

THE SPRINGS COMMUNITY ASSOCIATION

# The Spring Run

*At Home With Nature!*

## A Message from the Board President & Manager

Happy New Year Residents.....

As we begin a new decade, we hope that everyone had a fantastic Christmas and Hanukkah. December and the holidays went by in a flash. We give thanks for all of the holiday spirit provided by our neighbors and volunteers, especially involving this year's Santa Express and luminary walk. Special thanks to Austin Beeghly, Leslie MacMillan and the many volunteers that helped make this year's parade especially festive.

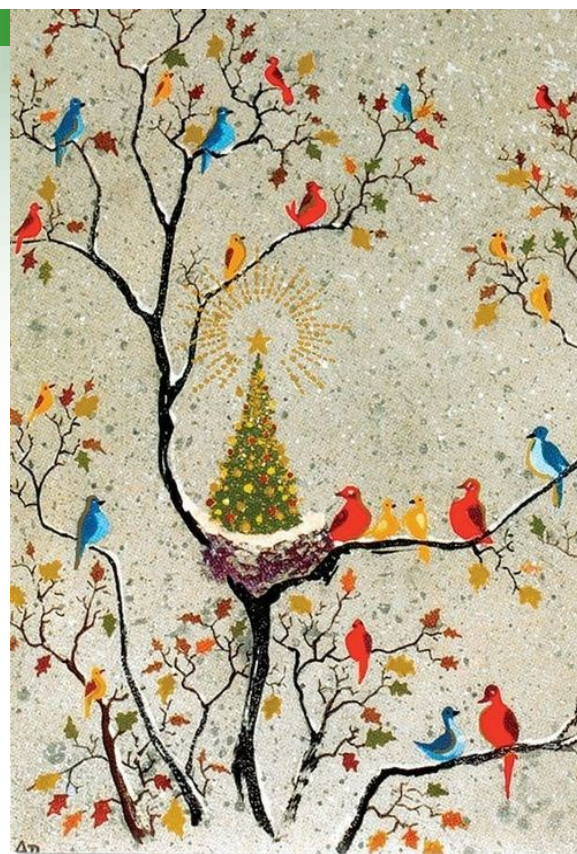
2019 was a very busy year for the SCA. We continue with projects to update the clubhouse circle landscaping, construction of the new wall along Woodbridge Road (behind Petty's), correction of drainage issues on Bridlewood and Wisteria and construction of pickleball courts. The SCA anticipates an even busier and productive 2020.

As we go into the new year, please take a moment to cast your ballot for your selection of candidates for the 3 open seats on the SCA board of directors. If you didn't get a chance to come to the "meet the candidates" meeting this past Saturday, you can find information on the candidates in the newsletter on pages 10-13. You may drop off your ballot and proxy at the gatehouse or you can drop it off at the SCA business office. .

Here's to a new decade and a new year. Wishing you all good health, prosperity and peace throughout the year.

This will be my final newsletter message, as I will be retiring from the position of SCA Board President.

Jerry Alexandrowicz and Bob Carney



## DECEMBER 2019 VOLUME 48, ISSUE 12

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# Minutes - Board of Directors

The Springs Community Association, Inc.

Clubhouse - 400 Woodbridge Road

Longwood, FL

Wednesday, December 18, 2019



Board members present were: Jerry Alexandrowicz, president; Jerry Crews, vice president; Sherri Barwick, treasurer; Chris Culberson, secretary; Austin Beeghly, director. Director Mim Starr was absent. Community Manager Bob Carney. Six (6) home owners attended, 5 signed in.

