

May, 2009

The Reserve at Tusawilla

Board Members

President/Treasurer's report

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It's not too early to begin planning for our annual Reserve members meeting in September. The board would like you to consider running for a position since several members will not be returning to the board and the positions will be open. Please contact a board member if you have questions about the position or would be interested in participating on the board. If there is an item you would like included on the Agenda for discussion at the annual meeting, the item must be submitted to the board prior to the meeting notification mail out. Also, a committee has been reviewing and revising our HOA covenants, and hopefully, the revisions will be completed and we'll be voting on the changes at this year's annual meeting.

To aid in the maintenance and preservation of our common areas, please keep your dues current—quarterly amounts are due the 1st of each quarter: January 1, April 1, July 1 and October 1. If you are in a financial situation requiring a delay in your payment, please contact me or Raiford Hall at Vista to arrange a payment plan.

The board is continually reviewing our expenses, determining which costs can be trimmed and what is necessary for maintaining the lifestyle and beauty of our community. Most of your dues are for lighting and maintaining the landscaping, which includes mowing, fertilizing, irrigation and pest control. I would like to thank Denise Ritchey for diligently overseeing the landscape company – our entrance and Tuscora landscaping consistently is in top condition, even in the current drought conditions. Repairs completed in 2009 include replacement of the LCD panel for Reserve I gate entrance kiosk and we have scheduled repairs to the 4 pedestrian gates. Additional legal expenses have been incurred this year for enforcing violations to our covenants and dealing with a foreclosure.

Finally, I would like to thank Raiford Hall, our management representative from Vista, for his efforts on our HOA's behalf—he cares about our community and works hard to provide us with top-notch service. I've even seen him drive through our community checking on issues on a Sunday afternoon! Your HOA board gives our community the same commitment and heart—please consider being a part of your community, by not only participating in social events, paying dues, & being a good neighbor, but also by participating as a board member for the 2009-2010 calendar year.

Have a safe and enjoyable summer,
Sarita Forbes

ARB Report

Pressure washing: It is that time of year again where our sidewalks, driveways and gutters need cleaning. It is not just for the appearance of clean walkways, but also reduces the liability of walkers slipping on the damp sidewalks with mildew present. The board just finished having the entries and Tuscora sidewalks cleaned. If anyone would like the name of the company we used, any board member would be glad to pass their contact info along.

Mailboxes: Many of our mailboxes are in need of painting and/or straightening. The board is in the process of getting a bulk bid for painting and fixing mailboxes for anyone desiring not to have to do this chore themselves. For those that do, the paint is a basic black semi-gloss with a rust additive. Contact the board for new numbers that will match every one else's that our contractor will be using as well, for uniformity. Some mailboxes just need a good cleaning or merely a touch up.

Sidewalks: Some of us have sidewalks that have lifted or cracked from tree roots. Again, we are looking to contract with a contractor that deals with this sort of repair. We hope to bid for a bulk price as well. These lifted sidewalks are also a liability to homeowners. Often times the lifted section of concrete can be pulled up, the tree root shaved (by a certified arborist) or the soil base leveled and then dropped back into place. Cracked concrete will have to be replaced, patched or resurfaced. It will be each homeowner's responsibility to have their area fixed. The Association will be responsible for the sidewalks in the common area. This will be a project for the late summer and fall neighborhood wide, but if anyone has an urgent need to have theirs fixed before then, the board will be glad to get a contractor's name to you as well as the name of an arborist.

Entryways: Our shrubs took a beating from the freeze, despite the landscape company taking the time to put out frost blankets. The shrubs overall seem to be recovering, with a few replacements needed. Often times, shrubs that were struggling before the freeze seem to come back even stronger and fuller after deep pruning. However, a little "spiffing up" may be in order to keep us looking good.

