

The Reserve News



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A Note From Our New Property Manager

Hi All! My name is Diana and I have been a Community Association Manager for a couple of years. Most of my properties are located in beautiful Winter Springs! My objective is to help your property values increase by adhering to your community documents. I am very approachable, so feel free to call me (407-682-3443 x 231) or email me at dmccreight@vista-cam.com I feel we all should work together and help one another. This isn't a very popular job at times, but I try and make it as easy as possible. Have a wonderful new year and be safe!

A Reminder

Don't forget the website. The address is www.reserveattuscawilla.com. There is loads of wonderful information on the web, along with ARB forms that can be downloaded. Check it out!!

Welcome New Neighbors

Randy and Jennifer Fuhrman, along with their 7 year old triplets, moved in to 314 Heatherwood Court in November. They are from the Philadelphia area and both work for Lockheed Martin. They can be contacted at 407-982-9877 or jenfuhrman@yahoo.com Please take time to welcome our new neighbors.

President's Report

Your HOA Board has had a busy autumn. We formed a Document Revision Committee consisting of past board members who have volunteered to work with our HOA Attorney in updating our community documents that were recorded in 1994. They are cleaning up confusing sections, removing sections that pertain to the developer, and bringing other sections up to current State Law. The goal is to make the documents more user-friendly and relevant to current community standards. Once the committee and the HOA Attorney both agree on the rewording of problem areas, the proposed revised documents will be sent to all owners for review and a vote. This committee, as suggested by our HOA Attorney, is autonomous and has no current board members or spouses of current board members on it.

In addition, the HOA Board has changed management companies. The change was effective January 1st, 2008. We welcome the Vista Community Association Management.

Our new property manager is Diana McCreight. Information about Diana is also located elsewhere in this newsletter. Diana will assist the board at our meetings every other month and at our Annual Meeting in September. She will also be traveling through the neighborhood twice a month to identify covenant violations. If necessary, she will then send out violation letters to the specific homeowner(s). Diana will assist the board in getting bids for projects and helping to monitor our sub-contactors.

Vista Management will collect all quarterly dues, cut the checks for sub-contactors and assist our HOA Board Treasurer. Vista Community Association Management was formed by Ellen Womack and Margo Pfauser in 1986 and works with many of the associations throughout Tuscahill.

For the first time this fall, *The Reserve* began sending a representative to the Winter Springs Police Department Advisory Committee. This committee was started several years ago by Chief Kerr for citizen's input. Elsewhere in this issue you will find some information from a recent meeting. Future meetings are tentatively scheduled for the second Wednesday evening of a month (February 13, March 12th, April 9th, and May 14th). No meetings are held in the summer. If you would be interested in attending one of these meetings this spring, please let me know.

In late October all of the ARB members attended a city seminar on the Winter Springs Code Enforcement. They learned about the process and codes for Winter Springs and could see how the city code varies from or reinforces our specific Reserve documents.

Our Social Committee held a Fall Brunch and is planning other exciting get-togethers. More information is also found elsewhere in this issue.

Finally, at our Annual Meeting in September the Board asked for volunteers for several committees. And you responded! Every committee has a core group of volunteers (see the Thank You section). If you did not attend the Annual Meeting and are interested in volunteering for a specific committee, please let me or another board member know. Joining a committee is a fun way to get to know your neighbors and do something for your community in the process.

Carol Fottler, President

Miscellaneous

The non-emergency number for the Winter Springs Police is 407-327-1000. The police would like to remind us all to keep our vehicle doors locked at all times and to keep your garage doors closed.

LADY GOLFERS

Any ladies interested in playing with the Ladies Golf Association at the Country Club at Deer Run, please call Judy at 407-365-9566.

Classifieds

Please contact Becki Long (BeckiQuilt@aol.com) if you are interested in placing a listing in this section for the April Newsletter.