## CALL TO ORDER

Noting that the meeting had been properly posted and a quorum was present, board vice-president Jerry Crews 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:

- Representatives from the Board have attended Seminole County Criminal Court to assist in defending a resident in a proceeding.
- The month of November was a good month for the community. Details to be presented during this meeting

## Secretary's Report

*MOTION: Sherri Barwick moved to approve the November minutes as presented. Austin Beeghly seconded the motion and it passed unanimously.*

## TREASURER'S REPORT – Sherri Barwick noted:

- The Community is operating under budget for the year by \$146,710.00. This is due to invoices not yet being received for 2019. B&D Enterprises performing drainage repairs should be accrued for \$63k in December 2019. The Woodbridge Road Fence project has been capitalized. The sum of \$46k has been incurred to date with \$112 remaining on the contract to be invoiced during 2020. At the end of 2019 the Association anticipates having \$428k in reserves.
- Current receivables are \$44,967.00, less than half of what was due last year at this time.
  - ◊ 12 Accounts have been sent to the Attorney (2 have since paid)
  - ◊ 4 Bad debt bankruptcies are being monitored
  - ◊ 5 Accounts have had intent to liens filed
  - ◊ 1 RV Account
  - ◊ 1 Horse Stall Account
  - ◊ 5 small balance accounts to be addressed by CAM
- 256 Springside Account has been moved to the Arias Bosinger Law Firm. The firm has been contacting possible investors who would be interested in purchasing the home, subject to the first mortgage, fixing the home sufficiently to rent out. Any purchaser would pay the 2020 annual assessment amount of \$1,780.00, an initiation fee of \$750.00 and a rental damage fee of \$750.00. The association would no longer be responsible for paying roughly \$2,000.00 per year in home owners insurance.

*◊ MOTION: Sherri Barwick made a motion to sell 256 Springside to an investor, referred by the Association's attorney, for the sum of \$5,000.00. Jerry Alexandrowicz seconded the motion. The Board voted 5/0. The motion was approved. The Board authorized Jerry Alexandrowicz, as President of the SCA, to sell this property for \$5,000.00.*

## MANAGER'S REPORT –

Bob Carney provided a summary of the month's activities. The Board had no questions.

## OPEN FORUM:

- Dr. Golub discussed his dissatisfaction with the height of the 3<sup>rd</sup> speedbump from the guard house on Springs Boulevard. He has a low car and has difficulty in navigating that new speed bump. He would like the Board to consider lowering that speed bump.
- David Forthuber presented state statute (723.30.35) concerning the use and powers of an ACC. He was asked to discuss the use of artificial turf by the ACC. This topic will be fully discussed during the New Business section of the agenda
- Claire Schwartz began discussion of the use of artificial turf at her home. This topic will be fully discussed during the New Business section of the agenda.

## BOD Meeting Minutes Wednesday, December 18, 2019

- Jurek Ferleger discussed owners and pets who do not follow the community and county regulations for being on leashes and/or picking up pet waste. He requested that the Board consider a pet registration with picture of the pet(s). He also discussed the need to enforce parking regulations within the community. He also voiced dissatisfaction with the height of the new Woodbridge speed bump.
- Jacque Body discussed her satisfaction with the installation of the new community speed bumps, especially the ones on Wisteria. She believes that they are having the desired effect of slowing traffic. She requested that the Board consider raising the height of the speed bump near the stable. She also requested that the Board consider lowering the speed limit on Wisteria to 20 mph. Also she requested that the Board consider purchasing a portable, solar powered, speed limit sign that shows the actual speed of the driver.

### Old Business:

#### Community Social Events

- |             |  |
|-------------|--|
| December 20 | Santa Express and Luminarios<br>Trophies to be awarded to the best decorated station and house |
| December 22 | Pictures with Santa from 10:00 until 12:00 noon  |

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

- 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 requested during the November BOD meeting that he submit an estimate limited to only the damage caused by the gate. If approved this would be paid from COA 8818.
- *Motion: Sherri Barwick made a motion to approve the updated estimate of \$350.00 to repair the damage to WB1008's vehicle. Chris Culberson seconded the motion. The Board voted 5/0. The motion is approved.*

#### Speed Bumps

The Board had no further discussion of this item.

**Tree Trimming and Removal.** The Board reviewed all of the estimates submitted by vendors. The responding vendors included: Brinton Tree Service, Davey Trees, McCollough Trees, Wall Trees, Your Tree Service.

