

The Reserve News

April 2007

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President's Message

I believe that our neighborhood continues to be one of the best in Winter Springs. However, recently we have been experiencing some deterioration in the quality of our neighborhood. Fortunately, there is a simple solution to maintaining the high standards for our neighborhood – *good property owner responsibility*.

Spring is finally arriving and the last cold spells are hopefully behind us. So, now is the time to evaluate your property and take any needed action. Is the lawn, trees and shrubs in a good condition? Does the fence need to be pressure-cleaned, painted or repaired? Is it time to pressure-wash the sidewalk and driveway? Please consider what needs to be done to be a good, responsible property owner.

A few reminders:

- Remember that almost any modification to the exterior of your home needs to have approval of the Architectural Review Board (ARB). ARB forms and our Design Standards Manual (as well as our Covenants) can be found at our community website (www.reserveattuscawilla.com).
- Please be sure to respond to any violation letters you receive. (Yes, we all receive them from time-to-time!) Those letters are meant to keep everyone at the same high standards we have collectively set for our community.
- Smile! One sign of a good neighborhood is the responsible property owner, but another sign is the outward expression of caring for our neighbors. So, remember to smile and wave!

If you have any questions, ideas or concerns, please do not hesitate to email me at saurelius@mslcpa.com, stop by one of our

Board meetings or wave me down in the neighborhood.

I look forward to seeing you in our neighborhood!

Scot Aurelius

Social Committee

Any person who wishes to join our social committee or has any suggestions for future activities or needs further details, please contact Maggie Goodenbury at 407-366-7986 or mgoodenbury@cfl.rr.com.

Watch the message boards and emails for all upcoming events.

The Social Committee consists of Maggie Goodenbury, Belinda Kleinknecht, Susan Hopler, Sondra Cownie, Sarita Forbes, and Susan Vickers.

Management Company

Our Community Association Manager is Barbara Griffis. She can be contacted at Presidential Group at 407-682-3355, ext. 106. Her email address is Barbara@pgsouth.com. Her assistant is Kris Mahoney, ext. 102. Her email address is Kris@pgsouth.com.

Welcome New Neighbors

I am not aware of any new neighbors since the last newsletter. If you know of someone who has moved in since February, please let me know. Since we are sending this newsletter out via email, they won't receive it if I don't know they have moved in. I can be reached at jrumb@bellsouth.net.

Directory Update

I am constantly updating the directory as new families move in. If you would like to receive an updated directory via email, please let me know at jumb@bellsouth.net.

Please be sure we have your current e-mail listed. On occasion, we need to communicate

quickly with everyone, and e-mail seems to be the best way.

If you know of someone who does not have an email address listed, please let me know at jrumb@bellsouth.net so that they won't miss out on any information.

Congratulations!!!

Congratulations to seniors **David Drehoff** and **Lauren Cownie**, who were voted to the 2007 Prom Court at Winter Springs High School. Prom was held April 14 at Hard Rock Cafe.

Congratulations to **Haley Cownie**. She has been accepted into the National Honor Society at Winter Springs High School and has been voted junior class treasurer for next year. She has also been moved up to the WSHS girl's varsity lacrosse team. They are now in the 2nd round of the regional playoffs.

If you have any other congratulatory news (marriages, anniversaries, birth, etc.) to include in the next newsletter, please let me know by the middle of June.

Thank You

Thank you to **Susan Vickers** and **Belinda Kleinknecht** for keeping our message boards updated with the latest neighborhood information.

Thank you to the Welcome Committee consisting of **Susan Hopler** and **Belinda Kleinknecht**.

Architectural Review Board

It seems like this report is always the same. Reminders about trash cans, street parking, yards needing attention or roofs needing to be cleaned...But guys, when did we get so lax with all of this? In 10 years, there have not been so many complaints and so many homeowners that will wait for the series of letters to start from the Management Co. to pay attention to the Covenants and the Design Standard Manual.

A problem arises with houses being painted, relandscaping and solar panels being erected

without ARB forms even being considered. When that "purple house" pops up, do not think that that is the ARB at work! This is a topic that needs to be addressed at the next board meeting.

We are all responsible to uphold our standards here, or we quickly lose our edge of being a Premier neighborhood. Being a gated community does not make us special. Gated communities of houses much less in value are popping up everywhere. What has in the past made this a special place is that we policed ourselves, cared about how our homes looked from the street, and valued the restrictions and guidelines that we were all founded on when the first house was built.