Jobs Wanted

Tyler Letson (14)

Is available for babysitting and pet sitting (references available for both). Please call 407-977-1407.

Erin O'Shea (15)

Meghan O'Shea (13)

Are available for babysitting and pet sitting. (references available), Please call 407-359-6274

Winter Springs High School Fundraiser

Winter Springs High School Class of 2008 is sponsoring a Garage Sale on February 2. If you would like to donate gently used items for this event, please bring them to the high school cafeteria on February 1 between 3:00 and 10:00 pm. All items must be in good, working condition. In the past we have received furniture, big and small appliances, clothing and household goods. We would appreciate your help. This will be a good time for you to do a little early spring cleaning. Thank you in advance for your help.

The class of 2008 will be selling Valentine's Day Gifts. If you have a student at WSHS and want to surprise them, please contact Colleen Hutton, flyhut@cfl.rr.com, for an order form. Once again, thank you for your support.

ARB Report

Happy New Year and welcome to all those who have become new neighbors here in the Reserve. For those that are new, ARB stands for Architectural Review Board. Repainting, landscaping, adding fencing, additions or anything that involves the exterior of your home or property goes through the ARB. Forms are available on line through our website to be printed out, and put in my mailbox (155 Cherry Creek Circle). A copy will be returned to you after signed by all on the committee. Any complaints or to report issues with the gates or property in general you should contact the management company directly. They will be on property twice a month and will be dealing with violations of the Covenants.

Reminders for those new, that all trash cans must be kept out of view from the street and stored either in the garage or behind an opaque wall and are not to be stored in the shrubbery. They are to be put out no earlier than the night before pickup and collected back and stored as soon as possible or, at best, by that evening. If you have a large item, such as an appliance or large piece of furniture, you must call for a special pickup. The regular trash men will not pick these items up. A reminder that overnight street parking is not permitted in The Reserve and throughout Winter Springs.

As brought up at the Annual Meeting and voted on by the Board at the last meeting to move forward, we will be making a capital improvement to our entry area. We have obtained bids and gotten a very good one for adding paver bricks to our gate area. This will come out of my landscape budget for last year and this year for capital improvements. We believe this will be an enhancement to our community and upgrade our entries. We will be finalizing plans for this early this spring and will keep all of you in the loop as this unfolds.

If anyone has an ARB question, please do not hesitate to call.

Denise Ritchey, ARB Chairperson
407-365-0976

Thank You!

A special “Thank You” goes out to the following homeowners for volunteering for tasks that make *The Reserve* a special place to live.

Helping to put up holiday decorations this year at our entrances were: Michelle Aurelius, Sondra Cownie, Chet & Cathy Dlugokinski, Holly Johnson, Patty Kasbohm, Chuck & Belinda Kleinknecht, Caroline Lauria, Dennis & Diane Nikles, Brenda Perez, Jack & Candy Prietsch, Lisa Queen, Denise Ritchey, Maryann Simerville, Sheri Tamayo, Susan Vickers with lighting assistance from Steve Piermont and his staff from Lightscapes. **THANK YOU ALL FOR AN AWESOME TURNOUT!**

Helping to take down holiday decorations were: Donna Brownfield, Holly Johnson, Belinda Kleinknecht, Diane Nikles, Brenda Perez, Candy Prietsch, Denise Ritchey & Susan Vickers as well as Steve Piermont and his Lightscapes staff.

For representing *The Reserve* at the WSPD Citizens Advisory Committee one evening this fall: Karen Walker, Sharon Sheehan, and Denise Ritchey.

Thank you also goes out to the following. **ARB Committee members:** Ernie Izzo, Myron Fottler, Chuck Kleinknecht, and Denise Ritchey.

Social Committee members: Caroline Lauria, Sondra Cownie, Belinda Kleinknecht, Michelle Aurelius and Susan Vickers.

Newsletter Editor: Becki Long.

