. Austin Beeghly seconded the motion and it was approved unanimously.*

##### **Expiring Association CDs**

Please refer to the Treasurer's report section of this report.

##### **Annual Meeting (January 15, 2020)**

The Board discussed the preparations required for the upcoming Annual Meeting.

##### **ACC Committee Chairperson Selection**

The Board discussed selection of a new ACC Committed Chair person.

*Motion: Jerry Alexandrowicz made a motion to appoint Roger Stitt as the ACC Chairperson. Sherri Barwick seconded the motion and it was approved unanimously.*

##### **Tree Trimming**

The Board discussed the proposals received from the 5 vendors. No action taken. Discussion will be resumed during the December Board meeting.

##### **Adjournment**

Being no further business to discuss the Board Meeting was adjourned at 9:15pm



# Manager's Summary Report

## November 2019

### - Bob Carney

#### Completed:

**We Hang Christmas Lights.** The holiday lights have been hung and were turned on Friday November 29<sup>th</sup>. All the lights are on timers and will come on automatically at dusk. If any of the lights stop working the company will come out within 24 hours to make the repair. The lights will be on until January 2, 2020.

**Garden Quality Landscaping:** Management has been working with Antonio Castro throughout the month to prepare the community for the holidays. Attention has been paid to having the community's landscaping look its best.

**Drainage Repairs:** The necessary products have been ordered by B&D Engineering to make the necessary repairs. The contractor expects to be on-site in January to make the repairs. The project is estimated to take approximately 10 days to complete.

**Security Uniforms.** The Board selected the final options for the updated uniforms. The team will now be wearing green polo shirts, with black trousers. The black winter jackets were delivered on Thursday December 5<sup>th</sup>. They are currently being distributed to the staff. The trousers have been ordered and are expected shortly.

#### Activities:

**Woodbridge Road Fence Replacement Project:** This project is in the early stages. We have removed the previous chain link fence and heavy vegetation. The temporary fence has been installed. The permits and all necessary project information have been posted at the job site. Materials have been delivered to the site. Construction will begin on Monday December 9<sup>th</sup>. During construction the parking area along the fence will be closed.

**Circular Island in front of Club House:** Landscaping updates have been started for this community focal point. The existing landscaping has been removed. A new electrical line has been run to allow for lighting. The landscaping stones will be moved and cleaned.

**Maintenance Team:** The team is completing the holiday clean up efforts. The boulevard sidewalks have been cleaned and low hanging branches have been trimmed. The amenities have been decorated for the holidays utilizing the decorations which have been stored on-site. The team removed the floating dock from the spring, reattached the anchor chain to middle strut in the center of the dock. The dock was replaced on November 26<sup>th</sup>.

#### **Personnel**

**Maintenance Staff:** Monthly staff meeting was held on Monday November 25<sup>th</sup> at 12:00 in the club house.

**Security Staff:** Monthly staff meeting was held on Tuesday November 26<sup>th</sup> at 08:00 in the club house. Health insurance and customer service was discussed during this meeting.

**Office Staff:** Monthly meeting was held on Wednesday November 27<sup>th</sup> at 12:30 in the club house. Sentry's new AP application, 2020 coupon mailing, and customer service were among the items discussed.

#### **Holiday Schedule**

##### **Business Office Closed:**

November 28-29 Thanksgiving Holiday

December 24-25 Christmas Holiday

January 1 New Years Day

# SCA BOARD OF DIRECTORS

## TREASURER'S REPORT

### November 2019

Based on 10/31/19 financial report provided by Sentry Management, Inc.:

CASH - Operating:       \$ 949,077

Reserves:               348,662

A/R (Annual):           \$ 75,170 (includes \$29,747 - 4 accts in bankruptcy probable loss)

A/R Last Month:       \$ 96,814

Allowance for Doubtful  
Accounts:               ( 60,976)

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:        \$ 414,924 (thru 10/2023)

