

The Spring Run

At Home With Nature!

Monthly Newsletter of The Springs Community Association



A Message from the Board President

Hello Neighbors!

As we publish, the forecast is pure November: cooler temperatures and frenzied campaigning. Let's all participate in this most essential of our democratic rights. We get this one chance to make our voices heard. Happily, whether your candidate wins or loses, we all get some immediate satisfaction – the political ads and calls go away!

While we're on the topic, let me remind you that we have our own elections coming up. Three of the four seats filled during the recall vote are open for election on January 20. Any member in good standing is eligible to be a candidate, but anyone wishing to be a candidate, including current seat-holders, must submit an Intent-to-Be-A-Candidate form by 5:30 p.m. on November 13. Please check the following pages where you'll find helpful information about this process from community manager Joni Raines.

As anyone who has served on the board can tell you, serving as a director can be a challenge. Many more people are suddenly coming to you with their ideas and requests; what was once abstract becomes an issue you need to think about in a profoundly serious way. In reviewing board and committee minutes from the preceding three decades, I am struck by how many of the issues we're currently hearing about recur again and again.

Stormwater drainage problems have never dropped off the list. Attempts to engage in long-range planning or to set funds aside to undertake major improvements shows up repeatedly. In the early 90's there was talk about the need to replace trees that were aging or being removed with little regard. The original playground was moved from one location to another and updated equipment was purchased. Stormwater and sediment from up-river locations was filling up our slice of the Little Wekiva River, causing riverbank erosion and back-filling our spring with unhealthy microbes. Committee after committee has been formed through the years to oversee the tennis facility, the stables, landscaping, financial planning, drainage issues, road use and conduct, and breaches to security.

Continued.....

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Springs Food Truck Night!

Friday, November 20th

Clubhouse Circle

5 p.m. until 8 p.m.

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October 2020

Volume 49, Issue 10

A Message from the Board President, Continued

“One and done solutions” have never emerged from all of this activity and likely never will as the world outside our borders is always changing and impacting us. Frequently, well-intentioned committee members acknowledged that the issues and solutions were beyond their expertise and required input from engineers, designers, and planners. Happily, committee members and board members, active or retired professionals in their own fields, recognized this fact: that the issues and solutions required serious deliberation, input from experts, and an understanding that the community would have to have an increasingly comprehensive perspective if it was going to make any progress in maintaining its common and private properties. You need to keep this in mind as you review the backgrounds and positions of candidates. We need thoughtful, prudent, flexible, and well-informed candidates who are capable of seeing the big picture and cooperating with others to achieve the goal: maintaining our unique environment, a peaceable, thriving, and healthy community of varied families, plants, and animals. Toward that end, please be sure to attend the “Meet the Candidates” event scheduled about two weeks prior to the annual meeting and election.

No one has come forward thus far to purchase the signage we’ve paid for, but do not wish to use, according to the recall vote. So, the financial loss will stand at roughly \$77,000. Inside, are pictures of alternative signage Media 1 can provide at the original contract price of \$129,700. They have changed colors, shapes, and added wood trim to village signs. You have one last chance to reflect on this and advise the Board on this matter. Please give us a thumbs up or down on utilizing the alternative option via Survey Monkey when Joni Raines sends the survey out by email. We need your responses no later than November 17. If the vote goes “no” we will soon be removing the green signs and begin restoring the present signs and replacing those that were removed.

One last word: Gate Sentry. It’s not perfect, but it is perfect-able. We’re working on that, but we need your participation. Please see Joni’s Gate Sentry Guidance in the newsletter.

Best wishes for a soul-satisfying Thanksgiving observance this month,

David Forthuber



SCA Board of Directors Meeting

The Springs Community Association, Inc.

Clubhouse - 400 Woodbridge Road, Longwood, FL

Wednesday, October 21, 2020 -7:00 p.m.



Note: These Minutes are not final until approved at the BOD Meeting on November 18, 2020

Board members present were: David Forthuber, President, Austin Beeghly, Vice President, Kathleen MacMillan Secretary, Gary Roux, Treasurer, Asher Wildman, Chris Knight and Shelly Ferrone, Directors. Joni Raines, Manager and Jennifer Chapman, Manager were also present. The meeting was streamed live on Zoom.com audio feed. Approximately 19 home owners attended in the clubhouse and 28 attended via ZOOM.com.

CALL TO ORDER

Noting that the meeting had been properly posted and a quorum was present, David Forthuber called the meeting to order at 7:00 p.m.

PRESIDENT'S REPORT – David Forthuber opened the meeting with a welcome to the Board and audience and asked the audience to sign the open forum sign-in sheet if they would like to speak on a particular topic. Mr. Forthuber deferred the President's Report due to the large number of items on the agenda and explained the purpose and procedures of the open forum portion of the agenda.

SECRETARY'S REPORT

Board Secretary Kate MacMillan requested a motion to approve the Minutes of the September 16, 2020 meeting. Shelly Ferrone motioned to approve the minutes as presented. Austin Beeghly seconded the motion. The motion passed unanimously. Ms. MacMillan requested a motion to approve the Special Meeting Minutes of the Insurance Office of America for the adoption of the 2021 insurance proposal of Tuesday, September 22, 2020. Shelly Ferrone seconded the motion and the motion passed.

TREASURER'S REPORT -

Treasurer Gary Roux went over the financial summary presented to the board, stating that we September with \$865,544.41 in the Operating account, \$482,859.07 in the Contingency Reserve account, and \$73,358.00 in the escrow account, accounts receivable was at \$61,189.75 and the total income for the month was \$167,981.38, leaving a surplus of \$9,878.58. The year-to-date surplus totals \$42,388.23. The Seacoast Loan payable is \$316,306.42. There were 5 closings in September with 68 total closings year-to-date.

MANAGEMENT REPORTS –

Joni Raines and Jennifer Chapman presented their monthly manager's report for board review and requested questions from the board if they had any. Joni Raines informed the Board requesting thoughts and prayers for long-term maintenance worker Samuel Bustamante, recovering from a bad accident while working at home which resulted in surgery on his hand. "Sammy" had vacation time accrued for the time off, and should get clearance for light duty from his doctor on Wednesday, 10/28. Ms. Raines also summarized the report, highlighting a couple of projects including the 15mph speed limit sign by the playground, the replacement of 2 barbeque grills on the beach at the rec area and the completion of the 2021 proposed annual budget. Ms. Raines thanked all involved in their assistance during this budget learning process. In addition, Chris Knight was provided a copy of the completed CSO Procedures and Employee Manual for Board consideration. Insurance documents have been sent to Insurance Office of America and ongoing publication of the monthly Spring Run Newsletter continues. David Forthuber recognized long-time Audit Committee Ron Maisel for his assistance with the budget planning process.

OPEN FORUM

Larry Dobbins (Juniper Lane) questioned the Board regarding the implementation and/or revisions to Springs Regulation No. 19 in regard to residents and guests parking on the grass. Austin Beeghly also expressed his concerns regarding a vehicle parking on the grass area on Spring Run Circle. David Forthuber recommended we refer to the "Vehicle Access Ledger" and engage the CSO staff in providing tag numbers to determine what residents may be in violation of the regulations, as well as act on a more "global scale" in stressing the importance of following this regulation.

