



JUNE 2009



BOARD OF DIRECTORS June 2008 to June 2009			
<i>President</i>	Charles Bradley	407-260-6266	chuckbradley@embarqmail.com
<i>Vice President</i>	Tom Carter	407-767-9075	tomtinac@cfl.rr.com
<i>Treasurer</i>	Amy Ramos		Amyramos33@cfl.rr.com
<i>Secretary</i>	Beth Frame	407-314-0051	bethframe@aol.com
<i>Director</i>	Marie Adamour	407-757-2023	marieadamour@earthlink.net
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<i>Newsletter Editor</i>	Ellen Bonus		landingseditor@embarqmail.com
<i>Leland Property Mgr</i>	Andrea Logan	407-472-4108	alogan@lelandmanagement.com

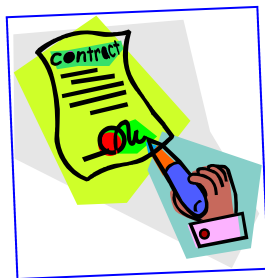
NEWSPLETTER

Annual Membership MEETING

WED., JUNE 17, 2009

TO ELECT A NEW BOARD OF DIRECTORS FOR THE COMING TERM OF JUNE 2009 TO JUNE 2010

In order to hold the annual meeting... we will need a quorum of homeowners in person or by proxy.



Sign & Mail Your Proxy Today

Or Give It to a Neighbor Who is Attending the Meeting

DEADLINE FOR PROXY RETURN IS 6/17/09 AT 12 NOON

If you wish to place your name into nomination for the Board of Directors, please contact Andrea Logan at Leland Management before 6-17-09 so your name can be added to the ballot.

**If You Only Attend
One Meeting All Year...**

THIS IS THE ONE TO ATTEND!



**THE LANDINGS HOMEOWNERS' ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING NOTICE & AGENDA**

DATE: WEDNESDAY, JUNE 17, 2009 AT 7:00 PM

**PLACE: LONGWOOD CITY COMMISSION CHAMBERS
175 W. WARREN AVE, LONGWOOD FL 32750**

1. Registration of Proxies and Members in Attendance.
2. Call to Order, Confirmation of Quorum
3. Review and Approval of 2008 Annual Meeting Minutes
4. Election of Directors
 - a. Introduction of the Candidates
 - b. Nominations from the Floor
 - c. Appointment of Tabulation Committee
5. Balloting and Tabulation
7. Presidents 'State of the Association' Report
8. Committee Reports
9. Announcement of the Election and Balloting Results
10. Unfinished Business/Resident Comments
11. Adjournment





**THE LANDINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
MAY 20, 2009**



CALL TO ORDER: A quorum was established and Charles Bradley called the meeting to order. Present were board members Charles Bradley, Beth Frame, Marie Adamour, and Amy Ramos. Anita Roberts represented management. A number of homeowners were also in attendance.

MINUTES of the April board meeting were presented for review and approved as presented. **FINANCIAL STATEMENT** was presented for review. Amy Ramos reviewed the financial statement for April 30, 2009. It was approved unanimously.



MANAGEMENT REPORT was given by management and a copy is filed in the corporate book of the association. Management reviewed the legal status report and the board requested follow up on the status of the disbursement of funds for two accounts that have paid in full. Discussion was held on a violation at one property and photos were provided for the board to review. The matter will be forwarded to the attorney for continued action on the account. Management will follow up with Waste Pro for the repair of the curbing that was damaged by the waste trucks.

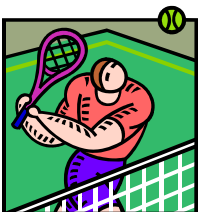
COMMITTEE REPORTS:

NEIGHBORHOOD WATCH: Officer Dave Dowden of the Longwood Police Department attended the meeting for community updates. Chuck Bradley requested the police department provide additional patrols of the community after 10 PM as there have been several incidents at the pool area after hours. The police department will provide extra patrols to dissuade potential incidents.



ARCHITECTURAL CONTROL COMMITTEE: Chuck Bradley noted there were two applications that were pending processing and would be approved.

GATE MAINTENANCE: Richard Linton reported the gate is working well at this time.



TENNIS COURT AND POOL: Amy Ramos reported the pool company will be replacing the dividing rope in the pool. Ellen Bonus will be taking over the pool committee and Tom Carter will also help with the committee. Discussion was then held on the security cameras at the pool are they are unable to get a good resolution for the activity at the pool. Chuck will obtain a cost to move the cameras for better visibility and resolution.

COMMUNITY RELATIONS: No report.

May minutes continued...