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

	ACTUAL	BUDGET	VARIANCE
TOTAL INCOME:	\$ 1,422,740	\$ 1,392,800	\$ 29,940
TOTAL EXPENSES:	1,282,399	1,392,800	( 110,401)
NET INCOME:	\$ 140,341	0	\$ 140,341

A/R Notes: There were 5 new owner closings in October for a total of 67 in 2019. There were 69 closings in all of 2018. All assessments should be paid as of 10/31; 42 total accounts still owe 2019 assessments per breakdown below:

- 13 at Attorney (plus 4 bad debt bankruptcies monitored)
- 13 in Intent-to-Lien status
- 4 RV accounts
- 1 HS account
- 1 payment plan
- 10 individual follow-up for small balances due

# **The Springs Community Association, Inc.**

The 2020 Annual Members Meeting will be held on  
January 15, 2020 at 7:00 p.m.  
Springs Community Clubhouse  
400 Woodbridge Road, Longwood, FL 32779

There are 2 seats up for a 3-year term,  
and one seat up for a 2-year term.

Elections will be held on Wednesday, January 15, 2020.



# *Springs Board of Directors Candidate*

## *Jerry Alexandrowicz*



Dear Neighbors,

I would like to welcome the new residents to our community, as well as re-introduce myself to those of you who have been here from the beginning. Let me give you a little of my background prior to residing in the Springs.

I grew up in the suburbs of Philadelphia and following graduation from LaSalle College, I entered United States Navy Officer Candidate School (OCS) in Pensacola, Florida. I served 5.5 years active duty in the Navy, and then continued on in the Naval Reserve program, from which I retired after serving 22 years.

While living in the city of North Lauderdale, Florida from 1971 to 1990, I served as a Councilman and Mayor of that city, later moving to nearby Weston from 1990 until 1997. I served on our community Board of Directors. We then moved to Orlando in 1997 and to our home in Spreading Oak Village in November, 1999.

Prior to my retirement in 2013, I primarily worked in the field of real estate appraisal. At that time, I was employed by the Florida Turnpike Enterprise, serving as Assistant Right-of-Way Manager-Appraisal and was responsible for assigning values to properties being acquired for new roadways.

I have served on the Springs Board for a number of years, and as your board president for the past 6 years. Many of you may wonder why I want to run again. The answer is that I love our community and enjoy the interaction I have with our residents. Seeing our community return to being one of the most sought-after communities in Seminole County has given me great satisfaction. Being a part of these efforts only makes me want to continue my involvement.

During the past few years, we have been able to accomplish the following: We have rebuilt the wall enclosing the Springs (which was in danger of collapsing); resurfaced all of the roadways within the community, and completed the construction of the perimeter wall along SR 434, Wekiva Springs Road and Markham Woods Road, and in conjunction with the wall projects, the Board brought in a landscape architect to create a unifying vision for the community's front entrance.

Major projects that will be accomplished over the next 3 years include the perimeter wall along Woodbridge Road, upgrading of the grounds around the clubhouse, renovation of the clubhouse and work with St. John's River Authority to dredge our spring.

I hope that Springs home owners will take a look at my voting record and see that I have been a good steward of the community's money in obtaining maximum value for the projects to which we were committed. I believe in a business-like approach to handling the issues coming before us and will continue to bring that perspective to our discussions and decisions. I am dedicated to getting back to the original vision of the Springs as a community, and with your support, I hope to accomplish this.

***H. Jerry Alexandrowicz***



# *Springs Board of Directors Candidate*

## *Jes Baru*



With over thirty-years as a Management Consultant and Organizational Development professional, my career has spanned over one hundred and fifty corporate clients in North America and Europe, representing many industries. I've coached senior executives, designed and developed operational initiatives in corporate environments, producing measurable reduction of operational costs and enhancing greater performance and efficiencies.