Karen Fatizzi (Spring Run Circle) expressed her concerns regarding the overall upkeep and maintenance of the small amount of common areas on Spring Run Circle, some of which are areas maintained by Wekiva Villas. Joni Raines responded by informing Ms. Fatizzi that she had met with Antonio of Garden Quality Landscaping and shared her email with him and asked him to investigate the areas in question and report back to management on his findings. David Forthuber responded with his concerns of the amount of trash he has witnessed in the area and asked if he and the manager meet with Ms. Fatizzi to point out her concerns. Ms. Fatizzi suggested a calendar plan of maintenance, which David Forthuber explained was in place at this time.

Continued.....

SCA Board of Directors Meeting Minutes, Page Two

Wednesday, October 21, 2020

Open Forum (continued)

Ron Maisel (Raintree Drive) spoke about the articles he had written and provided for inclusion in monthly newsletters over the past few months. The articles are titled "Notes from the Audit Committee" and outline various duties of the Audit Committee, as well as the final article containing information on the budget process. The objection was to get information out to the community to avoid any misinformation the community may have in regard to the budget and responsibilities of the Audit Committee. Mr. Maisel also addressed his role in assisting in this year's budget process with both a new manager and some new board members. Mr. Maisel added that he was surprised that this year's proposed budget items were able to be included without having to increase assessments. Asher Wildman questioned Mr. Maisel on his opinion on when he realistically felt assessments would need to be increased, based on current inflation and needs of the community. Mr. Maisel responded that this may be determined in the next year or two, but at this time, the budget and community are in fairly good shape. Members of the Board addressed the proposed Reserves. David Forthuber requested the reserve study topic be addressed within the 2021 Proposed Annual Budget topic of new business.

Scott Major (Wild Olive Lane) addressed his concerns regarding the drainage at his property and the property at 301 Wild Olive Lane (Mr. Alley) was also present and spoke on the topic, as did Mr. Messina (Wisteria Drive) who requested the swales in the area be maintained. Mr. Forthuber explained that this will be addressed during the remainder of the meeting, however, suggested that we get back in touch with Hardin Hydrological Engineering who did a study in our area in 2010. The manager was asked to get in touch with Mr. Hardin. There was further, extensive conversation regarding drainage issues and SCA responsibilities versus home owner responsibilities.

Rick Nelson (Partridge Lane) addressed the Board regarding the denial of his ACC request for artificial turf placement in his driveway. The Board requested this topic be addressed at the next BOD meeting, wherein more research into his request can be done and will give Mr. Nelson a decision in November.

Belinda Davis (Spring Run Circle) expressed her concerns regarding a neighbor whose son purchased the home for his mother who appears to be having a homeless person living at the property. David Forthuber explained the processes in place for occupants and tenants, either requiring an Occupancy Agreement for friends or family members living with the home owner, or a background check for tenants living at the property under a lease agreement. The manager requested Ms. Davis to contact her at the business office.

Dusty Krumper (Wild Ash Lane) expressed her concerns about a recent incident in which a resident's guest took a flag from another vehicle parked at the clubhouse circle and committed arson on Springs property by burning the flag. It was advised that management direct residents to first call 9-1-1- and then contact the CSO staff to report in the event of witnessing a crime such as arson, theft, etc. Ms. Krumper requested a camera be placed at the rec area in the clubhouse circle.

Craig Pasek – Pathway from Spring to Tennis Facility. Mr. Pasek is requesting new gravel or paving due to saturation of the ground. Mr. Pasek is also requesting that the overall street lighting within the community needs to be more consistent in lighting wattage and appearance. The manager has requested a proposal from Commercial Lighting to address this. Lastly, Mr. Pasek would also like for management to notify residents, if possible, when Seminole County is performing mosquito spraying in the community. The manager will investigate and communicate this request to the Seminole County mosquito control representatives.

OLD BUSINESS

Update on Springs Signage Project & Survey Results – David Forthuber stated that we were still awaiting any results from the advertising on the existing signage. We've advertised the signs in the Florida Community Association Journal. Mr. Forthuber has met with Media 1 and they believe they can fulfill any changes we agree on at no additional cost. David Forthuber has the drawings they have provided and will present those to the Board once a decision is made on whether to walk away from the signage or re-design. Kate MacMillan questioned whether or not the community chose to make changes on the signage. Gary Roux and Kate MacMillan stated it was their understanding that the community decided not to go back to Media 1 and if it could not sell the existing signage and to move forward. This item will be placed on the November agenda.

Markham Woods Access Road Repaving – David Forthuber asked Kate MacMillan to address the board and audience regarding the project and her communications with SCA Attorney Carlos Arias. Carlos Arias conversed with Kate MacMillan to determine if conditions existed within the SCA Declarations to justify the expenditure of SCA funds for the project. The existing plats and surveys show the access road within the easement areas and deeded lots subject to the SCA Declarations, going back to the developer. Carlos Arias allowed that an interpretation could be made that service road care is part of the greenbelt easement maintenance granted by inclusion in the SCA, but his staff was unable to declare that it is required and stated "Our opinion is unchanged. We do not believe based on the documentation we have that the Association has an affirmative obligation to maintain the access road. Since we do not have an affirmative obligation, we recommend against performing such maintenance. In discussing the issue with Ms. MacMillan, Arias Bosinger wanted to be certain that the SCA had a good faith basis in authorizing the expenditure of community funds to perform the maintenance, even if it did not have the affirmative obligation. Based on the Article I, Section I's statement as to the purpose of assessments we conceded an argument can be made supporting the expenditure of assessments to perform the access road maintenance."

Continued...

SCA Board of Directors Meeting Minutes, Page Three

Wednesday, October 21, 2020

Old Business (continued)

A new proposal was presented to the Board by Hall Company which corrected the scope of work required. Gary Roux suggested that in the future, if there are more questions regarding a project of this magnitude, the Board table the item for further research and discussion. Management will coordinate and communicate with all of the homeowners involved regarding the logistics of the project, in addition to the waiver of liability provided by the SCA attorney and a meeting with Markham Woods property owners. Following discussion, *Shelly Ferrone motioned to accept the bid from Seminole Asphalt Paving with the understanding that the bid remains intact at the proposed cost of \$8,950. Austin Beeghly seconded the motion, the motion passed.*

Return of Rec Area Floating Dock – Joni Raines addressed the Board regarding numerous requests from residents to place the floating dock back into its original pre-Covid location. *Austin Beeghly motioned to replace the floating dock back to its original position. Shelly Ferrone seconded the motion. The motion passed 6 to 1.*

NEW BUSINESS

SJRWMD (Spring Run Riverbank) – Austin Beeghly did not present tonight as planned, but discussed home owner concerns regarding the degradation of the river bank behind Spring Run Circle. A conversation took place with a SJRWMD representative. The representative revealed that St. John's Water Management offers a permit determination analysis to analyze soil, bank and permits we're allowed to obtain. The cost of the permit determination analysis is \$100. *Austin Beeghly motioned to approve the expenditure of \$100 for the analysis. Shelly Ferrone seconded the motion. The motion passed.*