The pots on the walls at gate II seem to be having issues with the hollies. After six years they can become pot bound and, hollies now seem to be fighting disease such as Witches Broom. Given this disease, which is state wide, we will not be replacing with more hollies, but will find a different material that we can keep shaped in the pots. Also, we have learned that in trying to keep both sides identical does not always work with choices in landscape. Gate I gets pounded with full afternoon sun while gate II gets a shade filled afternoon.

We will need to take that into consideration if we want our investment in plantings to survive. If you notice in the future that we deviate a little, we will still try to keep basically both sides as much the same as possible. I would like to introduce some Knockout Roses to the entryways for color almost year around. They seem to come through the freeze well and need little care except fertilizer. They do take full sun so we will have to be creative with their placement so that both sides will enjoy these colorful bushes.

Irrigation problems: As I look through our violations from our management co. I notice that many of them have to do with dry patches in the turf resulting in sod replacement. Many of us get busy and forget that having someone check your irrigation on an ongoing basis is necessary. Broken heads, buried heads in turf, overgrown shrubs blocking water flow, etc. are all causes for unwanted dry patches. Especially with such dry weather, insect infestation thrives, especially Chinch bugs that take over quickly areas that have had little or no irrigation. These areas can only be fixed by removing the affected areas and replacing with new sod.

Our landscape company has a certified water auditor and irrigation specialist on staff that is available if needed to service and trouble shoot if anyone needs assistance, as well as the many irrigation companies listed commercially. If anyone needs a referral or assistance, please don't hesitate to call me and I can pass that information along.

Again, a reminder to all, that any painting, new landscaping, removal of trees, etc. needs an ARB form approved by the committee. This form can be downloaded from our website.

Denise Ritchey
ARB Chairperson

Graduations

Our congratulations to the following:

Megan Avitabile from Rollins College.

Haley Cownie from Winter Springs High School. Haley will be attending the University of North Florida beginning in the summer.

Ashley Dlugokinski from Florida State University with a BS degree with majors in Psychology and Criminal Justice. Ashley will continue her education at UCF where she will attain her Master's Degree in Mental Health Counseling and Family Therapy.

Zachary Frederick from Trinity Preparatory School.

Jennifer Izzo from Drexel University with a BS degree in Communications/Corporate Public Relations.

Mark Queen from Rollins College with a BS degree in International Business.

CLASSIFIEDS

Erin O'Shea, 16, and Meghan O'Shea, 14, are both available for babysitting AND pet sitting. 407-359-6274

Need a pet sitter or babysitter?? Haley Cownie, 18, 407-463-5489. Experienced and has references.

Chuck Kleiknecht has created a Facebook page for residents of the Reserve. It's intended to be another place for announcements, as well as somewhere to post pictures of community events, participate in discussion threads, post links, etc. It is a closed group, so anyone interested will need to request access through Facebook. It's easy to find... just search for The Reserve at Tuscawilla.

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## CONGRATULATIONS!!!

The WSHS girl's lacrosse team, led by captain, Haley Cownie, were District and Regional Champions, and made it to the State Final Four. She made the Girl's Varsity Lacrosse All Stars, All Conference, All American honorable mention, and All Central Florida, second team

Haley was recently voted on the 2009 Prom court by her senior class.

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Congratulations to Jaclyn Wilmers, a presenter on the Flagler College Students In Free Enterprise (FCSIFE) team and sophomore business major, and her team for winning the SIFE USA National Competition in Philadelphia! Top executives from companies around the country judged the 137 SIFE teams that qualified for Nationals. Competition included Carnegie Mellon University, University of Florida, and two-time World Cup champions Drury University. This October, FCSIFE will be representing the United States in the SIFE World Cup in Berlin, Germany. They will be competing against 45 other teams from around the world. SIFE is a global non-profit organization active on more than 1,400 college campuses in more than 48 countries and territories. The presentation and pictures can be viewed at [www.sife.org](http://www.sife.org).

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Wishing you all a safe, happy, hurricane free summer.

Becki Long  
Newsletter Editor