Some forty years ago, my wife and I took one good look at the emerging Springs community and have decided that this is the place in central Florida to raise a young family. I'm quite sure that everyone who resides here now, made the very same decision. The uniqueness of the natural beauty, of the neighborhoods, of the secure environment and the families who live here – all of it - make me and my family proud and privileged to enjoy our life here.

These are the main reasons that propel me to seek your support in the coming election, allowing me to add my experience and skills, as a contributing member on the board.

# *Springs Board of Directors Candidate*

## *David Forthuber*

Hello Neighbors and Fellow Homeowners,

Even as my eyes look forward to retirement from full-time paperwork, quite a few of you have asked if I could stick around and lend a hand with the business of running our HOA. And, since deciding to give up the seaside retirement once envisioned, in favor of nesting here until called away, I *can* stick around and help. I agree to be a candidate for election to the SCA board in 2020.

I strongly support bringing new members, younger women and men, to the SCA's board and I hope that several of you who have been helpful and active in the past five years will throw your hat in the ring. It's important to have new perspectives, new voices, and new participants in the important process of making decisions that affect the future of our home-place. That's also just as true off the SCA board as on it. There are social activities, village boards, SCA committees, and community gatherings that can all benefit from the participation of good hearts and inquisitive, thoughtful minds. Get involved. You'll have fun, and make new friends.

On the other hand, it's equally important to have the perspective of someone who has been around a while, someone who can fill in the gaps about things forgotten or even unknown, someone who can help avoid a costly mistake or a decision which does not fully include consideration of the many things that help us achieve the goals we seek: a well-maintained community that is safe; financially sound; forward-thinking; and a source of enjoyment for ourselves and our families. As a member of the SCA community since 1998 and the planet Earth since December '49, I am finally one of those old-timers who has learned a thing or two about what works well and what doesn't.

For those unfamiliar with me, I lived in Wekiva Villas for three years, served as its board president, moved to a townhome in Spreading Oak, joined the SCA board as a director in 2003, served as its president from 2005 to 2008, obtained a community association management license, worked full-time plus to help manage condos and HOAs all over Seminole County, and left the SCA board in 2015 to serve as your community manager. There's very little about our community that I haven't bumped into in an up close and concerned way. Yet, I've also lived a busy life outside the SCA. At Lockheed Martin, and later for Workforce Orlando, I provided career counseling. At National-Louis University's Orlando campus, where I obtained an M.Ed. in Curriculum & Instruction, I was the associate director of enrollment, campus manager, and an instructor. I taught briefly at Lake Brantley High School. I also spent six years as a senior account manager for Paetec Communications, assisting its corporate telecom and Internet clients onsite, from Virginia to Florida.

Aside from being around to provide 16 years of perspective, here are the things I'd like to help our community plan and save for: a new family gym facility; new HOA offices in a refurbished "cottage"; an enlarged and modernized clubhouse; a solar-powered LED, off-the grid street-light system; and additional sidewalks or nature paths to separate auto and foot traffic. I also support better care of our community forest with the support of professional arborists; enhanced supervision of our security and maintenance staff; a review and revision of our HOA regulations and documents to adapt to 21<sup>st</sup> century realities.

If you think I can help, please vote for me. If you're undecided, please come to the Meet the Candidates event and learn more.

Kindest regards,

*David Forthuber*

# *Springs Board of Directors Candidate*

## *Asher Wildman*



Hello Neighbors,

My name is Asher Wildman and I hope that I can not only serve you, but work with you as a member of the SCA Board of Directors.

I may be new to the neighborhood, but have fallen in love with The Springs just as every other resident in our community has. Since I moved in earlier this year I have attended every HOA meeting, volunteered, and have enjoyed the conversations on the sidewalk with my fellow dog walkers.

One of my favorite parts of our neighborhood is the deer I see in my yard each morning and evening. I hope to see some for years to come, as well as all the other wonderful wildlife we have in The Springs. I have only had two official bear sightings, but hope to have many more. Protecting the animals in their natural environment amongst all of us is very important to me.

