



MAY/JUNE 2011

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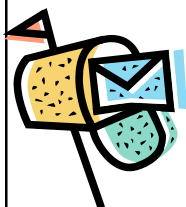
BOARD OF DIRECTORS June 2010 to June 2011			
<i>President</i>	Charles Bradley	407-260-6266	chuckbradley@embarqmail.com
<i>Vice President</i>	Tom Carter	407-767-9075	tomtinac@cfl.rr.com
<i>Treasurer</i>	Dan Smith		
<i>Secretary</i>	Harry Candler		colc@cfl.rr.com
<i>Director</i>	Marie Adamour	407-754-2023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

SAVE THE DATE!

**ANNUAL
HOMEOWNERS'
ASSOCIATION
MEMBERSHIP
MEETING
And ELECTION**



JUNE 15, 2011



MAKE YOUR VOTE COUNT!!!

WATCH for YOUR PROXY IN THE MAIL

www.thelandingsoflongwood.com

JUNE IS ELECTION MONTH FOR A NEW BOARD!



Dear Residents:

The Annual Board Meeting Is only a few weeks away!

Now is the time to consider running for the Landings' Homeowners Association Board of Directors.

Please submit an interest statement to:

Property Manager Ernest Tedrow 407-472-4135
etedrow@lelandmanagement.com

**YOU WILL BE RECEIVING A VOTING PROXY IN THE MAIL
PLEASE MAIL IT BACK ASAP:**

THIS IS AN CRITICAL ISSUE - We need all proxies returned so we can guarantee a quorum.

If you send in your proxy and find that you can attend the Annual Meeting your proxy will not be needed and your live vote will be counted in its place. However it is vital that all proxies to returned since last minute issues can cause you to miss the meeting.

The board currently consists of 5 members.

We hope all interested parties can send in their name to be printed on the ballots by May 20th. Any Landings' homeowner in good standing and living on the property is encouraged to seek a board position and make a contribution to the community with their time and skills.

We also need committee members, so anyone that chooses to run for a board seat and is not elected is encouraged to volunteer for a committee.



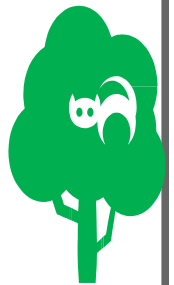
Tree Replacement Policy

If a hardwood tree is removed on residential property, you must have approval from the Landings' ACB and you must obtain a permit from the city of Longwood -

Even if the tree is diseased.

The replacement policy is to replace it with another hardwood tree-4" in diameter/ 3 feet high - 65 gal. It is to be replaced on or near the same property as the one cut. If the homeowner does not want the new tree on his/her property, please contact grounds & maintenance & they will get LDS (our landscaping co) to choose the best common ground area where it is not interfering with utilities, electrical, water etc.

The length of time allowed for replacement will be three months if possible and no more than six months. The replacement does not apply to ornamental or palm trees.



Fence Replacement Policy



ACB approval is required for all fencing. The only style currently listed is Board-on-board 6 Ft. tall. No stockade, plastic or lattice unless the exception is approved by the ACB.

Beware the Hiring of an Unlicensed Contractor:

An unlicensed contractor may charge less money but they are usually uninsured. If they cause damage to your property, your neighbors' property or common grounds; or if they are hurt on the job –the responsibility falls on the hiring homeowner and they are liable.





HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS / BUDGET MEETING MINUTES

APRIL 20, 2011

I. Call to Order / Establish Quorum

- a. The meeting was called to order by the President Mr. Charles Bradley at 7:00pm.
- b. A quorum was established with 4 out of 5 board members present including Charles Bradley, Harry Candler and Daniel Smith and Thomas Carter with Marie Adamour absent.
- c. Proof of Notice was established as notice was posted in accordance to Florida Statutes, and the association documents.

II. Approval of Previous Minutes

- a. Tom motioned, seconded by Harry to approve the minutes of the February 16, 2011 Board of Directors Meeting as written, and was approved by unanimous voice vote.

III. Managers Report

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

IV. Financial Report

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

APRIL 20, 2011 MINUTES CONTINUED...