*Motion: Austin Beeghly made a motion to approve Bob Brinton's Tree proposal to trim up to 600 palms at a cost of \$24/palm \$14,400.00 and trim the tree canopy along springs boulevard at an estimated cost of \$5,000.00. The contract should contain a performance fine of up to \$100/day if the completion date is not met by the contractor. Sherri Barwick seconded the motion. The Board voted 5/0. The motion was approved.*

**Expiring CDs:** No discussion on this topic. The Board has previously approved the purchase of one \$50k CD for 12 months and one \$50k CD for 3 months. Management to supply the Board with the most current rates available after 12/20/19.

**Gate Security Software:** This item was tabled until a later meeting

### New Business

#### 2020 Annual Meeting

The Annual Meeting is scheduled to occur on Wednesday January 15, 2020. There are 3 seats up for election – 2 three (3) year terms and 1 two (2) year term. There are four (4) candidates for the 3 terms. The Meet the Candidates session is scheduled for January 4<sup>th</sup> at 11:00 in the club house. The Annual Meeting package will be mailed to the owners of record on Friday December 20<sup>th</sup>.

**Use of Artificial Turf:** The Board and the owners attending the meeting conducted a robust discussion on the use of artificial turf in the community. Artificial turf is currently not contained in the approved materials list – Springs Regulation 14 ACC Construction Criteria. This document will need to be amended by the Board to add artificial turf to the list of approved materials. The Board tabled further discussion of this topic until they discuss it with the Community's attorney, Carlos Arias of Arias Bosinger.

**Update to Club House Circle Landscaping:** The Board discussed the landscaping plan which had been previously approved. The updated plan recommends use of a reclinate palm versus the previously recommended date palm. The reclinate palm is a more hardy palm and is better suited to this area's climate. The updated plan also includes monkey and peanut grasses to be used in the perimeter of the circle. The current landscaping stones will be power washed and moved in approximately 3' from the current positions to form a built-up planting bed for the palm.

*Motion: Jerry Alexandrowicz made a motion to update the landscaping at the circle outside the club house at a cost not to exceed \$10,000.00 to be spent from Reserve Account and to include lighting, irrigation and purchase and installation of the palm, grasses and placement of landscaping stones. Chris Culberson seconded the motion. The Board voted 5/0. The motion carried.*

**BOD Meeting Minutes**  
**Wednesday, December 18, 2019**

**Increase Budget Request:**

**a. 2019 Community Events COA 8322**

*Motion: Austin Beeghly made a motion to overspend the 2019 budget for Community Events by \$1,000.00. Jerry Alexandrowicz seconded the motion. The Board voted 5/0. The motion carried.*

**b. 2020 Security Healthcare COA 8803:** The Board discussed the potential of using a group plan for 2020, but did not approve the use of a group plan. The Board wishes to revisit the potential of a group plan as part of the 2021 budget actions. The Board will continue to reimburse up to the established limit for a security employee who wishes to purchase an individual health care plan during 2020.

**Storm Drain Clean-Out:** The potential vendor did not supply an estimate in time for this Board Meeting. No discussion on this item.

**Extension of Parking Areas on Woodbridge:** The Board discussed the potential of extending 2 parking areas outside the recreational area along Woodbridge, between the club house and the spas. The Board tabled the discussion of these parking areas until a later meeting. The Board requested that the upper parking area be marked out with stakes and tape for their review.

**Adjournment**

Being no further business to discuss the Board Meeting was adjourned at 9:05pm



# Manager's Summary Report

## December 2019

### - Bob Carney

#### Completed:

**We Hang Christmas Lights.** The holiday lights have been hung and were turned on Friday November 29<sup>th</sup>. The vendor has been very responsive when we have called them to repair the outages. 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. I meet with Antonio on Wednesdays to discuss any outstanding items.

**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 team is now wearing the new uniform which consists of green polo shirts and black trousers. The black winter jackets were delivered on Thursday December 5<sup>th</sup> and have been distributed to the staff.