When did we quit caring that boats sit for weeks at a time, along with trailers, RV's and ATV's parked in the driveways and street? Or that trash cans sit at the curb starting Wednesday afternoon for a Friday morning pick-up, then sit out in view at the garage edge, next to the house until the next pickup on Tuesday. Definitely not what is expected of a premier neighborhood. Perhaps it is the old lawn furniture, hot water heater, used carpet and the like that sit on the curb for a week waiting for a trash pick-up. Not what the rest of us want to see on a day-to-day basis. Incidentally, the average trash pick-up does not include these items. Please call **Solid Waste** of Winter Springs at **407-831-1539** and arrange for a special pick-up for these larger items.

Take a look at your lawn. Dead spots? Weeds? Dry areas that need attention with irrigation? We all are there and need to look objectively at our curb appeal. As homes are popping up with For Sale signs, realtors will be coming through with prospective clients. How do we want to be perceived? As a neighborhood of caring homeowners or that of a neighborhood that is losing our edge? I am right there with you as a homeowner. We have been ten years in our home and are facing new landscaping this spring as well as a new roof. Just something that has to be done.

So, as a reminder to all of those homeowners here at the Reserve who perhaps have a house that needs painting, a roof needing cleaning or replacing, landscape attention, cars parked up and down the street, boats and trailers

languishing and trash cans "*decorating*" your front view, please consider the rest of us as well as our Documents and Design Standards.

Also, please remember that an ARB form must be submitted for any work done to the outside of your home, i.e., painting, landscaping, etc. The form must be approved **before** work is started. You can get an ARB form from Denise Ritchey, Judy Rumberger, our management company (Presidential Group South, Inc.), or from our website (www.reserveattuscawilla.com).

Denise Ritchey
ARB Chairperson

Classifieds/Service Directory

Please contact **Judy Rumberger** (jrumb@bellsouth.net) if you are interested in placing a listing in this section for the June newsletter.

For Sale: Dining room table with leaf, six chairs, lighted china cabinet—like new! "Tommy Bahama Style," Tropical by Broyhill, purchased at Baers Furniture less than a year ago. \$1,000 or best offer. Call Holly or Peter and come over for a look—407-977-5177.

Jobs Wanted

Tyler Letson (age 14) is looking for babysitting and pet/house sitting (references available). Please call 407-977-1407.

Lauren Cownie (age 18) is available for babysitting. She is certified in CPR and first aid. Lauren also enjoys taking care of pets. Please call 407-366-6131 or 407-267-1552.

Haley Cownie (age 16) is available for babysitting and pet sitting. Please call 407-366-6131 or 407-463-5489.

Erin (age 14) and **Megan** (age 12) **O'Shea** are both interested in babysitting and pet sitting jobs. Please call 407-359-6274.

City News

The Winter Springs Police Department is offering the following website for homeowners to use if they would like their home checked on

while they are out of town. The website has a form that can be completed and faxed to the police department <http://www.winterspringsfl.org>, click on Forms & Publications, then on Police Dept.—House Check Form. You can also get other city information on this website.

In December 2005, the St. Johns River Water Management District's Governing Board approved amendments to the Florida Administrative Code that limits landscape irrigation to no more than two days per week. Currently under the code, irrigation between 10am and 4pm is restricted year round. The water-conserving practice has been added to the restriction for all customers district-wide, including the city of Winter Springs customers.

Those with odd-numbered addresses are to irrigate only on Wednesdays and Saturdays, while even-numbered addresses or no address are to irrigate only on Thursdays and Sundays. For more information regarding water conservation, please call the St. Johns River Water Management District at 800-232-0904 or log on to their web site www.sjrwm.com.

With this in mind, Richart, our landscaping company, has suggested we check our sprinkler systems and repair any damaged heads and make adjustments to make sure we are getting proper coverage.

Vendor List

We would like to compile a list of recommended vendors who have done work for homeowners in the Reserve. If you have been particularly satisfied with a painter, roofer, landscaper, lawn service, irrigation service, etc., please send me the name and phone number; and I will put together a list that everyone can use when they need something done. I have received many responses after the last newsletter, but I'm sure you have more service people you can recommend. I can be reached at jrumb@bellsouth.net.