2021 Proposed Annual Budget – Kate MacMillan began the discussion of the proposed 2021 budget by thanking Gary Roux for his follow-up email to the board clarifying the thoughts on the proposed reserve items. David Forthuber explained further that the designated reserve would be set up as a reserve to be funded from the income in 2021 and the undesignated reserve which would be funded from the CD's that can be moved into reserves. This will ultimately be accomplished through a Board resolution. The manager will research the expiration dates of the CD's in question. The building fund can be funded through money not spent throughout the year. Pooled Component Reserves would be in place to address renovation expenses, and Contingency Reserves address unexpected expenses or emergency expenses. The building fund would be a capitalization fund for building improvements or buildings that may need to ultimately be replaced. Gary Roux stated it would be prudent to have the Members vote to formally adopt a designated reserve as a permanent part of the governing documents. *Shelly Ferrone motioned to approve the budget as presented. Austin Beeghly seconded the motion, the motion passed unanimously.*

Wisteria Drive Drainage – Asher Wildman addressed the Board regarding the drainage issues on the side of his property. Initial attempts to divert the water were paid for by Mr. Wildman and done prior to his appointment to the Board. Mr. Wildman's investigations revealed that all of the water goes into this area next to his property, primarily due to the lack of swales. Gary Roux and Kate MacMillan suggested that we utilize Hardin Engineering's expertise to update a Hydrology Study for Wisteria Drive and create one for Spring Run Circle. *Austin Beeghly motioned to get a bid from Hardin Engineering to investigate the Wisteria Drive property and confirm that the pipe will resolve the issue, and to approve the bid from Sam's Heavy Equipment at a cost of \$7,460, contingent on the results of the hydrology study from Hardin Engineerin and using the 10-inch pipe as presented by Sam Flowers. Chris Knight seconded the motion. Austin Beeghly also motioned to obtain a bid from Hardin Engineering to investigate drainage issues on Spring Run Circle, with any findings to be addressed in the 2021 budget. The total expenditure for both studies to be capped at \$10,000. Kate MacMillan seconded the motion, the motion passed 6 to 1, with Asher Wildman abstaining.*

Wild Olive/Wisteria Drive Drainage – The Board discussed the proposal from Parker Wilson to form a new concrete apron down to and around the pipe on the corner of Wild Olive and Wisteria Drives at a cost of \$1,500. *Kate MacMillan motioned to have Hardin Engineering also investigate this issue while in the community for the other studies. Austin Beeghly seconded the motion. The motion carried.*

New Office Copier Lease Contract – Joni Raines provided a copy of the proposed new copier lease provided by Sissine's Office Systems. As presented, the copier should provide the SCA with a savings of \$8,537 over a 5-year period. *Austin Beeghly motioned to accept the proposal as presented. Chris Knight seconded the motion. The motion passed unanimously.*

Community Christmas Lighting Contract – Joni Raines explained the contract provided by We Hang Christmas Lights for this year's holiday season. The company presented 2 bids for holiday lighting. *Austin Beeghly motioned to approve the bid for 5,985 as presented. Kate MacMillan seconded the motion, which passed unanimously.*

Security Committee Update – Tabled (working with Joni Raines)

Long-term Planning Committee Update - Tabled

Discussion: Legal Counsel - Tabled

Continued...



SCA Board of Directors Meeting Minutes, Page Four

Wednesday, October 21, 2020

Tennis Facility Discussion – Resident Scott Richardson presented the Board with a letter of items requested by the Pickleball community as follows: Installation of two semi-permanent nets to match the existing nets; 24-hour access to squeegees and rollers used to dry courts when wet. Pickleball community is also requesting a directive in place so that Pickleball players will not be locked out of the courts with a chain, in the absence of Springs Tennis Pro John Rountree. Asher Wildman spoke via speaker phone to address the board regarding leasing of the tennis court tennis room to a tennis pro that would pay a lease fee, which would generate income for the Racquet Facility and the possibility of forming tennis leagues, pickleball leagues and tournaments, as well as other various ways to self-monetize the facility. The manager will acquire bids for semi-permanent nets as requested. The Board is in favor of re-visiting this topic and proposed costs for the equipment at the November 18th meeting. In addition, Austin Beeghly suggested the formation and/or appointment of a Racquet Club Committee.

ADJOURNMENT

Adjournment: With no further business to attend to, the meeting was adjourned at 9:49 p.m.

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SCA BOARD OF DIRECTORS TREASURER'S REPORT September 2020

ASSETS		LIABILITIES	
Cash in Bank - Operating	974,248.49	Payables/Prepays	1,004,205.48
Cash in Bank - Reserves	466,362.61	Reserves (net)	466,362.61
Escrow	74,233.00	Operating Equity	917,187.05
Accounts Receivable	70,031.72		
Allowance for Doubtful Accounts	(62,225.60)		
Prepaid Assets	(139,417.92)		
Property & Equipment	1,001,452.84		
Deposits	3,070.00		
TOTAL ASSETS	2,387,755.14	TOTAL LIABILITIES	2,387,755.14

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
TOTAL INCOME	150,549.02	1,145,712.51	1,120,445.32	25,267.19
EXPENSES:				
Common Area	31,445.97	237,600.80	236,682.68	918.12
Grounds	23,201.01	204,601.07	197,098.68	7,502.39
Pool/Spa/Clubhouse	2,269.16	20,063.89	25,261.32	(5,197.43)
Administration	29,766.61	233,016.87	253,298.64	(20,281.77)
Recreation Area (RV/Tennis/ Stables)	3,008.98	18,787.90	15,552.00	3,235.90
Security & Gates	29,694.71	267,388.33	260,808.00	6,580.33
Reserves	16,468.00	131,744.00	131,744.00	0.00
TOTAL EXPENSES	135,854.44	1,113,202.86	1,120,445.32	(7,242.46)
SURPLUS/(DEFICIT)	14,694.58	32,509.65	0.00	32,509.65

COMMENTS:

Seacoast Loan Payable \$332,783.59 10/31/2023

5 Closings in September; 68 Total Closings YTD

09/31/2019: \$119,033.72 845 accts pd in full; 41 owe per breakdown

4 Attorney (plus 2 bad debt/bankruptcies) -2 New Accounts Sent to Atty on 10/06/20

0 New Liens; 0 new ITL's; 4 existing ITL's resulting in all or partial pay

5 Payment Agreements

15 on Schedule

Call for Candidates

SCA Board of Directors

The 2021 Annual Members Meeting will be held on
Wednesday, January 20, 2021.

Members may seek election to one of three seats open to election in 2021
by submitting a “Intent to be a Candidate” notice in writing to the
SCA by Friday, November 13, 2020.

Candidates should also submit a one-page letter stating why they
wish to join the Board and what skills they will bring to its deliberations,
or you may use the candidate biography sheet located on the next page.

Notice should be submitted no later than November 13th in order to
publish the candidate letters in the November and December
Spring Run Newsletter to inform members.

Only members in good standing (all annual dues fully paid by
October 31, 2020) are eligible to seek a seat on the board.

Notice and Bio Sheet or Letter may be emailed to The Springs at
admin@thespringsconnection.com, or may be dropped off or mailed to
the business office at 400 Woodbridge Road.

Photographs are helpful!





**NOTICE OF INTENT TO BE A CANDIDATE
FOR THE BOARD OF DIRECTORS OF THE
SPRINGS COMMUNITY ASSOCIATION**

I, _____, hereby place my name for nomination as a candidate for the Board of Directors.

