

# The Reserve News



June, 2007

Vol. 7 Issue 3

## Annual Meeting

Our annual meeting will be held Thursday, September 13, at the Wedgewood Tennis Villas Clubhouse. The meeting will begin at 7 pm. Watch for the mailing that will come in August, which will include a proxy form. If you cannot attend the meeting, please return the proxy form so your vote can be counted. Last year we didn't have a quorum at the meeting so several people had to run around the neighborhood knocking on doors to get enough proxies to be able to have the meeting. **Please mark your calendars now for September 13.**

There will be several openings on the board so please consider volunteering.

## Annual Directory Update

This summer we will once again be updating the Reserve annual directory. I will send out a draft of the directory for you to check. Please email me back with any changes. If I do not hear from you, I will assume everything is correct. The most important update we need is your **current email address**. This is our fastest way to communicate in the case of an emergency. It is also important because we are now sending out almost everything via email. We also need your current home phone and cell phone numbers.

## Social Committee

No report. Watch the message boards and emails for activities.

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

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

## Congratulations

In addition to the graduates listed in the last newsletter, we would like to congratulate:



**Jennifer Bowen**, a 2006 graduate of University of Florida, has completed her Master of Arts Degree in Math Education from UCF and will begin her second year of teaching at Lake Mary High School.

## Thank You

A big **THANK YOU** to **Belinda Kleinknecht** and **Susan Vickers** for keeping our message boards updated.

## Welcome New Neighbors

Please join us in welcoming our newest neighbors to the Reserve:

Susan and Randy Kilgore  
148 Cherry Creek Circle

If you know of anyone else, please let me know.

## President's Message

*"Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it is the only thing that ever has." -- Margaret Mead*

With that quote in mind, I would like to encourage everyone to consider becoming involved in our community. Our annual meeting is coming up in a few months and now is the time to start thinking about becoming involved on a committee or consider running for the Board. For example, we need volunteers to assist the Social Committee to extend our efforts in bringing the neighborhood closer together. I believe everyone should, at some time, serve on the Architectural Review Board to gain an

appreciation for the work they do to keep our neighborhood beautiful. Be sure to thank Denise and the rest of the committee for the work they do on our behalf.

As always, please come join us at our board meetings, hear what issues we are addressing and share your thoughts, ideas and comments with us. Thanks and I look forward to seeing you in our neighborhood!

Scot

## Architectural Review Board

Instead of the usual ARB report, Denise wished to address an email that was sent to Scot regarding the last newsletter. It was very critical of the newsletter, especially the ARB committee. The person who sent the email did not want her name revealed to the entire board. Since only Scot knew her name, Denise wanted an opportunity to address the issues raised in the email in an open forum in case others have the same issues. I have put Denise's response on page 4.

The Board welcomes your comments, questions and concerns, but please sign your name and expect it to be shared by the entire board. All issues are discussed by the entire board. We email each other almost daily (sometimes more than once a day!).

## Classifieds

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

**Susan Kilgore**, 407-721-4008  
Computer Setup & Training

## Jobs Wanted

**Tyler Letson** (age 14) is looking for babysitting and pet sitting (references available for both). 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, with the exception of Tuesday evenings. Haley is also available to pet sit. 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.

## For Sale

Lego Table and crate of Duplos--\$75.  
Wooden Duplo table with center storage--\$350 new. Call Michele at 407-365-2425.

You have a chance to choose who lives in your neighborhood. Our 5 bedroom, 4 bath (4,026 sq ft) house at 151 Cherry Creek Circle is for sale for \$745,000. Please call Pat at Watson Realty at 407-622-8535 for further information.

## City News

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:  
<http://www.winterspringsfl.org>, click on Forms & Publications, then on Police Dept.—House Check Form.

## Please Send News & Kudos

Please send info to:  
**Judy Rumberger**, jrumb@bellsouth.net

## Board Contacts

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## 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](mailto:Barbara@pgsouth.com). Her assistant is Kris Mahoney, ext. 102. Her email address is [Kris@pgsouth.com](mailto:Kris@pgsouth.com).

## Misc. News

If you need a key for the walking gates, please contact Kris at the management company. There will be a charge if keys have to be made.

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Or you could borrow one from a neighbor and have it made yourself.

We recently discovered that there is an 11-page amendment to our documents. It is posted on our website at [www.reserveattuscawilla.com](http://www.reserveattuscawilla.com).

For the past several years, we held our annual meeting at Tuscawilla Country Club. In exchange for advertising in the newsletter, they let us use the facility for free. They have decided to terminate that arrangement. Therefore, we are renting the clubhouse at the Tennis Villas for our next meeting. It is a nominal cost; but to help defray it, we have accepted some paid advertising from two local businesses.

**Don't forget that the 3<sup>rd</sup> quarter association fees are due July 1, 2007.**

## Vendor List

I got a few more names for the vendor list so I will be sending an updated list out soon. If you have someone to include, please send it to me ASAP ([jrumb@bellsouth.net](mailto:jrumb@bellsouth.net)).

Next Board Meeting

Tuesday, July 10  
7 p.m.

211 Heatherwood Court

Everyone is welcome to come!

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

After last month's submission, I would like to clear a few things up. The members of the ARB committee are not sending out violation letters nor are they driving the neighborhood looking for violations. This is solely the responsibility of the management company. We all have to live here as neighbors and never want to be put in that position.

