



SUMMER 2010

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BOARD OF DIRECTORS June 2010 to June 2011			
President	Charles Bradley	407-260-6266	chuckbradley@embarqmail.com
Vice President	Tom Carter	407-767-9075	tomtinac@cfl.rr.com
Treasurer	Dan Smith		
Secretary	Harry Candler		colc@cfl.rr.com
Director	Marie Adamour	407-754-2023	marieadamour@cfl.rr.com
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Newsletter Editor	Ellen Bonus		landingseditor@embarqmail.com
Property Manager	Ernest Tedrow	407-472-4135	etedrow@lelandmanagement.com



**NEXT HOMEOWNERS' ASSOCIATION  
BOARD MEETING !!!**

**WED., AUG. 18TH AT 7:00 PM**

# Annual Homeowners' Meeting Held June 16,2010

The community turnout was disappointing and we did not have enough resident members concerned about their property to establish a quorum. Fortunately the majority of existing board members have volunteered for one more year.

So the Board members for the coming year are:

Chuck Bradley – President  
Tom Carter – Vice President  
Harry Candler – Secretary  
Marie Adamore – Director

One new member was appointed to replace Terry Hilton, Treasurer who resigned:  
Dan Smith – Director



## **BOARD OF DIRECTORS ORGANIZATIONAL MINUTES June 16, 2010**

### **Call to Order / Establish a Quorum:**

The meeting was called to order by the President Mr. Charles Bradley at 7:30pm.

A quorum was established with 4 out of 4 board members present.

Proof of Notice was established as notice was mailed with the annual meeting notice in accordance to Florida Statutes, and the association documents.

### **New Business:**

Harry Candler nominated Charles Bradley for President

Harry Candler nominated Thomas Carter for Vice President

Harry Candler nominated Maria Adamour for Director

Thomas Carter nominated Harry Candler for Secretary

Harry Candler motioned, seconded by Thomas Carter to accept all 4 nominations as stated, and approved by unanimous voice vote.

### **Adjournment:**

Thomas Carter motioned, seconded by Harry Candler to adjourn the meeting at 7:45 pm, and approved by unanimous voice vote.



**HOMEOWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**JUNE 16, 2010**

**Call to Order / Establish Quorum**

The meeting was called to order by the President Mr. Charles Bradley at 7:55pm. A quorum was established with 4 out of 4 board members present including Charles Bradley, Harry Candler, Thomas Carter and Marie Adamour. Proof of Notice was established as notice was posted 48 hours prior to the meeting in accordance to Florida Statutes, and the association documents.

**Approval of Previous Minutes**

Tom motioned to approve the minutes as written, seconded by Terry and approved by unanimous voice vote.

**Open Forum**

Discussed cleanup up the empty/ foreclosure homes  
Curb repairs  
Towing will begin July 6, 2010 and was explained to the homeowners.

**Managers Report**

The Managers Report written by Ernie Tedrow, LCAM was reviewed, discussed and filed for future reference.

**Financial Report**

The monthly financial report provided by Leland Management was reviewed and filed for future audit.

**Old Business**

Ratification of e-mail votes

Marie Adamour motioned, Tom Carter seconded to have the 2 Oak trees removed @ \$3,525.00 and was approved by unanimous voice vote.

Marie Adamour motioned, Tom Carter seconded the additional \$400 for plants at entrance & fence and was approved by unanimous voice vote.

**New Business**

Thomas Carter motioned, seconded by Harry to appoint Daniel Smith to the Board of Directors as Treasurer and approved by unanimous voice vote.

Marie Adamour motioned seconded by Harry to have the ponds cleaned of Spikerush by **Qualscape, Inc.** at a cost of \$240.00 and was approved by unanimous voice vote.

Thomas motioned, seconded by Harry to remove the Leland sign from the entrance, and was approved by unanimous voice vote.

**Architectural Review Board**

None at this time

**Adjournment**

Tom motioned to adjourn the meeting at 8:35 pm, seconded by Terry and approved by unanimous voice vote.



## **Some Notes From Our President:**



### **“ The Trees are falling, The Trees are falling”**

Hopefully, you have noticed that the community has had several tree branches break off and fall. Luckily, no one was harmed and no major property damage occurred.

The board has had an extensive review of the trees by a licensed arborist and we have several trees that need to be cut down or trimmed. The work is scheduled to start around August 13<sup>th</sup>.



**The trees in our community are at the age where they could become a danger. For your own safety, please check the trees on your property and, if necessary, have them taken care of as soon as you can.**

### ***COMMUNITY BEAUTIFICATION:***

We had a major replanting in the community all arranged by Marie Adamore. That is also why the sprinklers have been running daily for the past month. It has now been reset to every other day.



I hope everyone takes the time to thank Marie for all the hard work and time involved in getting the dead plants out of here and nice new ones planted.

There is still work planned for the entrance but our selected plants were sold out from under us and had to be reordered.



President Notes Continued...

## ***More Notes from Our President...***

### **It's Time to Make Some Holiday Plans**



We need to form a holiday committee - ***please volunteer now!***

People are needed by the end of September so we can plan what we want done and get everything installed by the end of November.



Since we could not get enough volunteers to help hang decorations last season, we will be hiring help this year if residents do not come forward.

Electrical work - We have had several electrical items repaired this month in preparation for the holiday lights.

### **Community Pool :**

We are fortunate to have a community pool. You may have heard a loud noise in the pool area last week. The old pump finally gave out and had to be replaced.