Despite my newness to the neighborhood, I hope you would trust in me to deliver beneficial contributions, ideas, and solutions to you my neighbors. I don't believe drastic changes are necessary, but I do think from having conversations with many of you there's ways to update and enhance our community for everyone's benefit.

My pledge to you is to always be; honest, open minded, fair, and look in to projects or ideas from all angles and perspectives. I may be the new kid on the block now, but hope that over time and in years to come just be someone you can call your neighbor.

Sincerely,

Asher Wildman

A little about me:

I am a native Floridian who grew up in Oviedo and went to UCF where I met my wife Beth. We have one dog Frasier who is named after Dr. Frasier Crane. Currently, I am a news reporter for News 13. On most days I cover issues involving Seminole County, but depending on the day and story can be sent anywhere in the Central Florida area. Before moving back to Central Florida I was a sports anchor in Tallahassee and El Paso, and before that was a golf reporter for six years at Golfweek.



# *24th Annual Springs Holiday Fund*

*For nearly 25 years, The Springs Holiday Fund Committee has called upon the residents of The Springs to contribute a monetary donation as recognition and appreciation to Springs staff members.*

*The Springs Community remains one of the most unique and beautiful communities in all of Seminole County, and the holiday season is the perfect opportunity to say "Thank You" and to show your appreciation to the people that work hard year round to keep this community beautiful and safe.*

*Your donation may be mailed to the address shown below, or dropped off at the designated Holiday Fund boxes at the entrance next to the guardhouse and in the business office. Please make checks Payable to "Springs Holiday Fund."*



**Springs Holiday Fund  
2120 Woodbridge Road  
Longwood, FL 32779**

David Cox - [dmcbuilder45@gmail.com](mailto:dmcbuilder45@gmail.com)  
Estelle Silva - [emsilva619@gmail.com](mailto:emsilva619@gmail.com)  
Jeff Morrison - [jmorrison1919@gmail.com](mailto:jmorrison1919@gmail.com)  
Murray Craig - [mqcraig@cfl.rr.com](mailto:mqcraig@cfl.rr.com)

*The Springs Holiday Fund is totally independent. It does not represent The Springs Community Association. The money contributed is distributed to the Springs Staff. A copy of this distribution will be available in January 2020 by contacting one of the committee members above.*



# *In Loving Memory*

## *Darel Taylor*

August 7, 1943 - November 9, 2019

The Springs lost a beloved, longtime resident this month.  
The SCA sends its deepest condolences to his wife Sue and the entire  
Taylor family.

Darel selflessly served the community for nearly 30 years as a steward of the  
SCA's Architectural Control Committee. We will always be  
grateful for his service to the community and his friendship.





# UPCOMING EVENTS

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**JANUARY 2020**

**DATE TO BE DETERMINED - 7:00 PM**  
**SPRINGS CLUBHOUSE**

## *The Santa Express!*

*Friday, December 20th*  
*7:00 p.m.*

## *Pictures with Santa*



*The Springs Clubhouse*  
*Saturday, December 21st*  
*10:00 am - 12:00 pm*  
*\$2.00 Donation to Cover Materials*

Photo will be available immediately, with option to re-take.  
Additional option to digitally send photo to your email or text to your phone!

**WATER OR MOLD DAMAGE?**  
**CALL FOR IMMEDIATE HELP NOW**

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- Mold Remediation
- Water Damage Restoration & Cleanup
- Flood & Fire Restoration
- Water Extraction
- Air Purification
- Thermal Imaging Services (infrared camera)
- Complete Disinfection & Clearance Sanitation
- **Do Business with your neighbor-ask for "The Springs Neighbor Discount Specials" !!!**

# SCA COLLECTIONS POLICY

## REMINDER!!

**NOTE:** If there is a balance on your annual assessment account, it is due in full October 1, 2019 and delinquent October 31, as outlined in the Collection Policy below. Monthly statements are mailed to all owners with an outstanding balance or view your account online at [www.sentrymgt.com](http://www.sentrymgt.com).