V. Old Business

- a. Ratification of e-mail votes
 - o None at this time
- b. Chuck motioned seconded by Daniel to approve the Fountain Light currently installed in error for a reduced cost of \$800 and was approved with Tom & Harry voting NO.
- c. Chuck motioned seconded by Daniel to add an aeration system to the fountain install for an additional \$1872.50 and was passed by unanimous voice vote.
- d. Harry motioned, seconded by Tom to approve the Hulett contract for ants at a annual cost of 1211.00 and was approved by unanimous voice vote

VI. New Business

- a. None at this time

VII. Architectural Review Board

The following applications have been returned to homeowners requesting additional information

- a. None at this time

VIII. Open Forum

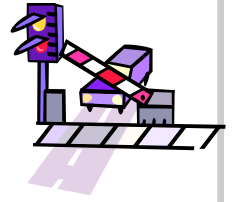
- a. None at this time

IX. Adjournment

- a. Tom motioned seconded by Harry to adjourn the meeting at 7:30 pm, and was approved by unanimous voice vote.

The Shocking Truth About Our Gate:

I've had some complaints about getting shocked at the keyboard when entering the Landings. First, the board is grounded properly so it's not electricity that causes the shock. It's actually static electricity and it's coming from the car you're in. As you drive on black top, the tires on your car create static electricity and this is transmitted to your car and you. When you stop and remain in the car and then touch metal, you'll feel a static shock.



You can prevent some of this, if you wait for ten seconds and touch the brick/mortar, it will dissipate, most if not all, of the static electricity. This unpleasant experience takes place mostly in the spring and fall when it's dry outside. When we get into the rainy season, it goes away for the most part.

Next time you're visiting a gas station observe they have black top on most of their property, except where you actually gas up it's a concrete pad. Concrete eliminates static electricity, otherwise it could ignite the gas fumes when pumping gas and you know what happens next.

My advice is wait ten seconds and first thing to do is touch something other than metal (brick/ mortar) before touching the keyboard, or step out of your car with both feet on the ground without touching your car, then enter the code. Getting a remote control will eliminate the problem. I hope this helps those that are experiencing these unpleasant shocks.

Respectfully, Tom Carter—Grounds and Maintenance

Our Streets Finally Get CURB Appeal:

Waste Pro has agreed to continue the repairing of the cement curbs on the islands. Work will be done on Fridays. Days where there is no trash pick up or Landings grass cutting. Cones will be placed by the islands.



They need to have a water source to complete the job. Several residents have been contacted & others will be asked if they can offer a water source. The amount of water used will be minimal, enough to mix the patch cement & then pressure clean the area around the island.

The work will be done 1-2 islands at a time starting with: Fallsmead Circle, Torrey Oaks, Westlake Court, Riverside Circle. After these islands have been completed, a second list of islands will be done, until all the broken curbs have been patched up. Thank you for your patience in this matter.

Yours truly, Marie Adamour—Grounds and Maintenance

*******COMMUNITY BILLBOARD*******

Is There a Something You Would Like to Share???

What Would YOU Like to Announce in Our Community Newsletter?

*Birth *Engagement *MARRIAGE *Graduation *Promotion
*Birthday *Passing of a Loved One *Anniversary *Any Occasion

Please email it to landingseditor@embarqmail.com

HAPPY BIRTHDAY

To the Following **April Birthdays...**



BEST WISHES TO MY HUSBAND, CHUCK TEMPLE, AGE 66
CONGRATULATIONS TO MY SECOND MOM, JOAN COLLINS, AGE 78

Love, Debbi Temple

HAPPY EVERY DAY TO MARSHA GREENHUT, AGE ???
From Your Landings' Family

DO WE HAVE YOUR EMAIL ADDRESS?

***IN AN EFFORT TO KEEP ALL RESIDENTS' INFORMED
...WE ARE COMPILING A LIST OF EMAIL ADDRESSES.***



**THIS INFORMATION WILL BE CONFIDENTIAL AND WILL BE USED TO
INFORM YOU OF SPECIAL COMMUNITY ACTIVITY WHEN THERE IS
NO TIME FOR A NEWSLETTER.**

**IF YOU HAVE NOT PREVIOUSLY SENT IT IN, PLEASE EMAIL IT TO
landingseditor@embarqmail.com. (If You Do Not Have Email, We
Can Partner You With a Neighbor Who Does.)**

BUSINESS DIRECTORY

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

Bautista, Edna.....Notary Public, Certified Signing Agent
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Becker, Sandy.....Realtor, Watson Realty Corp., 407-622-8538 or
407-620-7238 or sbecker@watsonrealtycorp.com

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407-339-7243 or 353-7367

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Carter, Denise.....Denise's Darling Dog/Cat/Pet Services
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Para, Martha.....Realtor, Home Investment Realty; Premier
Design Jewelry (Home Shows) 407-257-1048

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Robertson, Linda.....Real Estate Professional, Coldwell Banker
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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 and Baby Sitter services. Responsible. Age 13.
Reasonable rates. 407-383-3544.