Document Revision Committee members: Judy Rumberger, Karen Bennie, Heidi Heidenescher, David Pliner, and Sharon Sheehan with special assistance from Rick Larsen.

WSPD Citizen Advisory Committee members: Karen Walker, Conrad & Cindi Letson, and Sharon Sheehan.

Ad Hoc Committee members: Selwyn Henriques, Joanne Izzo, Cindi Letson, Sondra Cownie, Myron Fottler, Karen Walker, Sharon Sheehan, Caroline Lauria, Donna Brownfield, Scot Aurelius, and Susan Vickers.

Social Committee News:

Belinda Kleinknecht and Susan Vickers will be co-chairing the Reserve’s Social Committee. Our objective is to enhance a sense of community within the Reserves at Tuscawilla while respecting each homeowner’s individuality.

On Wednesday, October 24th, thirteen neighbors met for a “meet and greet” brunch at Susan’s home. We enjoyed a variety of delicious foods, good conversation, and fun.

Is anyone interested in helping us out with the message boards and/or the Welcoming Committee? If you can assist in any way, please contact either Belinda at (407) 977-1403 or Susan at (407) 366-7046. We hope you will consider lending a helping hand to your community.

We are currently organizing an event to be held in February. Watch your email for further information. If you would like to have some input in any Social Committee events, please let us know.

Please Send News & Kudos

To Becki Long, BeckiQuilt@aol.com

Winter Springs Police Department Citizen Advisory Committee Update

Sharon Sheehan represented the Reserve at a recent meeting of the WSPD Citizen Advisory Committee and reported that Chief Kerr showed attendees a pellet gun that was turned in by a parent who thought their son was in possession of a real gun. This pellet gun looked like the real gun that WSPD officers carry. Most people in attendance could not tell the difference, even those with small arms and/or military training.

Chief Kerr reported that these pellet guns can be purchased locally. He made two suggestions:

1. Be aware that it is not legal to fire any projectile in Winter Springs. Therefore, firing BB guns and pellet guns outside of a gun range is not legal.
2. If you see anyone with something that looks like a gun, call the police immediately. They will come and check it out.

Private companies are now in the process of submitting bid proposals to install and monitor red light cameras at some of the intersections within Winter Springs. None have been installed yet.

One volunteer is needed to represent *The Reserve* at the next Advisory Committee Meeting on Wednesday, February 13th at 7:30pm. The meeting is held at the WSPD building on Moss Road. The meeting concludes between 9 and 9:30pm. If you can attend this one meeting, please let Carol Fottler know (407-971-0618) or via email (fottlerc@yahoo.com).

The Winter Springs Police Department offers 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: www.winterspringsfl.org, click on Forms & Publications, then on Police Dept.—House Check Form.

In Case of a Gate Malfunction

The HOA Board is aware of recent gate malfunctions and has asked the new management company to send out someone for a second opinion. If you notice that the gates are not working properly, please let our manager, Diana McCreight, know either by email (dmccreight@vista-cam.com) or by phone 407-682-3443 x 231. She will NOT return email or phone calls for gate malfunction notifications, but will contact the gate company directly as soon as possible. When you email or call please indicate if it is an entrance gate or an exit gate and whether it is in Cherry Creek Circle (phase 1) or Spring Creek Lane (phase 2). Thank you for your help.

Volunteer Needed to Fill HOA Board Vacancy

The HOA Board is looking for a volunteer to finish a board member's term of office (until September 2008). Board meetings are generally held the third Tuesday every other month. The remaining meetings dates are tentatively scheduled for March 18, May 20, July 15 and September 16 at 7 PM. If you are interested in joining the HOA Board, please let Carol Fottler know (fottlerc@yahoo.com) or 407-971-0618

A Note from the Editor

This is my second attempt at this newsletter and I THINK I am slowly getting the hang of it. If I omitted anything this time around, I am sorry... and if you want to see something added, send it along to me directly at BeckiQuilt@aol.com Thanks!!