I _____ *am/I* _____ am not (check one) enclosing a Candidate Information Sheet.

I understand that I am responsible for the accuracy of the information contained in the Candidate Information Sheet.

Date: _____

SIGNATURE OF APPLICANT: _____

Type or Print Name: _____

CANDIDATE BIOGRAPHY

NAME: _____

ADDRESS: _____

PERSONAL BACKGROUND:

PRIOR ASSOCIATION EXPERIENCE (if any, none required) _____

SPECIAL QUALIFICATIONS: _____

COMMENTS ABOUT BOARD CANDIDACY:

This form is provided for your convenience. Please print legibly. Your Candidate Information will be photocopied and distributed to the membership in the Annual Meeting packet. Please return both the **signed** Notice of Intent and Candidate Information Form The Springs Community Association, Inc., 400 Woodbridge Road, Longwood, FL 32779 Committee, or by email to admin@thespringsconnection.com. **The forms must be postmarked or emailed on or before Friday, November 13, 2020.**

Upcoming Events!

Springs Food Truck Night!

Friday, November 20th

Clubhouse Circle

5 p.m. until 8 p.m.

Featuring...

Tacos Mazatlan (Authentic Mexican Tacos)

Woodson's Wrap Shack

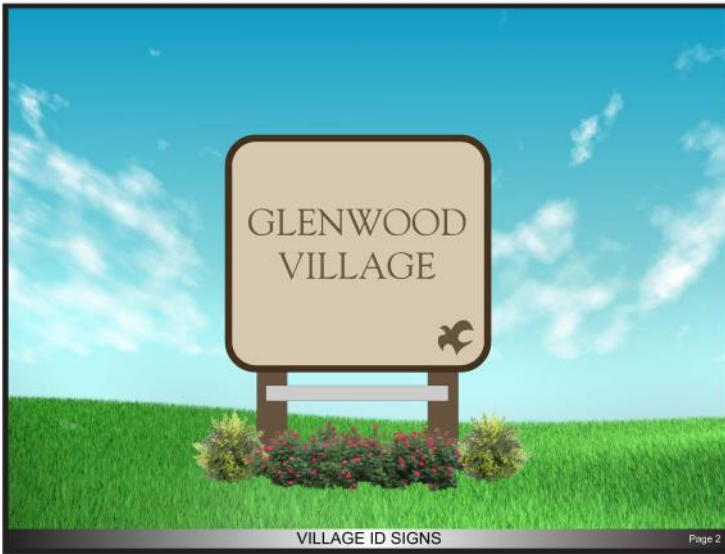
Churros & Cream



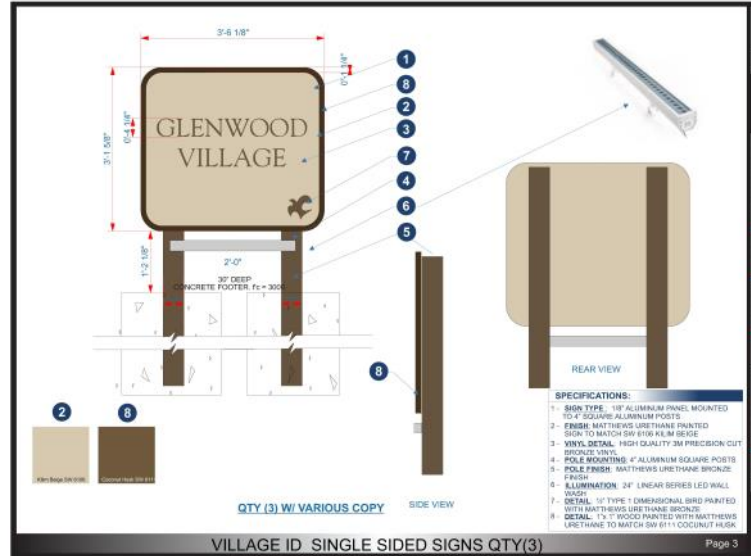
— AUTHENTIC MEXICAN TACOS —



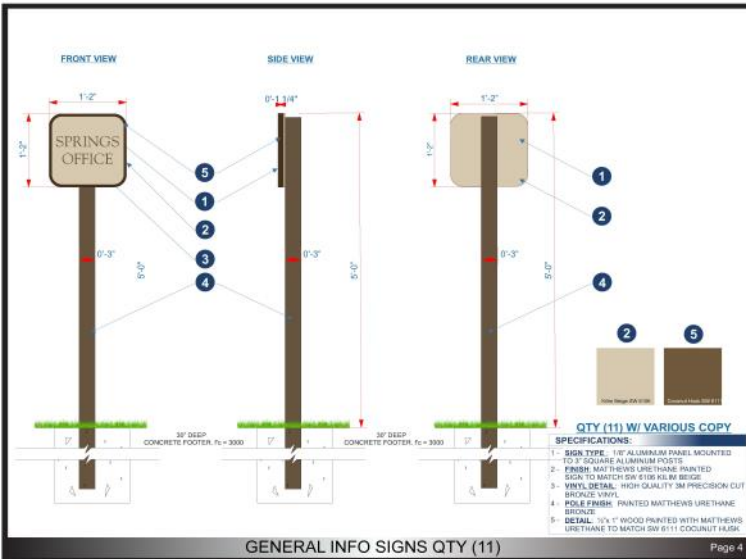
SPRINGS REVISED SIGNAGE PLANS



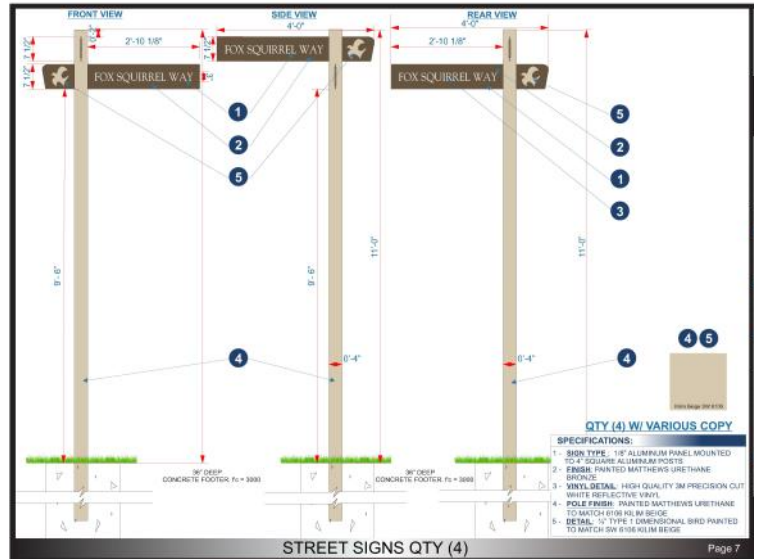
VILLAGE ID SIGNS



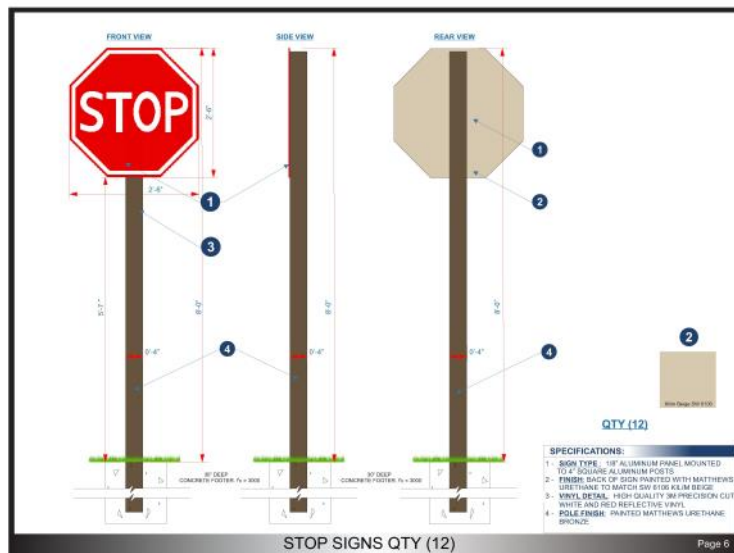
VILLAGE ID SINGLE SIDED SIGNS QTY(3)