#### Activities:

**Woodbridge Road Fence Replacement Project:** This project has begun. The previous chain link fence and heavy vegetation have been removed. The temporary fence has been installed. Construction began on Monday December 9<sup>th</sup>. During construction the parking area along the fence will be closed. Approximately 1/3<sup>rd</sup> of the posts have been installed as of 12/13. The construction crew broke an unmarked water line on 12/11. Utilities Inc., came to the site and made the repair. The team has further discovered 2 other unmarked pipes. Utilities Inc. returned to the site on 12/13 to check on these unmarked pipes. Slight adjustments will need to be made to the fence to accommodate these pipes.

**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. A proposal from Dix-Hite will be reviewed during the 12/18/19 Board meeting.

**Maintenance Team:** The team has completed the holiday clean-up effort. 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>. The team made a repair to a main irrigation line on Springs Boulevard. The repair required not only a pipe repair but a repair to a main valve. Due to the excessive leaf dropping, the tennis courts started being blown on a daily basis starting on Monday December 9<sup>th</sup>.

#### **Sales and Rentals 11/14-12/13/19**

**Rentals: 0**

**Sales: 3**

- Bender, 251 Pine Cone Lane, 12/12/19
- Ross, 311 Partridge Lane, 12/02/19
- Railey, 114 Wild Holly Lane, 11/26/19

#### **Personnel**

**Maintenance Staff:** Monthly staff meeting was held on Monday November 25<sup>th</sup> at 12:00 in the club house. No changes to personnel.

**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. One team member was dismissed during the month. Advertisements have been placed on Indeed for staff replacements on the 1<sup>st</sup> and 3<sup>rd</sup> shifts. Resumes are being reviewed. No interviews have been conducted as of 12/13.

**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. April is taking a long leave during the month of December to care for her daughter and will be returning part-time during the week of December 16-20 and full-time on December 26<sup>th</sup>.

# Manager's Summary Report

## Page Two

### Vendor Meetings:

**Butler Ridge Development:** Daily meetings with Keith McBrien to review project status

**Garden Quality Landscaping:** Each Wednesday at 10:00

**Accurate Power and Technology:** December 9<sup>th</sup> – also performed a maintenance service on the guard house generator

**State Forester:** Justyna Niewiadomski and I will be meeting with Dana Sussman on December 18<sup>th</sup> to discuss recommendations for tree maintenance and replacement

### Holiday Schedule

#### Business Office Closed:

November 28-29 Thanksgiving Holiday

December 24-25 Christmas Holiday

- Joni Raines vacation December 26<sup>th</sup>
- Bob Carney vacation December 27<sup>th</sup> (tentative)

January 1 New Year's Day

**A Heartfelt  
“Thank You”  
to our  
Springs Residents!**



*The office, security and maintenance staffs of the Springs Community Association would like to extend a heartfelt “thank you” to all of the kind and generous residents that contributed to the annual Springs Holiday Fund this year.*

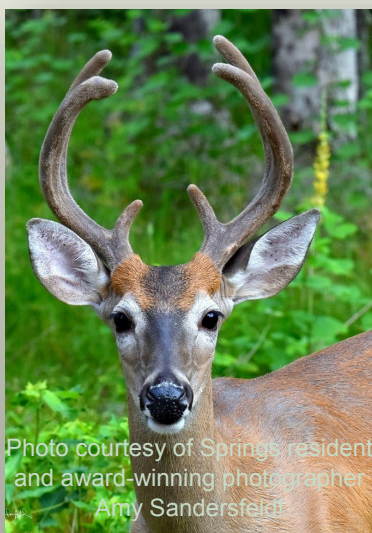
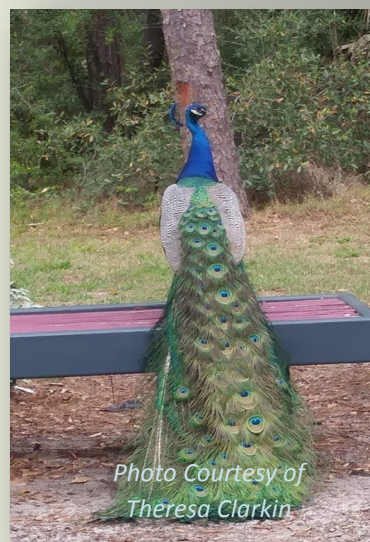
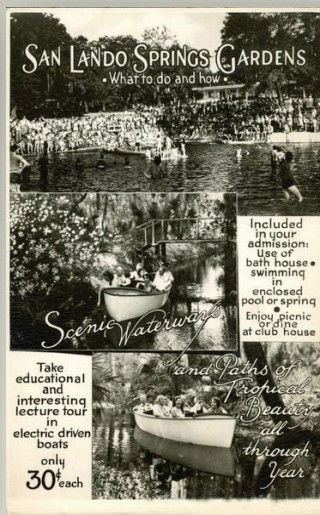
*Your thoughtful contributions are sincerely appreciated and go a long way to help make the holiday season special for the Springs employees and their families.*