GRADUATES

Congratulations to the following students graduating from college and high school:

J. R. Rumberger graduated from University of Central Florida in December with a B.S. in Business Administration. He is currently attending Full Sail working on an associate's degree in Recording Arts.

Daniel Glenn Taylor is graduating from MIT with his Masters in Architecture in June. He has accepted a position with DIG Architects in Winter Park.

Devon Toohey will be graduating in May from Winter Springs High School and will be going to the University of Florida.

Kevin Kleinknecht will graduate from Winter Springs High School next month and will be attending Florida State University where he will be studying Biomedical Engineering. He will also be attaining the rank of Eagle Scout as he completes his program requirements this month.

Michael Yuan will graduate from the Seminole IB program with Summa Cum Laude this spring. Michael is also an accomplished swimmer. He was the District and Regional champion for 100 fly and 100 back and received sixth place for 100 fly at the state final in the fall of 2006. He will attend the University of Florida Honor College this fall for the pre-med or pre-dental program.

Stephanie Avitable will be graduating from Winter Springs High School and going to Gardner-Webb University in North Carolina. Her major will be Sports Medicine, and she has signed a letter of intent to play women's soccer.

David Drehoff will be graduating from Winter Springs High School and plans to attend University of Central Florida. He will study Engineering.

John Moschella is graduating from Winter Springs High School and plans to attend University of Central Florida. He will major in Computer Science.

Samantha Olinto will graduate from South County Secondary School in Lorton, Virginia, on June 14. She plans to attend University of Central Florida.

Lauren Jane Cownie is graduating from Winter Springs High School. She has been accepted to UNF and USF, but she is leaning towards the honors program at SCC and plans to teach dance locally. She desires to travel and study abroad.

Eric Thompson will graduate from Winter Springs High School.

Jaclyn Wilmers is graduating with Honors and a 4.15 GPA. She is a member of the National Honor Society and is a four-year letter winner in basketball. Jaclyn will be attending Flagler College next year. She will be majoring in Business Administration and pre-law and will be playing on their Division II Women's Basketball team.

Brenden Vickers will be graduating from Winter Springs High School and plans to attend the University of Florida.

Violation Letters

I recently sent out an email reminding everyone that the 2nd quarter dues were due on April 1 and are considered late after ten days. I described the time frame for when interest is charged and when a "demand" letter is sent and explained the extra charges associated with a demand letter.

The Board decided we should also let everyone know the process for violation letters. We've had some complaints about the "tone" of the letters so Maggie rewrote them.

Barbara Griffis, our property manager, does a drive through approximately every two weeks to look at all the houses in the neighborhood. She notes violations such as landscaping issues (weeds, grass not getting mowed, dry or bare spots, etc.), houses that need work (need painting, roof needs to be cleaned, fences needing cleaning, painting or repair), driveways and sidewalks that need to be pressure washed, work done without ARB approval, etc. These are just a few of things she is looking at.

She then generates a first letter requesting that the issue be resolved in **30** days. The letter requests that you call her if you have a problem with the time frame or questions. Sometimes, an

issue needs to be corrected in a shorter time period and would be stated as such.

If, after the 30-day period, the issue has not been corrected, a second letter is sent requesting the issue be resolved in **15** days. Again, she requests the homeowner to contact the management company if there are questions or problems with the time frame.

If the issue has not been corrected or a phone call received by the end of the 15-day period, a third letter is sent via regular mail and certified mail requesting that the issue be resolved in **ten** days or the homeowner will be turned over to the attorney for resolution.

Usually, homeowners comply with the first letter. But sometimes they don't, and they don't call the management company with a response. And, yes, sometimes mistakes are made; and the board and the management company work together to try to correct the mistake. The important thing is to **communicate**; don't wait until the third letter to call the management company.

As you can tell from the ARB report and the President's message, we all need to work hard to keep our community looking nice. Violation letters are not to embarrass or punish the homeowner but to help maintain the standards of our community.

Judy Rumberger
Newsletter

THANK YOU to everyone who makes the newsletter possible by helping to gather information and write reports. This is a group effort, and we couldn't do it without you!



Next Board Meeting

Tuesday, May 15
7 p.m.
155 Cherry Creek
Circle