NEWSLETTER COMMITTEE: Chuck Bradley reported Tom Carter has requested the newsletter be published and distributed to the members. Ellen Bonus has also suggested getting email addresses. The board suggested adding the discussion of the newsletter distribution to the annual meeting notice.

GROUNDS AND MAINTENANCE / AQUATIC MAINTENANCE: Marie Adamour reported on the maintenance of the community. Marie noted LDS is working on the location of the irrigation valves and that is the reason for the cones. Management will contact LDS to cover the open areas. Discussion was held on the maintenance contract and Chuck Bradley noted there are areas of concern that need to be addressed with the landscaping company. Management will request LDS fulfill their contract by installing mulch in the planting beds and adding additional annuals at the entrance and pool planter boxes.



DOCUMENT REVIEW COMMITTEE: No report.

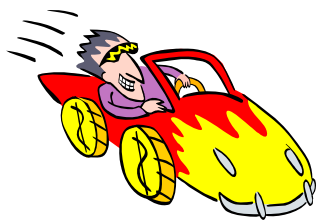
WEBSITE: No report.



OTHER BUSINESS:

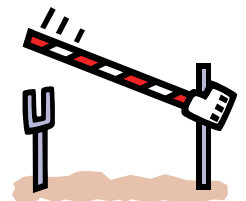
The Annual Membership meeting is scheduled for June 17th at 7:00 pm. Management has prepared the notice and will forward to Leland Management for mailing. The floor was then opened to the homeowners in attendance. There was no discussion from the floor.

Discussion was held on the shrubs in the island on Harbour View Circle as they are very tall and a safety issue. Chuck Bradley will investigate other islands and determine those that need attention and will obtain bids for the landscaping. The meeting was adjourned at 9:17 pm.



ENTRY WAY SAFETY

Please obey the 15 mph speed limit. You may not be aware of this, but we've had a couple of close calls. At 15 mph, you still have time to stop and not run over animals and, most of all, humans.



We are fortunate to live in a gated community Please stop tailgating into the Landings. So far we've been lucky! Keep your fingers crossed, if you do tailgate and hit the gate—smile because it'll be on tape!





TIME FOR A CHANGE...

**EFFECTIVE JUNE 1, 2009,
OUR NEW MANAGEMENT COMPANY IS**

LELAND MANAGEMENT

OUR NEW PROPERTY MANAGER WILL IS

Andrea Logan

Phone 407-472-4108 /fax 407-472-4109

alogan@lelandmanagement.com

OTHER CONTACT INFORMATION:

GATE ACCESS: LAURA MILLS 407-781-1169 FAX 407-781-1286
gates@lelandmanagement.com

ARB APPLICATION: AIDA MARTINEZ 407-781-1406
arb@lelandmanagement.com

BILLING / ACCOUNT INFORMATION:

407-788 -1188 (9 AM—5 PM)

FAX: 407-477-9899

assessments@lelandmanagement.com

**DUE TO THE CHANGE IN MANAGEMENT COMPANIES
YOU WILL BE RECEIVING A NEW PAYMENT BOOK**

HURRICANE SEASON IS HERE:

Don't wait until a hurricane is forecasted. We suggest you purchase the necessary things ahead of time. Supplies can run out quickly, and the hassle of the crowds can get the best of you. Also, often the price goes up due to supply and demand.



Nothing like having a black out in the middle of the night. Especially if you can't find a flashlight, because you don't remember where you placed it and, the icing on the cake is when you do finally find it, the batteries are dead.



Make sure you have batteries and test your flashlights. Stock up on canned foods, water and pet food. If you take prescription drugs, have them filled before they run entirely out. Place copies of important papers and phone numbers in a plastic bag. You may want to hide some cash in case ATMs are not working. Place everything in a convenient place you can remember.



If you have a generator, buy gas for your generator now and store it properly in a safe container. Start your generator a couple times a year and put stabilizer in the gas tank as well. Gasoline will hold up all hurricane season, June right through to end of October/November, as long as you add a fuel stabilizer it will give you the longevity you'll need. Rather than waste it, dump it into your car in November.

Take a look around your property. Do you have overgrown trees or dead limbs hanging over your house. Does your roof appear to be good condition. It is also good idea to have a large tarp just in case. Make a tentative plan should you need to evacuate.



BE PREPARED!