*A special thank you to the Holiday Fund Committee - Estelle Silva, David Cox, Jeff Morrison and Murray Craig for helping to make this happen again this year!*

*Thank you all. Best wishes for a safe and happy 2020!*



# The Year in Photos...a look back at this year's cover photos





# SCA BOARD OF DIRECTORS TREASURER'S REPORT December 2019

Based on 11/30/19 financial report provided by Sentry Management, Inc.:

CASH - Operating:   \$ 822,022

Reserves:           347,840

A/R (Annual):       \$ 44,806 (includes \$29,747 - 4 accts in bankruptcy probable loss)

A/R Last Month:     75,170

Allowance for Doubtful  
Accounts:           ( 62,461)

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:       \$ 407,001 (thru 10/2023)

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

	ACTUAL	BUDGET	VARIANCE
TOTAL INCOME:	\$ 1,559,012	\$ 1,532,080	\$ 26,932
TOTAL EXPENSES:	1,412,302	1,532,080	( 19,778)
NET INCOME:	\$ 146,710	0	\$ 146,710

A/R Notes: There were 5 new owner closings in November for a total of 72 in 2019. There were 69 closings in all of 2018. There are 26 owners listed owing assessments per breakdown below:

- 12 Attorney (plus 4 bad debt bankruptcies monitored)
- 2 Lien status
- 5 in Intent-to-Lien status
- 1 RV account
- 1 HS account
- 5 small balances CAM to address

# *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.



### BE BEAR AWARE!

The Springs is a Bear Aware community. As part of the original planned unit development (PUD) Agreement with Seminole County, the 400 acres of community is a dedicated wildlife sanctuary. Bears, peacocks, deer, raccoons, coyote, fox, alligators and otters, in addition to squirrels and snakes and possum, all call the Springs home.

In recent years, bear encounters have increased and the bears have gotten much bolder within the community and surrounding areas. The homeowner members of the association voted for Amendment No. 41 to the governing Declaration of Covenants and Restrictions to further clarify bear-wise community regulations to limit incidents and help residents live responsibly with the bears.

Do not approach or feed the bears, or any wildlife for that matter. Intentionally or inadvertently feeding bears and other wildlife teaches them to approach homes and people looking for more. Bears will defend themselves if a person gets too close so don't risk your safety and theirs.

The complete deed restrictions and regulations for the Springs are available online at [www.sentrymgt.com](http://www.sentrymgt.com). All homeowners are encouraged to choose *My Account* and register so that you have access to the monthly newsletter and community emails to keep you current with neighborhood news, in addition to your account information.

Highlights of those items specific to being Bear Aware are below:

1. Secure all food sources within your home. This includes pet supplies and wildlife feeders, in addition to human garbage. Keep garage doors closed so that wildlife cannot enter to search for stored food. Barbecue grills must be kept clean, secured and enclosed. Screen enclosures are not considered secure and will not keep bears out.
2. All food waste and garbage must be secured in a bear-resistant trash can for twice weekly collection by Seminole County's service provider (currently Tuesday and Friday). Association-provided bear-resistant trash cans remain the property of the Association to be passed to the new property owner if the property sells. Damaged, missing or lost cans must be replaced by the resident at the resident's expense.
3. Garbage, trash and recycle may be placed curbside after 5 am on designated collection days.

