

May, 2010

The Reserve at Tusawilla

Board Members

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Director	Karen Pontell 109 Cherry Creek Circle 407-369-8321 pontellernie@hotmail.com
Director	Empty Position
Director	Empty Position
Property Manager	Raiford Hall Vista Management 407-682-3443, ext. 240

A Message from the President

The pedestrian gates are consistently left open with objects forced into the strikeplate to keep the doors from locking. With several past breakins to homes near the gate in Reserve I and the expense to the association for the new lock mechanisms, we ask you to please consider the reason why we have the gates and why we would prefer to have them locked. We ask for your consideration of all the homes in the neighborhood and appreciate your efforts to use the keys to the pedestrian gates. For bike riders, the gate sensors have been adjusted so the gates open on exit when a bike rider approaches the gate and rides over the sensor. If your bike does not open the gates please contact a board member.

Several homes have voiced their frustration with neighbors who walk their dogs and don't pick up the dog waste—it is especially an inconsideration for those who cut their own grass and the waste gets caught up in their lawn mowers. Parents, please insist that your sons and daughters pick up the waste if they walk your pets.

The City of Winter Springs has proposed and approved a turn lane on 434 for drivers traveling east on 434 and turning right on Tuscora. Two homeowners on Heatherwood Court and the homeowner's association own property that the city needs to purchase in order to build the turn lane as proposed. Although the Reserve board opposed the building of the turn lane which will be built 11 feet closer to our wall & the Tusawilla brick planters and presented its opposition to the city commission and to the city engineer, the proposed turn lane was approved in April at a city commission meeting. The City of Winter Springs intends to use 2010 stimulus money to pave the lane, just as it has done at Vistawilla and currently at Hayes Road and 2 other locations in the city with 2009 stimulus money. More information will be provided as the city presents it to us.

**Watch your email for
information regarding
the next Board Meeting!**

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Three real estate sales in the Reserve are currently pending as of this writing—1 of the homes has been foreclosed and is owned by the bank, and one has been in the process of foreclosure for over 2 years and is being sold as a short sale. The reserve board is in the process of recouping all past dues and attorney fees for these 2 properties. The board has filed a lawsuit and is in the midst of the proceedings regarding covenant violations for one of these properties. We hope to have this resolved soon.

Directory—please send your updated email addresses to Donna Brownfield at dlbrownfield@bellsouth.net. We would like to finalize a Reserve directory but only have a portion of the needed information.

Wine Tasting June 12—the social committee is planning a “bring your own” wine and beer tasting at the Pontell residence on Saturday evening, June 12th at 7pm. Please watch your emails for further information.

Yard condition: This year's winter freezes resulted in many dead plants, palm fronds and grass. Now is the time to cut off all the dead vegetation, water and fertilize the St. Augustine grass to bring it to a healthy state and pull the weeds beginning to grow in the warm weather. Although many families are in tight financial situations, it doesn't cost anything for a homeowner to rake dead grass, cut dead fronds, and pull weeds.

Update on the annuals. Many of you may have noticed how long we were able to ride out the Christmas annuals of the red/white petunias. We skipped the spring change-out completely and by putting in the yellow Lantana for summer, we should be able to take that through the fall. This would possibly span another change-out and ride us into the winter holiday flowers. We will pace them and see how they do. Too much heat and they may be a bit shorter lived. This is a real budget stretcher.

We have done away with the additional annuals all along the sides of both gates in an effort to conserve monies as well. This will not be left blank, but will have either an annual that can as well span the seasons, or a colorful shrubbery that will stay low and be permanent. I am working hard on that now with our horticulturist, visiting a lot of nurseries in Apopka and researching something as cold hardy and pest resistant as I can get while still adding a visual dimension to our landscape.

It is now time for Robellini Palm trimming. As soon as new growth appears flushing green in the center, the old, dried fronds may be removed. It is important to have waited until now for the health of the plant. The new growth will fill in quickly once these old fronds give space.

Reminder to all about over night street parking. I have had several complaints to me about this and referring them on to the management co. However to speak to this, it has become an issue. If you are ever out walking at 6:00 a.m, you would share in the view that we look like a parking lot. Many residents have teen drivers and along with these teen drivers come their friends. Issues of cars being left for weekends, and nights at a time in the streets is against our rules as well as it is illegal to park on both sides of the street. We are not a parking lot. If it is possible to pull the cars into the driveway space for overnight would be appreciated by residents as well as myself, who gets the calls or emails.

(A note from the newsletter editor -- if you have a problem with people parking on the street, or any problem for that matter, you should contact the management company by phone or email, and NOT the ARB Board.)