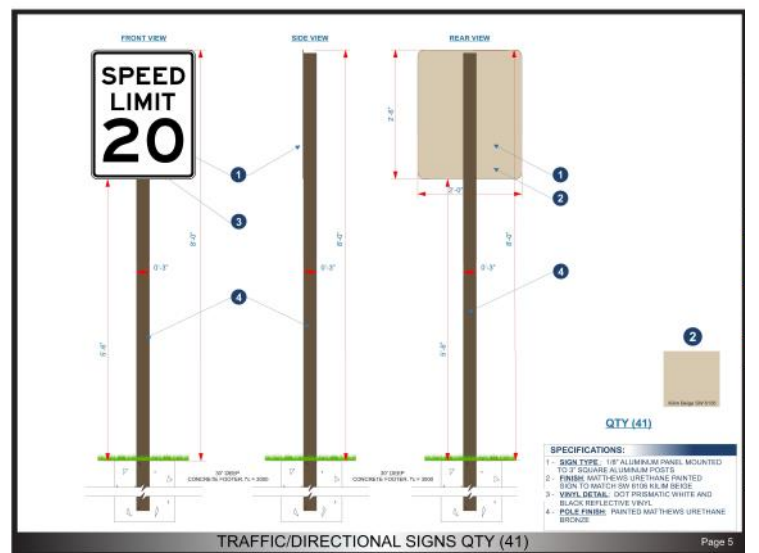
GENERAL INFO SIGNS QTY (11)



STREET SIGNS QTY (4)



STOP SIGNS QTY (12)



TRAFFIC/DIRECTIONAL SIGNS QTY (41)



As we navigate the learning curve in using the Gate Sentry Visitor Management System, please use these helpful hints to help the CSO's help you with your visitor requests:

- ◆ Only verified homeowners or residents should be listed as a "Host."
- ◆ Guests should be limited to a MAXIMUM of 5 "permanent" guests per household. All other guests should be listed as "temporary" guests for a maximum of one year. This will assist the CSO's in locating your guest's name promptly.
- ◆ As written in the SCA Regulations, guests, vendors and/or contractors, are not permitted at the rec area without a resident host. The CSO staff on roving patrol are required to ask the guest leave the area immediately. Repeated violations of this regulation will result in a suspension of amenities rights. Due to Covid-19 restrictions, the SCA is not issuing rec passes at this time.
- ◆ ONLY add Vendors/Contractors in the Vendor Section - Do Not list Vendors as Guests. This will assist the CSO's in locating your entry promptly, with the goal of accuracy and safety as a priority.
- ◆ Phone calls to the CSO desk should be on an emergency basis ONLY. All residents are required to use the Gate Sentry Visitor Management System. An emergency call should be limited to those only that may have no access to the mobile or computer app. Note: You will be required to state your Pass Phrase Code. This is the 4-5 digit code you were provided with the email to sign up and log-in to the system.
- ◆ The deadline for exceptions to the above requirements is Friday, January 1, 2021. An email-blast reminder notice will be sent out at the end of December.
- ◆ If you need assistance, please contact the SCA Business Office or email reception@thespringsconnection.com.
- ◆ **If you are experiencing problems with the system, you may contact Gate Sentry support at 1-800-975-5971, or email support@gatesentry.com.**

THANK YOU!

SPRINGS REGULATION NO. 20 ARBOR SUBCOMMITTEE

The Springs Community is built around one of Florida's great natural springs surrounded by centuries-old live oaks. The community's mature canopy is what makes our development unique and desirable. The intention of the Springs Community Association's Declaration and Covenants and Restrictions is to preserve mature trees throughout the community. Regulation No. 20 establishes an Arbor Subcommittee to assist the Architectural Control Committee in responding to all requests to remove or significantly trim trees on private property and on common areas of the Springs Community Association and all other associations within the community. The Arbor Committee was formed to oversee all tree related issues and facilitate maintaining the beauty of our development. All members of the community, and all associations within the community, must adhere to Regulation 20 stipulations which reiterate and clarify stipulations within the SCA Covenants & Restrictions relative to tree removal, tree trimming or tree planting.

TREE REMOVAL

- 1) Article IX of the Declaration and Covenant states that no large trees measuring 6 (six) inches or more in diameter at ground level may be removed without the written approval of the Association unless located within 10 feet of the main dwelling or accessory building. Legal counsel advises that 10 feet of the main or accessory buildings has, over decades of SCA enforcement, been interpreted to mean "as measured from the trunk." Arborists measure trunks from a height 4 feet above ground. SCA members should observe this guidance in measuring trees near their buildings. Trees with upper branches 10 feet from the home will have trunks well outside of the "10 foot at trunk" stipulation. To obtain vendor access to remove trees within 10 feet of dwellings, as measured from the trunk, SCA members are still required to provide a tree removal application with photographs of the tree measurement, at trunk height, to the SCA. Note also item 9 below regarding replacement of live trees.
- 2) A "Tree Removal Application" form must be completed by the homeowner prior to commencement of tree removal or for any trimming *that goes beyond cleaning out dead, dying, diseased, weakly attached or low-vigor branches*. Submit applications to the Arbor Subcommittee no later than one week in advance of its regular meeting on the 4th Wednesday of each month. Please obtain trimming guidance to maintain tree health, available from the SCA Business Office.
- 3) In the event of an emergency, the owner must contact the Springs Association Manager or a member of the Arbor Committee for emergency approval. Emergency removal due to storm damage may, upon visual confirmation, be exempted from prior written approval.
- 4) The contractor to perform the work must be in good standing with the Association's Arbor Subcommittee. Proof of Workman's Compensation and Liability Insurance must also be included with the application.
- 5) The application should include a sketch showing the location on the property of all trees to be removed. Mark the trees to be removed on the sketch. A photo of the tree(s) marked for removal is also required with the application.
- 6) Reasons for removal of the tree(s) must be stated on the application. Valid reasons for removal are:
 - Dead
 - Irreversible disease
 - Evident danger of falling
 - Routine trimming cannot eliminate the likelihood of damage to a dwelling or structure
 - It creates an unsafe obstruction of vision for roadways
 - Unreasonably restricts permitted use of property
- 7) The application expires 6 (six) months from the date of approval unless the Business Manager is notified to request an extension or otherwise specified.
- 8) The CSOs will maintain a list of approved applications at the guard gate. No tree company will be permitted to enter the community if it is not on the approved application list.