Care is needed to keep pets away from bears for their safety, as well as that of the bear and yourself. Dogs are often excited or agitated by bears which, in turn, make the bear's actions unpredictable. Always keep your pet in sight and close to you, if not confined in your fenced yard. Seminole County ordinances provide that all dogs must be under restraint by a leash when being walked off the dog owner's property. There is a rebuttable presumption that a dog is not under restraint or within the owner's direct control when the leash length exceeds eight (8) feet and in the presence of a domestic animal or person. Cats are also bound by the law and are at risk when at-large.

Other than on designated collection days, all trash and recycle receptacles must be enclosed in closed garages or another enclosure approved by the Architectural Control Committee and not visible from the street and common areas at all times.

Harmony amongst the residents and the wildlife is an important goal in the community. Failure to abide by these guidelines and restrictions is considered a violation of the deed restrictions and enforcement steps will be taken to ensure compliance, as outlined in the Declaration and/or County Codes and State statutes. Warning letters will be written to those residences which are not in compliance. Continued violations will result in 1) fines of \$100 per day per violation, up to \$1000, and then a lien may be filed against the property; 2) the Association may suspend the owner or resident's use of the common property and the resident gate transponder may be deactivated; and 3) ongoing violations may be referred to the Association's attorney for additional legal action at the owner's expense.

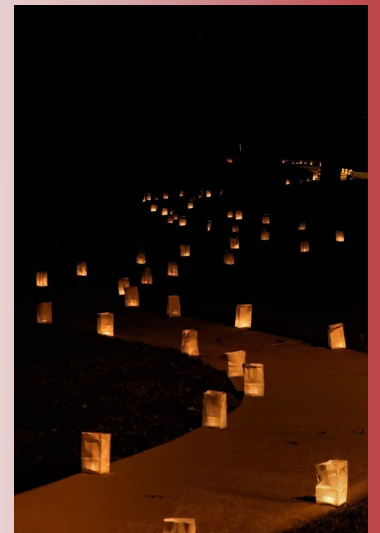
The Springs Community Association, Inc.



# Oh what fun!

The Santa Express Parade and Luminary Walk took place on Friday, December 20th. This event proved to be the most popular event of the year!

Thank you to all of the volunteers who participated! Special thanks to the SCA Board of Directors for funding the event, and to Leslie MacMillan for all her work in organizing the luminary walk.





# **UPCOMING EVENTS**

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**JANUARY 17, 2020**  
**7:00 PM**  
**SPRINGS CLUBHOUSE**



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

**(407) 464-2169**

<http://www.psmoldfinders.com>



**Solutions** Protective

INDOOR ENVIRONMENTAL SPECIALIST

Florida License #MR5R294

**"YOUR HEALTH IS OUR #1 CONCERN"**

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- Water Damage Restoration & Cleanup
- Flood & Fire Restoration
- Water Extraction
- Air Purification
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- Complete Disinfection & Clearance Sanitation
- **Do Business with your neighbor-ask for "The Springs Neighbor Discount Specials" !!!**

# SCA COLLECTIONS POLICY

## REMINDER!!

- 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 December 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>	
101 Weeping Elm Lane	Replace Roof
<b>Live Oak Village</b>	
211 Sweet Gum Way	Siding/Painting
305 Fox Squirrel Lane	Remove Dead Palm Tree
309 Fox Squirrel Lane	Siding & Painting/Remove Dead Tree
129 Primrose Drive	Driveway Pavers
<b>Whispering Pines Village</b>	
117 Woodmill Road	POD Placement
241 Pine Cone Lane	Sunroom Addition (Lanai Renovation)
<b>Spreading Oak Village</b>	
101 Butternut Lane	Roof Replacement/Siding Repair & Paint
<b>Single Family Homes</b>	
1963 Lost Spring Court	Driveway and Sidewalk Stain
204 Jasmine Lane	POD Placement
307 Partridge Lane	Landscaping—Driveway Areas
92 Wisteria Drive	Remove 2 Dead Pine Trees
100 Wisteria Drive	Resurface Driveway
157 Wisteria Drive	Gutter and Paver Installation