- 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.

# \$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 November 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>Shadowood Village</b>	
202 Weeping Elm Lane	Driveway Renovation/Paver Installation
204 Weeping Elm Lane	Painting/Fencing/Drainage
115 Wild Holly Lane	Painting/Driveway & Backyard Pavers
<b>Whispering Pines Village</b>	
115 Raintree Drive	Painting/Replace Garage Door/Fencing/Pavers
<b>Spreading Oak Village</b>	
102 Autumn Drive	Siding & Painting/Fencing (rear and left side)
<b>Fairway Villas</b>	
All	Painting
<b>Glenwood Village</b>	
112 Hidden Oak Drive	Roof Repair
120 Hidden Oak Drive	Replace Garage Door
<b>Single Family Homes</b>	
200 Springside Road	Remove Dead Pine Tree
301 Partridge Lane	Remove Dead Turkey Oak Tree
101 Springside Court	Painting/Fencing
264 Spring Run Circle	Fencing
104 Wild Fern Drive	Solar Roof Installation
284 Springside Road	Replace Roof and Gutters
205 Springside Road	Tree Removal
105 Sweet Bay Lane	Tree Removal
112-A Wisteria Drive	Window Replacement
109 Wild Fern Drive	Driveway Replacement
332 Spring Run Circle	Remove Dead Tree/Satellite Dish Installation
114-A Wisteria Drive	Replace Roof
110 Sand Pine Lane	Replace Soffits
212 Springside Road	Fence Repair
158 Wisteria Drive	Painting
114-B Wisteria Drive	Remove Damaged Tree
149 Wisteria Drive	Remove Bushes for Repairs (replace)
134 Wisteria Drive	Painting
121 Wisteria Drive	Tree Removal







# SPRINGS REGULATION NO. 11-A

## BEARS AND OTHER WILDLIFE

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Florida Statute Administrative Code 68A-4.001 and the SCA Covenants and Restrictions provide the legal basis for this SCA regulation.

a) Springs Community Association homeowners and residents shall not intentionally feed the wildlife that inhabits the community.

b) Residents will be considered intentional feeders if the following occurs: they fail to use approved and required bear-resistant poly carts/cans; they store garbage and barbecue grills outdoors in unsecured structures; they leave garage doors open so that bears can enter to search for stored foods; they leave pet food outdoors or put up wildlife feeders or in any manner distribute food for birds, squirrels, raccoons, possums, deer, or other wildlife.

c) Pet food feeding dishes, birdbaths, trays and containers must not be placed outdoors with food at any time. Pet food supplies must be stored in the house or a closed garage.

d) Garbage placed out for collection attracts wildlife and, therefore, residents are only permitted to put out garbage containing food or food odors after 5:00 a.m. on collection day. All garbage, including food or food containers not washed cleaned of food or food odor, must be placed at the curb in an approved bear-resistant can.

e) All other non-garbage trash is to be set out for collection in a trash can with a lid or in heavy duty polyvinyl bags after 5 a.m. on days designated for its collection. Garbage and trash containers must be returned to a secure and enclosed area hidden from view after pick-up on collection days. Residents who plan to be away on designated collection days must make arrangements with a neighbor or friend in order to observe these rules.

f) Built-in residential barbecue grills must be cleaned of food, grease droppings, and food odors after each use. Moveable grills must be stored within a secure area such as a garage. Residents using barbecues in the recreation areas must clean the grills thoroughly after each use and place any food trash and grill residue in designated bear-proof receptacles.

g) Violations of these guidelines should be promptly reported to The Springs management and/or the Florida Fish and Wildlife Conservation Commission at **Wildlife Alert:** Report incidents online or call **888-404-FWCC** (888-404-3922). Cellular phone users can also call \*FWC or #FWC, or send a text to [Tip@MyFWC.com](mailto:Tip@MyFWC.com). The State has authority to fine violators from \$100 to \$5000 for repeat offenses. A 4<sup>th</sup> offense is a 3<sup>rd</sup> degree felony. Homeowners and residents will find additional guidelines at [MyFWC.com/bear](http://MyFWC.com/bear).