IMPORTANT INFORMATION FOR DEALING WITH STORMS AND OTHER EMERGENCIES

- CITIZENS' INFORMATION LINE 407-665-0311
(operates round the clock during disaster operations)
- BRIGHTHOUSE CABLE 407-291-2500
- CENTRAL FLORIDA GAS 800-55-GOGAS
- FLORIDA PUBLIC UTILITIES 386-668-2600
- PROGRESS ENERGY 800-228-8485
- EMBARQ 800-339-1911
- UTILITIES, INC. OF FLORIDA 407-869-1919

- CITY OF LONGWOOD 407-260-3440
- CITY OF LONGWOOD POLICE 407-339-1297

- AMERICAN RED CROSS 407-332-8200
- ANIMAL SERVICES (SEMINOLE) 407-665-5201
- CENTERS FOR DISEASE CONTROL 404-639-3311
- EMERGENCY MANAGEMENT 407-665-5102
- ENVIRONMENTAL SERVICES 407-665-2010
- FEMA 800-621-FEMA
- HEALTH DEPT. 407-665-3200
- INSURANCE PROBLEMS 800-22-STORM
- NATIONAL WEATHER SERVICE 813-645-2323
- SALVATION ARMY (SANFORD) 407-322-2642

SHELTERS

- SPECIAL NEEDS SHELTER REGISTRATION 407-665-5102
- LYMAN HIGH SCHOOL (PET FRIENDLY)
HWY 427—LONGWOOD
- HIGHLANDS ELEMENTARY (SPECIAL NEEDS)
HWY 434—WINTER SPRINGS

OFFICIAL SEMINOLE COUNTY WEBSITE FOR HURRICANE PREPAREDNESS:

www.prepareseminole.com

SUMMER: TIME FOR OUTDOOR FUN

Please Observe the Community Rules of the Pool, Tennis Court, Lake & Pond

The Landings is a unique community. We are fortunate to have the pool, tennis court, lake and pond for our pleasure. Please take care of them because they belong to all of us and are actually part of our home. *If you have guests, please ask them to treat these amenities with respect to the property and surrounding neighbors.*



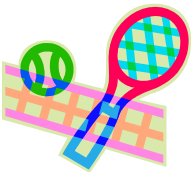
THE POOL AND TENNIS COURT CLOSE AT 10 PM.

Sorry, but no matter how much fun you are having, it is Time to Leave at 10 PM. There are no exceptions to this rule.



THE POOL GATE AND BACK EXIT SHOULD BE LOCKED.

It is OK to leave it open, if you are waiting for someone to arrive right behind you. Then make sure the gate is securely closed, especially when you leave the area. We have observed trespassers using the showers, etc.



THE TENNIS COURT IS FOR ONLY FOR TENNIS PLAYING.

The tennis court has a costly and sensitive membrane surface. Please wear tennis shoes /sneakers on the court. Do not bring your pets or toys. The tennis court is not a playground and should not be used as such.



NO GLASS CONTAINERS AT THE POOL OR TENNIS COURTS.

Just a slip of the hand and glass can shatter into a zillion pieces which can cause injury to a barefoot swimmer or damage the tennis court surface for a long time to come.



NO FISHING AT THE LAKE OR POND.

Ducks have been observed swimming in our pool but people are not allowed to swim in the lake or pond. Also, nighttime partying at the pond gazebo is not permitted.

NO IFs, ANDs OR BUTTs:

SOMEONE IS DUMPING ILLEGALLY

This is the third time, someone has dumped a large vehicle ashtray on Harbour Drive near Sandpiper Circle. A neighbor has cleaned up your filthy and unsightly mess three times. This is totally disrespectful and offensive to OUR community and YOUR fellow residents. It is against our bylaws. Please have the decency to dispose of your butts properly. Otherwise, you will be caught and disciplinary action will be taken!



ETHAN ALLEN HUTCH FOR SALE:

Made in America, oak, traditional hutch for sale, 17-1/2" wide, 57-3/4" long and 81" tall. Has three glass shelves with glass windows on top section, lighted inside with pot lamps, excellent for displays and bottom section has one wood shelf for plenty of storage. Asking \$3,000, paid \$4000, but will consider all offers. Moving, need to sell. Contact Debi Temple at 407-834-8651.

PAID ADVERTISEMENT

Does Your House Need a New Look?

Pressure Cleaning

INTERIOR-EXTERIOR PAINTING

CEILING & WALLS

POPCORN—SPLATTER—ORANGE PEEL—KNOCKDOWN

HANDYMAN MAINTENANCE



- DECKS
- WOOD REPLACEMENT
- HOUSE WASH
- SAFE ROOF CLEANING
- DRIVEWAYS
- WALK WAYS
- SCREEN ENCLOSURES
- AND MORE!

FREE EST! AFFORDABLE RATES! PAUL CROUSE 407-831-0259

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
- Bonus, Ellen.....Cat Sitting While You Are Away
407-831-3432 or landingseditor@embarqmail.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
- Viscuso, PatIndependent Avon Representative. 407-718-7795
www.youravon.com/pviscuso. Special web offers.
- Viscuso, Nick.....Beltone Hearing Specialist. Hearing Aids
407-383-3544. Free no obligation tests.