Ellen Bonus has been diligent in managing the pool area this year and I hope everyone will thank her when they see her around the neighborhood. Getting out at all hours to go to the pool area for various causes is not something that should be taken for granted. We have a wonderful neighbor who has shown time and time again that she appreciates the community and wants it to be a beautiful and fun place to live.

Planned maintenance – replacement of damaged decking.

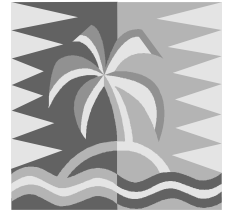
**P.S. When Leaving the Pool, Please Close Any Open Umbrella. Please look around and remember to take your tubes, goggles, towels, clothing, etc!!**

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**Coming Events IF there is any community interest expressed –  
Fall Festival And Fall Garage Sale**

***Sincerely, Chuck Bradley, President***

# Keeping Our Community Beautiful...



## How the Violation Process Works

The board of directors are also members of the association and are your neighbors. We volunteer our time for free in hopes of keeping the community enjoyable and the value of our properties as high as possible, especially during this very bad economic time.

Leland Management is the property management company we hired to help maintain our beautiful community and enforce our by-laws.

Here is a brief explanation of how the violation process works:

1. A monthly drive through is performed by our property management company
2. Established by-laws are reviewed to determine if a violation exists.
3. If a by-law is not being followed then a letter is sent out to the member.
4. Any member can report a violation to Leland Management and once verified a letter is sent.
5. Violations are NOT reviewed by any board member nor are requests for approval of violation letters made to any board member before being mailed out.
6. This process is “managed” by the company the Members hire for managing the day to day operations of the Association. No one is infallible and mistakes can be made. It is never intentional and a simple call to the management office can resolve most issues the same day. If you feel you have received a violation letter in error, please call 407-447-9955 and ask for Ernie Tedrow.



## *Important Reminder about* **ILLEGAL PARKING**

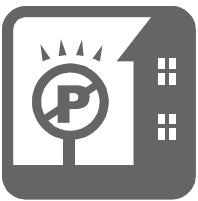


### **TOWING BEGAN in JULY**

The majority of the courts are narrow and will not allow street parking. A recent review of the signage with the Longwood Police Department revealed that our signs are not up to current code.

Therefore, no towing of illegally parked cars has occurred, however we have contacted a local towing service and they will be in the community replacing the signs. Once signs are properly updated, **the towing service is authorized to tow any vehicle that is improperly parked.** This includes: street parking, grass parking, and overnight parking of commercial vehicles where there are posted signs. To help with the parking problem - parking on Harbour Drive will be **allowed during events**, as long as it is only on **one side of the road** and does not interfere with anyone's access to their property. If this privilege is abused, then 'No Parking' signs will be installed along Harbour Drive.

When these violations have previously occurred, an inspection of public parking areas showed that there are available spaces. If you are planning to have a number of visitors that cannot fit in your own driveway. Please move your car to allow your guests to park at your home. If that is not enough space, please explain to them that they must park in the designated parking areas. Thank you.



***It is your responsibility to inform your guest as to what is proper parking!***

#### **Towing Company:**

Courtesy Towing, 420 Spring Hammock Ct, Longwood, FL 32750  
**(407) 792-4612**

**BUSINESS DIRECTORY**

**Adamour, Matt**.....'Now and Then' Band-Quality Entertainment  
www.nowandthenband.net or 407-754-2023

**Agudelo, Juan**.....Nano's Painting & Home Services—The Landings  
Ext. Painting 1200-\$1500. 407-257-1048/462-5379

**Bautista, Edna**.....Notary Public, Certified Signing Agent  
407-694-0896 or EJ1206@aol.com

**Becker, Sandy**.....Realtor, Watson Realty Corp., 407-622-8538 or  
407-620-7238 or sbecker@watsonrealtycorp.com

**Biederman, Judy**.....Licensed Massage Therapist MA0018520  
407-339-7243 or 353-7367

**Boesch, Erika**.....Absolute Décor 214 N Park Ave., W.P. 32789  
321-214-5999 absolute\_decor@yahoo.com

**Carter, Denise**.....Denise's Darling Dog/Cat/Pet Services  
Walking, Sitting, Day/Night Care 407-767-9075

**Coy, Barbara**.....Real Estate Consultant, Prudential Florida Realty  
407-497-1777 or www.barbaracoy.com

**Maras, Lori**.....Furniture Upholstery—407-331-4338

**Para, Martha**.....Realtor, Home Investment Realty; Premier  
Design Jewelry (Home Shows) 407-257-1048

**Ramos, Amy**.....English Pointer Interiors - Decorating to Suit All Budgets  
407-529-5800 or amy@englishpointerinteriors.com

**Robertson, Linda**.....Real Estate Professional, Coldwell Banker  
407-389-7995 or realtorLR@aol.com

**Sampson, Nathan**.....Pressure Washing, Driveways start at \$35.00  
407-332-4470

**Seng, Susan**.....Computer Tutoring for Adults and Children,  
Child Care and Baby Sitting 407-862-9459

**Stanley, Mary**.....Printing, Jet Set Printing, Inc.  
407-339-1900 or mary@jetsetink.com

**Viscuso, Nick**.....Beltone Hearing Specialist. Hearing Aids, 407-383-35

**Viscuso, Pat**.....Independent Avon Representative. 407-718-7795  
www.youravon.com/pviscuso. Special web offers.

**Viscuso, Gianna**.....Pet Sitter, Age 11, Cats, small dogs, other critters,  
Mom and dad will help. Reasonable. 407-834-5368