# REMINDER!!

## GUEST CALL-IN PROCEDURES

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A resident who wishes to grant access to a guest must notify the CSOs by phone or in person, identify themselves by name and address, and provide the guest's name. Guests MAY NOT call-in visitors. CSOs will not accept any carte blanche guest entry requests from Springs residents. Guest call-ins are limited to five (5) names per caller.

When the guest arrives at the entrance the CSO on duty will note it on the log. This log is not authorization for re-entry at any time. CSOs cannot call a resident to confirm guest identity or entry authorization. CSOs will perform random telephone checks to confirm the accuracy of the daily log. The guest will be issued a pass, which must be prominently displayed on the driver's dash or sun visor and be visible from the exterior at all times.

**IMPORTANT:** Residents calling in guests must provide their last name and address, and must provide the guest's first and last name. Simply requesting that Linda be permitted to enter for you will not be accepted.

On a similar note, your requested guest will need to provide their first and last name, the first and last name, and the address of the resident requesting authorization. In other words, a guest saying they are "here to see Bob" and do not have your FULL NAME AND ADDRESS will be denied entry.

ALL non-residents requiring entry must have authorization from either the homeowner or renter.

This includes:

Rideshare Services (Uber, Lyft)

Pizza Delivery

Food Delivery Services (Doordash, Grubhub, Uber Eats)

Meal Kit Delivery Services (Hello Fresh, Home Chef, Plated, etc.)

Other Delivery Services include Amazon/Amazon Prime

Remember, these regulations were put in place and enforced for your safety and security. Thank you!



# 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".



# DECEMBER



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Griffith-CKG Chili Cook-off (Clubhouse 2p-4p)	2 5:30 PM ACC (Conference Room)	3	4 Glenwood Village Annual Meeting 7 pm (Clubhouse)	5 Holiday Party Whispering Pines 6-9 pm (Clubhouse)	6	7
8 Rosenfelt (Clubhouse) 1-9	9 4:30 PM Security (Conference Room) Shadowood Annual Meeting-All Day	10 7:00 PM Crown Oaks I (Clubhouse)	11 6:30 PM Weliva Villas (Clubhouse) 6:30 PM Fairway Villas (Cottage)	12 1:00 PM Bridge Club (Clubhouse)	13	14 Weger (Clubhouse) Paradise (Rec Area)
15	16 4:30 PM Audit Committee (Conference Room)  7:00 PM-Live Oak (Cottage)	17 7:00 PM Crown Oaks II 2020 Budget Meeting (Clubhouse)	18 7:00 PM SCA Board of Directors Meeting (Clubhouse)	19	20 <b>The Santa Express 7:00 p.m.</b> Stitt (Clubhouse)	21 <b>Pictures with Santa 10 a.m.-Noon</b>
22	23	24 <b>OFFICE CLOSED</b>	25 <b>Christmas</b>	26	27	28 Montgomery (Clubhouse)
29	30	31				
			MAHJONGG EVERY WEDNESDAY			

## Village Meetings

Crown Oaks I	Tuesday, December 10th	Clubhouse 7:00 p.m.
Crown Oaks II	Wednesday, December 4th (Budget)	Clubhouse 7:00 p.m.
Fairway Villas	Wednesday, December 11th	Cottage 6:30 p.m.
Glenwood	Wednesday, December 4th	Clubhouse 7:00 p.m.
Live Oak	Monday, December 16th	Cottage 7:00 p.m.
Palm Springs	Thursday, December 19th	Cottage 6:30 p.m.
Shadowood Village	Monday, December 9th (Annual)	Clubhouse 7:00 p.m.
Spreading Oak	No December Meeting	Cottage 7:00 p.m.
Wekiva Villas	Wednesday, December 11th	Clubhouse 6:30 p.m.
Whispering Pines	Thursday, December 5th (Holiday Party)	Clubhouse 6-9 p.m.