BOD APPROVED 9.16.20

- 1) Unless the tree presents a danger to persons or property or is diseased or dead, replacement tree(s) will be required and a deposit for replacement trees will be collected prior to authorization of removal. (CS/HB 1159-private property rights, FL Senate 2019). See the deposit chart below:

Diameter of existing Tree (measured 4 ft from ground level)	Number of Replacement Trees required for Removal	Deposit Required prior to work being performed
6-10 inches	1 replaced for 1 removed	\$300.00
11-24 inches	2 replaced for 1 removed	\$600.00
>25 inches	3 replaced for 1 removed	\$900.00

10) The Arbor Subcommittee will defer to the written opinion of a certified ISA arborist on the status of the tree to be removed.

11) Within 60 days of the tree(s) removal, the business office should be notified that the replacement tree(s) was planted. A refund of the deposit will be issued once the replacement requirement(s) have been verified. The homeowner may elect to plant on their own property or allow the Springs to use the funds to plant a tree on community property.

12) Unless approval by a Community Manager is obtained to extend the 60-day requirement, the deposit will be forfeited at the end of 60 days and used to plant a tree(s) on community property.

TREE TRIMMING

- 1) Trimming that goes beyond cleaning as described in item 2 above will require that a Tree Trimming Application is submitted prior to the commencement of work. Pruning must be conducted according to standards approved by the International Society of Arboriculture. Consult an ISA certified arborist before undertaking any trimming that goes beyond cleaning.
- 2) Work completed without prior approval will result in a Violation Notice to be issued, unless it is an emergency.

VIOLATIONS

- 1) Article X of the Declaration states: "It is the intent of the Covenants to enhance the value of abutting and neighboring forests." Therefore, the unwarranted removal of trees causes damage to each Member of the community. In the event one or more trees is removed in violation of this Section, the Member responsible for such removal shall replace the removed tree or trees with one or more trees of a type and size as may be determined by the Board of Directors of the Association in its sole discretion. This shall not be the sole remedy of the Association.
- 2) A Notice of Violation will be issued for each tree removed without prior approval of the Arbor Committee or for aggressive trimming of limbs which will likely result in the death of a tree. Since removal of healthy, mature trees adversely alters the natural environment of the community and replacing a mature tree is impossible and the non-compliance irreversible, the homeowner will be fined up to \$1,000 per tree removed. For example, if three (3) trees are illegally removed, the homeowner will be fined up to \$3,000.
- 3) There is no way for the Arbor Subcommittee to inspect a tree once it has been removed, so all trees removed without prior authorization will be assumed healthy and not subject to any exemption from fining.
- 4) In addition to the non-compliance fine, the tree replacement policy established by Regulation 20 will apply to each member for every individual tree identified in the Notice of Violation.
- 5) All the money collected shall be used to plant or maintain trees in the common area or right of way of The Springs Community.

BOD APPROVED 9.16.20

THE SPRINGS COMMUNITY ASSOCIATION, INC
TREE REMOVAL /TREE TRIMMING PERMIT APPLICATION

APPLICANT

OWNER'S NAME:	PHONE :
ADDRESS:	
EMAIL:	

CONTRACTOR

NAME:	PHONE:
IS THE CONTRACTOR CURRENTLY AN ISA CERTIFIED ARBORIST OR DOES HE/SHE EMPLOY ONE? SUBMIT DOCUMENTATION	
Proof of Workman's Compensation and Liability Insurance must be included with the application.	

PROJECT

Sketch showing the location of all trees on the property and marking the ones to be removed /trimmed and extensive landscaping changes must be included with the application. A photo is required of the tree(s).	
EXTENSIVE LANDSCAPING ADDITION/REMOVAL:	
TYPE OF TREE(S) TO BE TRIMMED:	
TYPE AND NUMBER OF TREE(S) TO BE REMOVED:	
REASON FOR REMOVAL OF TREE(S)	
<input type="checkbox"/> DEAD	<input type="checkbox"/> DAMAGING PROPERTY
<input type="checkbox"/> DISEASED	<input type="checkbox"/> CREATES AN UNSAFE VISION CLEARANCE
<input type="checkbox"/> IN DANGER OF FALLING	<input type="checkbox"/> UNREASONABLY RESTRICTS PERMITTED USE OF PROPERTY
<input type="checkbox"/> OTHER: _____	
Unless the tree presents a danger to persons or property, as documented by an ISA certified arborist or licensed landscape architect, a fee prior to trimming/removal will be collected. (CS/HB 1159-private property rights, FL Senate 2019)	

OWNER'S AFFIDAVIT

1) The above information is correct.	
2) The tree(s) are located on the owner's property.	
3) I acknowledge that I am responsible for compliance with the rules and regulations imposed by The Springs Community Association.	
4) I will allow SCA designated individuals to enter the property to see the tree(s) if they are not visible from the street.	
5) Owner agrees to tree replacement, if required. All replacement trees shall be at least 3" caliper and a minimum of 8'-10' height at time of planting and Florida Nursery grade Number 1. See Replacement Tree Species List sheet (page 2) for preferred tree species.	
PROPERTY OWNER-signature:	DATE:

ARBOR COMMITTEE USE ONLY

<input type="checkbox"/> APPROVED (Expires 6 months from date of approval.) <input type="checkbox"/> DENIED	
CONDITIONS:	
REPLACEMENT TREES REQUIRED: <input type="checkbox"/> YES <input type="checkbox"/> NO	NUMBER OF REPLACEMENT TREES:
REQUIRED DEPOSIT: <input type="checkbox"/> YES <input type="checkbox"/> NO	COLLECTED AMOUNT:
REVIEWED BY:	DATE:

Unless the tree presents a danger to persons or property, diseased, or dead, a deposit prior to removal will be collected. (CS/HB 1159-private property rights, FL Senate 2019). A refund will be issued once the replacement requirement(s) have been met. Homeowner may elect to plant on their own property or allow the Springs to use the funds to plant a tree on community property.

Diameter of existing Tree (measured 4 ft from ground level)	Number of Replacement Trees required for Removal	Deposit Required prior to work being performed
6-10 inches	1 replaced for 1 removed	\$300.00
11-24 inches	2 replaced for 1 removed	\$600.00
>25 inches	3 replaced for 1 removed	\$900.00

If a Notice of Violation is issued for illegal tree removal or aggressive trimming of limbs which will most likely result in the death of a tree, the homeowner will be fined up to \$1,000.00. A fine will apply to each individual tree identified in the violation notice. For example, if 3 trees are illegally removed, the homeowner will be fined up to \$3,000.00. Since there is no way for the Arbor Committee to inspect the tree once it has been removed, all trees will be assumed healthy and not subject to exemption. In addition to the fine, the tree replacement policy will apply to each individual tree identified in the violation notice.

EXAMPLES OF TREES FOR RESIDENTIAL PROPERTIES IN THE SPRINGS:

SMALL TREES Mature height of 15-25 ft	MEDIUM TREES Mature height of 25-50 FT	SHADE TREES Mature height of 50-70 ft	PALMS
Bottlebrush (Weeping or Erect) Crape Myrtle Dahoon Holly Eagleston Holly Golden Trumpet Japanese Blueberry Purple Glory Tree Tabebuia (Yellow) Walters Viburnum Weavers White Dogwood Yaupon Holly	Drake Elm Eastern Redbud Southern Red Cedar Sweetbay Magnolia Tabebuia (Pink) Winged Elm	American Elm Hickory Red Maple Sand Live Oak Shumard Oak Southern Live Oak Southern Magnolia Sugarberry Sweetgum Sycamore Tulip Poplar	Bismarkia Chinese Fan Palm European Fan Palm Phoenix Sylvestris Wild Date Palm

HOW TO FIND AN ARBORIST?