Also, I would like to share with all of you a letter that I wrote to a homeowner in response to her email letter to our President of the Board. It seems that the homeowner, wanting to stay anonymous to the rest of the Board, was not happy with the last submission by the ARB. Instead of sending the response letter on to her, I have waited until this newsletter to share my thoughts with the neighborhood. Reason being, that this letter hopefully clears up a lot of questions any of you may have concerning the function of the ARB Committee and the Board as a whole. I would ask that if anyone has any questions to my letter, that they contact me directly, either by email ([deniseeritchey@msn.com](mailto:deniseeritchey@msn.com)) or by phone (407-365-0976), and I will be glad to respond. Please know that we are all working hard to keep this a community that will continue to appreciate in value and one that we can all be proud of.

May I first address the fact that I regret that you are so upset with the Newsletter, particularly the issues of the ARB submission. It is not the intent to offend anyone, nor was it directed toward those, who over the years, seem to have not had any real issues.

The ARB division of the board is there for one main reason: To uphold the documents and enforce them. We did not write them, but rather inherited them from the developer. They were written in accordance with Association laws of our state. We are not policemen, but rather neighbors just as you are. If you have not had any violation notices given out by the Management Company, then none of what was written in the Newsletter was aimed toward you. May I also add that they were not aimed at the boat who sits a day or so in the driveway. Nor the trash can that sits out front now and then while someone is out of town. And, since my garage door is frequently up, I certainly did not write that that was of any real issue. In fact, I do not remember writing about that at all. May I also be the first to say that I received a letter that my house needed painting and my sidewalk needed pressure washing. We all get these reminder letters from time to time. Yes, we are all busy.

Since you are not a board member or attend any of the board meetings, you would have no idea where the frustrations lie in trying to uphold the documents. It is the boat that perhaps you do not see, that sits out for **weeks** at a time, only to disappear after a letter to be back again the following week, to again sit until the next letter. The neighbors complain and, indeed, have every right. It is aimed at the neighbors who **never** take their trash cans in and leave them permanently sitting at the top of their driveway as if they were part of their landscape. Do we get letters or calls from the surrounding neighbors that ask if we could do something because they are tired of seeing that on an ongoing basis? Or, the neighbor who has dead shrubs and weeds in their front yard and **have had** for months. Maybe it is the family that decided it would be nice to "paint" their driveway and sidewalk, of course without an ARB form, (which would be denied).

A nightmare for those neighbors who have to live next to that. The list goes on, but you would never hear about any of this because the ARB and the board take care of it.

The ARB rules are there for one main reason: To uphold property values. Perfect example is Tuscora Rd. Everyone doing their own thing and no Association to keep any order or upholding any sense of yard or home upkeep.

Recently, I met with a prominent realtor who sells primarily in Tusawilla. I asked her how our property values here are holding up. She was very candid in saying that we are a neighborhood that is beginning to show its "age." When I asked her to be more specific, she mentioned that while showing a house in the Reserve, the comments from the clients were that of dismay. As they drove through, while being happy with most of what they experienced, they actually commented on the boat and trailer parked in the driveway and several yards needing attention. (Yes, the boat that sits for **weeks** at a time!) They wondered about

how strong was the homeowner's association and would property values continue to be protected. Ultimately, they bought a house in Heathrow, but I was glad as a property owner here to get that feedback.

The comment was made in your email that if I am so miserable in my job with all the complaints, maybe I should step down and be put "out of my misery." Trust me, not a thought I am not entertaining. But where would your property values be if I did not care and let everything slide? I do not have time, nor do I care about picky things like an occasional boat, a dead shrub, or that occasional trash can left out. But some residents, who do not believe in the Covenants nor care about rules that the rest of us abide by, go ahead and do whatever. As I stated in the last newsletter, that purple house may come next, and perhaps, even a painted driveway!

Our Annual meetings in September are poorly attended. Last September, we did not even have enough residents to conduct business. Attending residents ran out to scramble proxies. We had only two new volunteers for the board. No one else wanted the positions. Perhaps you might like to step into one of those positions, as it looks like for the first time in 8 years, the bulk of the board members are choosing to leave. That should be interesting, and if no one wants the positions, and believe me, no one wants the ARB, then who will be minding the store? Who will look out for the financials, do the newsletter, meet with landscapers and pressure washers? Not to mention lighting issues, neighbor complaints, brick walls being maintained and drainage ditches and ponds tended to, and, the gates that need constant maintenance. Somehow I think people think this magically happens. And **it is** being handled by board members who have jobs, kids, travel, illness, family deaths, etc., and, seem to work hard at this very **voluntary without compensation** responsibility that we have assumed.

To say proudly that you never volunteer for committees or the board goes against the grain for those of us who do volunteer our time.

Complaining has no merit if you do not try to be part of the solution. I am signing my name below, because when I write or say something that I feel strongly about, I do not hesitate to own up to my feelings. I have worked hard at this position as have the rest of the tireless board members who over the years, I am proud to have served with. I suggest you give it a try. Please do not hesitate to pass this on to whomever you chose.

I respectfully sign,

Denise Ritchey  
ARB Chairperson



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Some of the text is very difficult to read.

This Curves is located at 855 E. State Road 434 in Winter Springs (in the new shopping plaza near Parkstone); there is a Trustco Bank in front. The phone number is **407-327-6464**.

The 3-months free offer expires **July 15, 2007**, and is based on first visit enrollment, minimum 12 mo.c.d. program. Service fee paid at the time of enrollment. New members only. Not valid with any other offer. Valid at participating locations.