## Board & Committee Meetings

SCA Board of Directors	Wednesday, December 18th	Clubhouse 7:00 p.m.
ACC Committee	Monday, December 2nd	Conference Room 5:30 p.m.
Security Committee	Monday, December 9th	Conference Room 4:00 p.m.
Audit Committee	Monday, December 16th	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**

**407-376-1770**

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



**407-463-4809**

CELL / TEXT

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](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/Petsittingbyshannon/](https://www.facebook.com/Petsittingbyshannon/)**

**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!**



**FRIENDS  
of the  
WEKIVA RIVER**

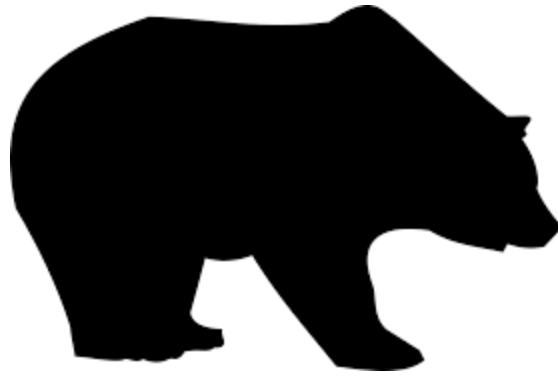


## Update on Challenge Regarding Springs Water Quality

The Florida Springs Council, supported by the Friends of the Wekiva River and 6 other conservation groups, presented testimony challenging five Basin Management Action Plans issued by the Florida Department of Environmental Protection (FDEP). The groups challenged the adequacy of the plans to achieve the goals of the Florida Springs and Aquifer Protection Act within 20 years. The administrative hearing was held last month in Tallahassee to review the state's plans for Wekiwa & Rock Springs, Rainbow and Silver Springs, Volusia Blue Springs, the Suwannee River and the Sante Fe River. Details of the hearing can be found on the following link to the Florida Springs Council's press release at

[https://780382fc-995d-4378-a0d4-dabe8dcb15e5.filesusr.com/](https://780382fc-995d-4378-a0d4-dabe8dcb15e5.filesusr.com/ugd/719d3f_61e581cbad6b4f388da5572f86511872.pdf)

[ugd/719d3f\\_61e581cbad6b4f388da5572f86511872.pdf](https://780382fc-995d-4378-a0d4-dabe8dcb15e5.filesusr.com/ugd/719d3f_61e581cbad6b4f388da5572f86511872.pdf) If you have any questions, please email Mike Cliburn, Secretary of the Friends of the Wekiva River, at [cliburn1947@gmail.com](mailto:cliburn1947@gmail.com).



Are you having trouble with your bear can?  
Is it not locking properly?  
Is it hard to open?

## **Good News!**

The Springs Community Association has a warranty on our bear cans, just call or email the contact listed below and arrange for a county representative to come out and fix or replace your bear can.

You can also check out the Seminole County Bear Aware website to see an informative video explaining most of the frequently asked questions regarding use and maintenance of the bear cans.

Contact Information:

**Heather Jaeger (Coordinator)**

**#407-665-2257**

*Customer Service: Monday – Friday 8am – 5pm*

1950 State Road 419

Longwood, Florida 32750

[bearawareseminole@seminolecountyfl.gov](mailto:bearawareseminole@seminolecountyfl.gov)



# Pickleball

## EQUIPMENT FOR SALE OR RENT



## IN THE PRO SHOP!

**T-Shirts Available Now!**

## SEE PRO FOR MORE INFO.





## **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  
Bob Carney, 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

## Committee Chairs

Architectural Control	Robert Johnston
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