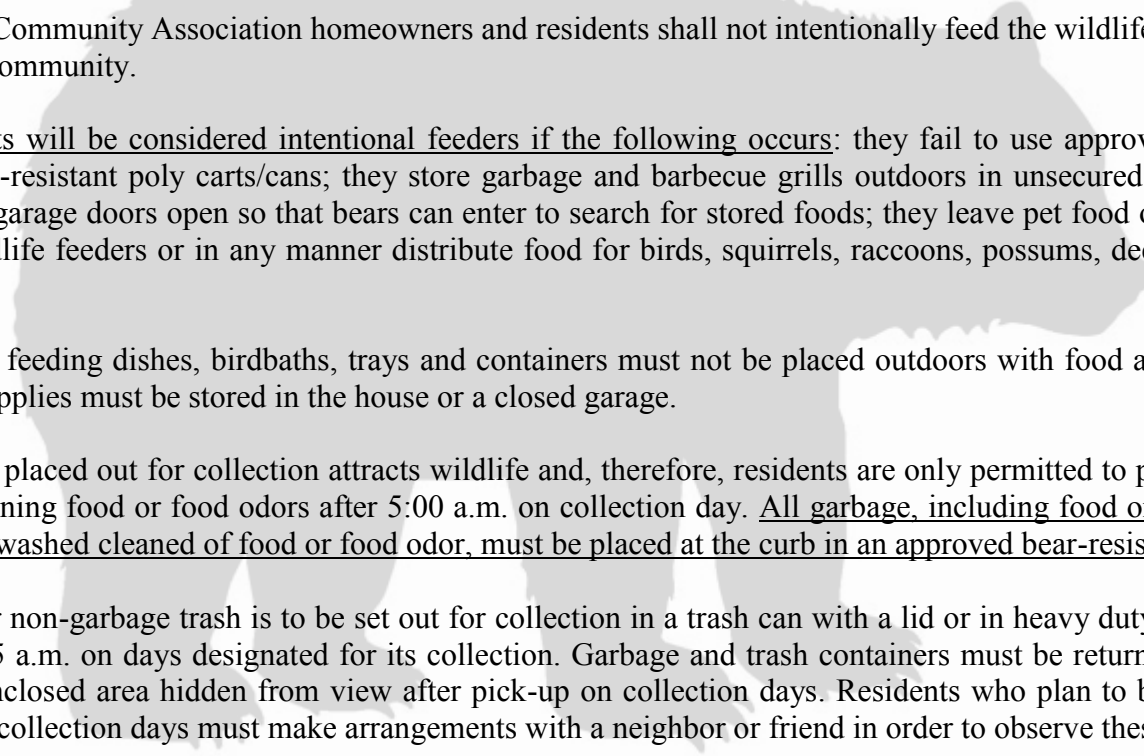


# SPRINGS REGULATION NO. 11-A

## BEARS AND OTHER WILDLIFE

---

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!



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Guaranteed Lowest

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## 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".





# JANUARY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	31	1 New Year's Day	2	3	4 Meet the Candidates Clubhouse 11 a.m. - 12 noon
5 Tutorcy - Clubhouse	6 Architectural Control (ACC) 5:30 p.m. Conference Room	7	8 Wekiva Villas 6:30 p.m.-Clubhouse Fairway Villas 6:30 p.m.-Cottage	9 Bridge Club 1 p.m.	10	11 Mendez (Clubhouse)
12 Beeghly Clubhouse - Tentative	13 Audit Committee 4:00 p.m.-Clubhouse Security Committee 4:30 p.m.-Conf Room	14	15 SCA ANNUAL MEMBERS MEETING Clubhouse - 7 p.m. Book Club-Conf Room	16	17	18 Gillmore (Clubhouse)
19	20 ML King Day	21 Crown Oaks I 7:00 p.m.-Clubhouse	22 Glenwood Village 7:00 p.m.-Clubhouse	23 Whispering Pines 6:30 p.m.-Clubhouse Palm Springs 6:30 p.m.-Cottage	24	25
26	27 Shadowood Village 7:00 p.m.-Clubhouse Book Club-1pm Live Oak-7pm (Cottage)	28 Spreading Oak Village 7:00 p.m.-Cottage	29 Mahjongg Every Wednesday Clubhouse	30	31	