Go to <https://www.isa-arbor.com> to identify an ISA certified arborist in our area.

Village Meetings

Due to Covid-19,
all sub-association meetings
are held at the direction of the
Association Manager and
communicated via email and
posting on Village Boards
Until Further Notice

Board & Committee Meetings

SCA Board of Directors	Wednesday, November 18th	Clubhouse 7:00 p.m.
Architectural Control Committee	Monday, November 2nd	Conference Room 5:30 p.m.
Security Committee	Monday, November 9th	Conference Room 4:00 p.m.
Arbor Committee	Thursday, November 19th	Clubhouse 4:00 p.m.
Audit Committee	Monday, November 23rd	Clubhouse 4:00 p.m.

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ACC Committee Approvals October 2020

REMEMBER:

Submit ACC Application
For any exterior
renovations—including, but
not limited to:

ROOFING
MAILBOX
LANDSCAPING
FENCE INSTALLATION
FENCE REPAIR

~TREE REMOVAL/TRIMMING~
REFER TO ARBOR
COMMITTEE FORMS

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.

Next ACC Meeting:
Monday, November 2nd

VILLAGE APPROVAL
REQUIRED PRIOR TO
MONTHLY ACC
MEETING!

www.thespringsconnection.sentrywebsites.com

ADDRESS	DESCRIPTION
Whispering Pines Village	
241 Hummingbird Lane	Roof Replacement
117 Raintree Drive	Replace Wood/Paint
121 Raintree Drive	Roof Replacement/Driveway Pavers
172 Raintree Drive	Painting
Spreading Oak Village	
111 Autumn Drive	Painting
Glenwood Village	
114 Juniper Lane	Painting/Fencing
106 Hidden Oak Drive	Roof Replacement
101 Juniper Lane	Painting/Fencing
118 Hidden Oak Drive	Gutter Replacement
Live Oak Village	
200 Sweet Gum Way	Replace Siding/Repair Gutters
214 Sweet Gum Way	Window Replacement
Shadowood Village	
208 Weeping Elm Lane	Replace Wooden Trash Bin Doors
104 Starling Lane	Painting
Single Family Homes	
288 Spring Run Circle	Replace Roof
249 Springside Road	Replace Roof
111 River Bend Court	Replace Drive with Pavers
100 Red Bay Drive	Painting
116 Bridgeview Court	Replace Roof



SCA COLLECTIONS POLICY REMINDER..

If you are paying semi-annually or quarterly, your assessment will be due on October 1st and considered late after October 31st.

- 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.

WATER OR MOLD DAMAGE?
CALL FOR IMMEDIATE HELP NOW
(407) 464-2169

<http://www.psmoldfinders.com>



Solutions Protective

INDOOR ENVIRONMENTAL SPECIALIST

Florida License #MRSR294

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Protective Solutions is an Orlando, Florida based company with over 30 years experience.

Emergency?

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- 24/7 Emergency Response
- Certified Technicians
- Bonded & Insured
- Commercial & Residential
- Can Bill Directly To Insurance

Our Services Include:

- 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" !!!**

2020



Adult Pickleball Clinics

Beginning October 6, 2020

Clinics Will Be Held Every Tuesday & Thursday
7:00 p.m. to 8:00 p.m.

Each clinic will be limited to 5 students per clinic throughout the year.

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

Clinics are designed for students to learn the game's fundamentals through the use of drills and practicing of techniques and footwork involving all of the strokes and situations of play. This promises to be a fun-filled time, guaranteed to make first on-court experiences memorable for each participant.

For more information or to register for the clinics,
Contact John Rountree at (407) 353-5716

Hosted By
John Rountree, U.S.P.T.A. Professional
SPRINGS RACQUET CLUB





JUNIOR TENNIS CLINICS

Beginning October 5, 2020

CLINIC SCHEDULE

Monday & Wednesday
5:00 p.m.—6:00 p.m.