ARB Report - Continued

Pet Waste has become an issue on Tuscora. Last Sunday as I was driving by, I saw a resident with her dog, talking on her cell phone watching her dog do his business. This was a large dog, mind you, and left a sizeable deposit. Sadly, this resident continued on her way, phone in one hand and obviously no bag in the other!! Equally disgusting is to have to dodge them left on the sidewalk!! Really!! Since we pay to maintain this section between our neighborhoods, let's all try to pick up after our pets.

Chinch bugs are in full season and beginning to attack lawns. Be aware that a small patch, if not treated and removed, will take over your yard in a matter of weeks, resulting in resodding. If you notice any brown patches on your yard, contact your chemical company immediately. Some companies will pay to replace the sod that has been affected if they are held responsible. Personally, I have had to replace a lot of mine last year, but never at my cost through the replacement guarantee. Check with your chemical company to see if you are covered.

Many mailboxes are in need of repair and painting. The management co. will send out letters to those who do. Remember that replacement numbers are white and can be found at home improvement stores. Measure your numbers and/or take a photo of the style lettering and match it as closely as possible. Lowes and Home Depot usually carry them.

Referrals

Tracy Lund Creations for interior paint/faux. Her website: <http://www.tracylundcreations.com/>, She did some awesome work in our house! *Melissa Frye*

Jordan Davidson Landscaping. Jordan used to live in the Reserve, and is doing some yards in the neighborhood. 225-803-4367 *Bill Cownie*

Barry Neal Carpet <http://www.barrynealcarpets.com/>
Recarpeted the entire house - great experience with them. *Melissa Frye*

Painting: Joe Foryan - he rolled everything (meaning no spray) and did a very careful, high quality job. 407-414-4927 He also does power washing, pool decks & driveways, garage floors. *Margie Croteau & Vijay Kapoor*

Referrals

Ric Heidenescher is our neighbor on Cherry Creek Circle. He is a licensed contractor and can help with any remodel or additions you might be thinking about. The website is www.HeidenescherHomes.com or contact Ric directly at Ric@HeidenescherHomes.com His number is (407) 832-9449.

Congratulations!!!

Allison G. Cownie will be graduating from UCF in August 2010 with a Bachelor of Science degree.

Christopher Kleinknecht graduated from the University of Florida with a degree in Computer Science Engineering. He will be working as a Software Engineer with Amazon in Seattle.

Lauren Malone graduated from University of Florida on May 1 with a degree in Anthropology. She will go back to UF in the fall to begin her degree in Nursing.

Tyler Patrick Letson is graduating from Winter Springs High School on June 8, 2010, and will be attending University of Florida in the fall.

Matthew Charles Obermeyer is graduating from Winter Springs High School. He'll be attending St Leo University in Tampa and playing lacrosse for them on a scholarship next year.

Erin O'Shea is graduating from Winter Springs High School. She will be attending University of South Florida in the fall.

Mallory Simerville is graduating from Winter Springs High School.

CLASSIFIEDS

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

Mallory Simerville, 18 years old, is available to babysit. Great with kids, 407-797-1348

Tyler, Travis & Trey Letson all do pet sitting or house sitting. They can be reached at 407-977-1407

Georgetowne Home for Rent

Conveniently located, 1628 sq. ft., 3/2 home for rent in the nice, quiet community of Georgetowne. This newly painted, fenced yard home will be available August 1st. Please contact Susan at 407-366-7046 for more details.

CLASSIFIEDS

Bedroom set : Queen head board, high boy and long dresser with a mirror for sale. \$500.00 or best offer. Also, lots of office furniture - give a holler if you are looking for something, we might have what you need. Ric & Heidi Heidenescher
407-977-4429

DON'T FORGET!!!

You can always find the latest news on the Reserve at Tusawilla website.
WWW.RESERVEATTUSAWILLA.COM
ARB forms are also available online!!

LET'S GET TOGETHER!

A Wine/Beer Tasting Reserve Rendezvous

*Come share your favorite wine or beer with your neighbors in a comfortable social atmosphere. This get together will be held on **Saturday, June 12th, from 7:00 p.m. until 10:30 pm.***

The Pontells have graciously agreed to host this social event.

109 Cherry Creek Circle

The dress is casual .

All you need to bring is a bottle of your favorite wine or a six pack of your favorite beer, per person, and an appetizer, finger food, or dessert.

Please R.S.V.P. by **June 1st** by contacting:

Belinda Kleinknecht – Reserve I – 407-977-1403 or

Susan Vickers – Reserve II – 407-366-7046 or

Sarita Forbes @ sforbes@pdrorlando.com

(Please bring your appetizer or dessert in disposable plates/container)