## Village Meetings

Crown Oaks I	Tuesday, January 14th	Clubhouse 7:00 p.m.
Crown Oaks II	Wednesday, January 21st	Clubhouse 7:00 p.m.
Fairway Villas	Wednesday, December 11th	Cottage 6:30 p.m.
Glenwood	Wednesday, January 22nd	Clubhouse 7:00 p.m.
Live Oak	Monday, January 16th	Cottage 7:00 p.m.
Palm Springs	Thursday, January 23rd	Cottage 6:30 p.m.
Shadowood Village	Monday, January 27th	Clubhouse 7:00 p.m.
Spreading Oak	Tuesday, January 28th	Cottage 7:00 p.m.
Wekiva Villas	Wednesday, January 8th	Clubhouse 6:30 p.m.
Whispering Pines	Thursday, January 23rd	Clubhouse 6:30 p.m.

## Board & Committee Meetings

SCA Board of Directors Annual Meeting	Wednesday, January 15th	Clubhouse 7:00 p.m.
ACC Committee	Monday, January 6th	Conference Room 5:30 p.m.
Security Committee	Monday, January 13th	Conference Room 4:00 p.m.
Audit Committee	Monday, January 13th	Clubhouse 4:00 p.m.

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**Environmentally  
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- ~ Experienced in the Springs Community ~
- ~ Family owned & operated since 1978 ~

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**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!**



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- ✓ Attractive templates
- ✓ Experienced writers who understand many industries
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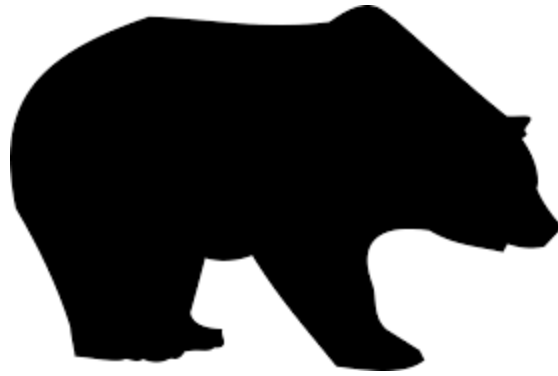
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Are you having trouble with your bear can?  
Is it not locking properly?  
Is it hard to open?

## 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



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## SEE PRO FOR MORE INFO.



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- Algae Removal
- Pressure Washing
- Gutter Cleaning

**We Would Love To Help You  
Make Your Home Shine!**



**Prestige Pressure  
Cleaning LLC**

## **CLUBHOUSE RESERVATIONS**

**Planning a special event in 2020?**

The business office is taking clubhouse reservations  
for the coming 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**  
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**Discussion**  
Members  
Events  
Videos  
Photos  
Files  
Group Insights  
Recommendations



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## Friends of the Springs in Longwood, Florida



Find us on:  
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# 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

Jerry Crews

Chris Culberson

Sherri Barwick

Austin Beeghly

Mim Starr

President

Vice President

Secretary

Treasurer

Director

Director

## Committee Chairs

Architectural Control

Audit

Security Committee

Stables

Tennis

R.V.

Robert Johnston

Sherri Barwick

Ron Boyer

Judy Morse & Robin Andersohn

Tobie Stitt

Ron Boyer

THE SPRINGS  
COMMUNITY

AT HOME WITH  
NATURE