AGES & LEVELS

Ages 5-9: Clinics on Monday
Ages 10-16: Clinics on Wednesday

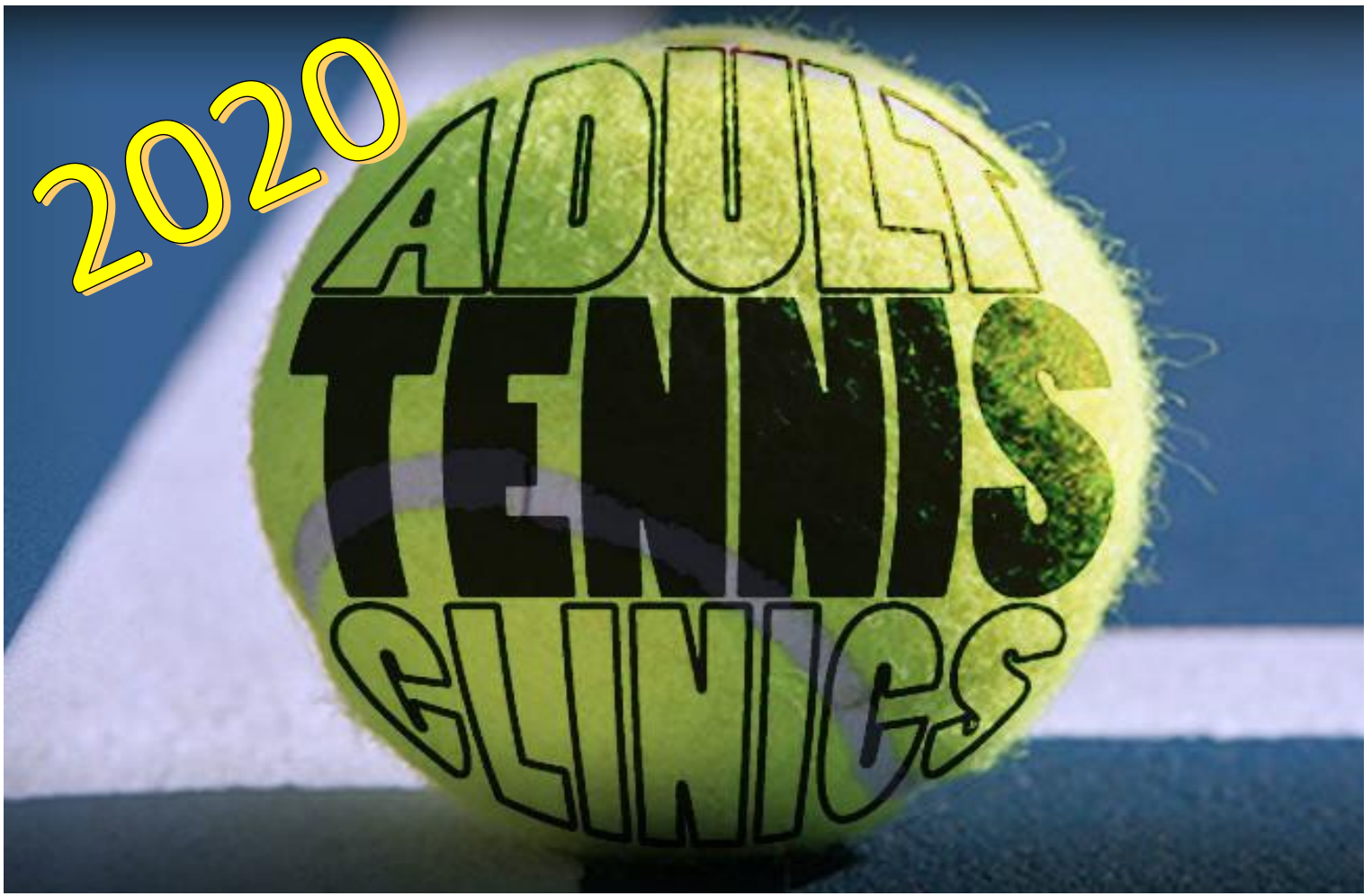
COST & REGISTRATION

\$12.00 Per Clinic

~CLINICS LIMITED TO 5 STUDENTS PER CLINIC~

Clinics are designed for students to learn the game's fundamentals through the use of drills and practicing of techniques and footwork involving all of the strokes and situations of play. This promises to be a fun-filled time for your kids, guaranteed to make first on-court experiences memorable for each participant!

**For more information or to register for the clinics, Contact John Rountree,
U.S.P.T.A. Professional
at (407) 353-5716 to register!**



Beginning October 7, 2020

Clinics Will Be Held Every Wednesday

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

Each clinic will be limited to 5 students per clinic throughout the year.

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

Clinics are designed for students to learn the game's fundamentals through the use of drills and practicing of techniques and footwork involving all of the strokes and situations of play. This promises to be a fun-filled time, guaranteed to make first on-court experiences memorable for each participant.

For more information or to register for the clinics,

Contact John Rountree at (407) 353-5716

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





Schedule a Visit Today!

Now Offering Move-in Specials!

407.269.7269

Brookdale Altamonte Springs / 360 Montgomery Rd. / Altamonte Springs, FL 32714



Avoid attracting bears!

- Garbage, pet foods, barbecue grills and anything that smells like food attracts bears!
- Don't leave your garbage can outside! Store trash and recyclables in bear resistant containers or in a secure area until morning of pick-up.
- Feed pets inside or bring in bowls after pet is finished eating.
- Remove bird and wildlife feeders. Store pet or livestock feed indoors or in bear-resistant containers.
- Protect your garden, compost pile or livestock with electric fencing.
- Clean meat smokers and grills with bleach or a degreasing agent.
- If bears are rewarded with food (garbage, pet food, etc.) at your home, bears will keep coming back!
- Fed bears frequently cause property damage.
- Fed bears can become dangerous and are often killed.



If you see a bear...

- Remain calm. DO NOT run or play dead. Back away slowly and speak in a calm, assertive voice.
- Make sure that you are in a safe area and that the bear has an escape route, then make noise to scare the bear away.
- It is illegal to feed, harm or kill bears in Florida.

Bear Conflicts? Call the FWC office nearest you:

Panama City	850-265-3676
Lake City	386-758-0525
Ocala	352-732-1225
Lakeland	863-648-3200
West Palm Beach	561-625-5122



"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 & Siding Repair/Replace ~
- ~ Experienced in the Springs Community ~
- ~ Family owned & operated since 1978 ~
- (Father & Son team Tom & Christopher Baggett)

We offer several quick and easy financing options to help you get your project completed. Please visit our website for details and options.

<http://www.doublecroofing.com/>

FREE DETAILED ESTIMATES

Call or Email

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

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

Serving 32779, 32750 and 32714

*Other Zip Codes, Please Ask

"I just love my clients in The Springs!"



**Afraid of Heights?
Leave it to Me!!**

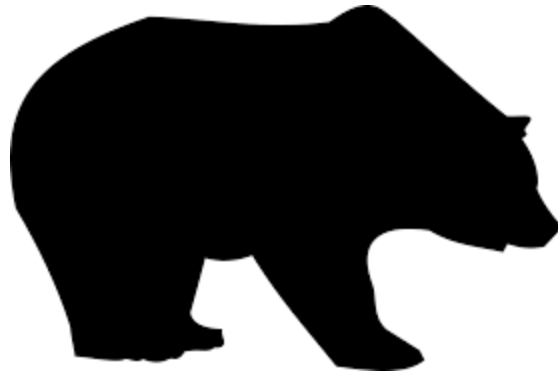
**Roof and Gutter Cleaning
Removal of Leaves,
Pine Straw & Debris
\$15 Minimum
"Behind the Fence" Clean-up
\$25 Minimum**

**Call Ron Boyer!
407-774-2721
30-Year Springs Resident!**



**Advertise
Here**

If you would like to promote your business or service in
The Spring Run Newsletter,
Please call the business office at 407.862.3881
or email admin@thespringsconnection.com
for information!



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

Garbage Pick-up Questions or Concerns?

Please call (407) 665-2260 or email

swcustomerservice@seminolecountyfl.gov



Springs Sitting Services!

Dog Walking * Pet Sitting

House Sitting * Babysitting

If you would like to be added to the list of service

providers, please call the business office

or email: admin@thespringsconnection.com

NAME

PHONE

BABYSIT KIDS?

PETS?

Shannon Carranza	(407) 221-3737	NO	Professional Pet Sitter
Madeline Buckley **CPR Certified	(407) 227-2691	YES	YES
Isabela Botto **Will assist with errands, odd jobs	(407) 961-2275	YES	YES
Bridget Arteaga	(407) 864-5232	YES	NO
Max & Charlie Sills	(407) 970-9539	NO	YES
Alexandria Peterson	(407) 682-6440	YES	NO
Sian Armstrong	(407) 733-1044 - Text OK	YES	YES
Sian Carranza	(407) 705-9191	YES	YES
Linda Nickels	(407) 212-2610	NO	YES (Horses Also)
Camila Botto (will house-sit)	(407) 765-2740	YES	YES
Maitland Cotton	(407) 701-1571	YES	NO
Jessica Davis	(407) 462-3131	YES	YES (Horses Also)
Diana Chacon (will house sit)	(407) 247-6071	YES	NO
Stefan Diercks (CPR Certified)	(407) 595-5899	YES	YES
Linda Sadeek	(407) 802-0833-TEXT	NO	YES



Boards & Committees

The Springs Community Staff

Property Association Manager

Joni Raines, LCAM
Jennifer Chapman, LCAM
April Ingannamorte, Admin.

CSO Supervisor

Mike Rilea

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)

SCA Board of Directors

David Forthuber	President
Austin Beeghly	Vice President
Kathleen MacMillan	Secretary
Gary Roux	Treasurer
Shelly Ferrone	Director
Chris Knight	Director
Asher Wildman	Director

Committee Chairs

Architectural Control	Robert Johnston
Audit	Gary Roux
Security Committee	Ron Boyer
Stables	Judy Morse & Robin Andersohn
Tennis	Tobie Stitt
R.V.	Ron Boyer

THE SPRINGS
COMMUNITY

AT HOME WITH
NATURE

