

SPRING



2015

*Sweetwater
Country Club*

Homeowners Association Newsletter

PRESIDENT'S MESSAGE

It is with great sadness that the Board recently learned of **Megan Mansfield's imminent departure as our Community Association Manager**. She has done an outstanding job for all of us. We wish her the best as she progresses in her career and accepts a challenging new position out of the area. We will miss her knowledge of SWCC, her grasp of hundreds of sometimes sticky issues, and her dedication to Sweetwater Country Club. I will personally miss her and the always timely and valuable support she has provided to me.

We all wish you the best of luck, Megan!

Most of our news is being presented by others in this newsletter, but I wanted to bring everyone up to speed to the extent that I can on the **water main replacement project** that has been "imminent" for a couple of years now. As all of you should know, except possibly for our newcomers, Orange County repaved some of our streets in 2014. However, there were some notable exceptions due to the County's plans to replace the remaining few existing water mains constructed out of asbestos cement (AC) in those streets as part of their county-wide program. AC pipe is not as strong or reliable as pipe materials on the market today. This is the last remaining section of that pipe material in our community.

The County conducted a public meeting on April 9 at Clay Springs Elementary School to explain the project. If all goes according to plan, **the construction of the new water main will likely begin in August and should take approximately eight months to complete. Following the construction, the streets impacted will be repaved.**

The new water mains will be constructed in most of Sweetwater Country Club Drive, a portion of Majestic Oak Drive, and the entire length of Fox Squirrel Court. The pipe will be installed generally along the south side of Sweetwater CC Drive, then down the west side of Majestic Oak Drive, from there to Fox Squirrel Court, and then within the southern half of Fox Squirrel Court. The County's contractor will be required to proactively coordinate with our homeowners association to minimize damage within the community and to protect our landscaping and irrigation systems. It is my understanding that if larger trees are encountered the pipeline will be tunneled through the root system, which is a common practice.

Having been involved in this exact type of construction for more than 40 years in my career, I know that there will be construction impacts to our homeowners. They are unavoidable. The contractor is required to restore areas damaged to as close to the original condition as possible. **I would encourage all homeowners along the route to take appropriate photos of the front of your lots including driveways, landscaping, mailboxes, etc. to document the preconstruction conditions.** You should be able to tell whether you are along the route of the new pipeline if your street is one that was not repaved last year or by reviewing the County's drawings.

I wish everyone a safe and happy summer!

Jerry Phillips



Board of Directors

Jerry Phillips, President

407-814-2661

Mark Manfre, Vice President

407-474-1295

Tom Brennan, Secretary

407-889-8784

Jim Van Anda, Treasurer

407-880-7904

Bobby Anderson, Director

407-358-8686

Skip Strohm, Director

407-920-5423

Berk Schnauffer, Director

407-884-5418

Fred Zanegood

Community Association Manager

FirstService Residential

407-644-0010 x 7240

385 Douglas Ave Ste 3350

Altamonte Springs, FL 32714

Fred.Zanegood@FSResidential.com

BOARD OF DIRECTORS MEETINGS are held the 3rd **THURSDAY** of each month at 7:00 pm at the Sweetwater Country Club. This meeting is preceded by the ARB meeting at 6:30 pm.

Important Phone Numbers

Animal Control 407-836-3111

Code Enforcement 407-836-3111

Fire Department 911

Orange County Quick Dial 311

Public Library (Apopka) 407-835-7323

Public Works Dept. 407-836-7870

Sheriff (Emergency) 911

Sheriff (Non-Emergency) 407-836-4357

Country Club 407-889-4743

Tree Removal Permits 407-836-7920

Zoning Violations 407-836-3111



2015 REAL ESTATE UPDATE Sweetwater Country Club

As of April 15, 2015

11 homes Closed/Sold since JAN 1, 2015;

Sold Prices ranged from \$235,000 up to \$415,000

2 homes now Under Contract/Pending;

MLS listed from \$239,000 to \$329,000

12 Active Listings at this time with 6 price decreases...

MLS listed from \$260,000 to \$525,000.

(according to MLS records 4/19/2015)



How do I report a streetlight that doesn't work?



Did you know that **whether the street light works on your street or not you are still paying for it?** Duke Energy charges approx. \$25 a month per light for the rental and maintenance of the equipment. This money is paid by you, from a special assessment on your real estate tax bill from Orange County.

Did you know you can report street lights that are not working that are not on your street? **Last month there were over 20 lights out on Wekiva Springs Road from Hunt Club Blvd. to Semoran Blvd.** Please feel free to report lights out that are not on your street. By doing that you are making it safer for all of us.

How do I report a streetlight that doesn't work? All you need to do is go to the following website (<https://www.progress-energy.com/app/streetlightrepair>). Just fill it out and hit submit, 24 hours a day 7 days a week. It is as simple as that.

Submitted by Edward W. "Skip" Strohm, III Cell- 407-920-5423

PROPERTY MANAGER'S MEMO



It is with sadness that I am writing to let you know that I am no longer going to be managing Sweetwater Country Club HOA as of April 15th. After nearly 6 years as your Community Association Manager, I have accepted a new job offer to continue to grow as a professional. I have learned a lot in the time I have managed your beautiful community and it has been an absolute pleasure to get to know you and to work with the Board of Directors for Sweetwater Country Club HOA for these many years!

Taking over the day to day management is Fred Zanegood and his contact information is below (his extension will be the same as mine is currently – Ext 7240). There will also be a new Senior Community Association Manager, **Uriel Uribe that will be taking over to assist Fred during the transition.** Uriel is available by phone, in the office, at 7315. His e-mail address is uriel.uribe@fsresidential.com.

We are really in need of volunteers for the Sweet Welcome Committee. This is a special group of volunteers that are coordinated by someone in the community to receive a list of new owners in the community so that they can be welcomed in person and provided with information about the great community in which you live!!! This committee has been very active in greeting owners for many years and the current coordinator has decided to resign after many years of service due to health reasons. We need people to step up into the role of coordinator, but also those that live in various sections of the community so that they can be the ones to greet their neighbors. We already have one volunteer for the three communities in the southernmost stretches of SWCC HOA (Diamond Hill, Villa D'Este and Heather Glen). Even if you only can cover one section, we will take all the help we can get. **Please contact us, or attend a Board meeting for more information if you are interested!**

The Board of Directors has asked that anyone that might be interested in serving on the Board of Directors please reach out to us and let us know that you are interested. We are always looking for people that are interested and willing to give of their time and talents to keep the community running smoothly and looking its best! We look forward to hearing from YOU about your interest in taking part in serving your community.

Please take the time to read through the entire newsletter, there is so much important information that you can glean from these communications and it is important that we all stay informed about what is going on in the community!

FirstService Residential Customer Service is available 24 hours, 7 days a week at **1-866-378-1099**

Fred Zanegood Community Association Manager

Phone: 407-644-0010 x 7240, fax: 407-644-6693 or fred.zanegood@fsresidential.com

Shannon Shaffer Administrative Assistant

Phone: 407-644-0010 x 7298, fax: 407-644-6693 or shannon.shaffer@fsresidential.com

SWEETWATER COUNTRY CLUB ON-LINE

Remember to use the following website to stay informed of what is going on in the community:

<http://FSRSouth.FSRConnect.com/SweetwaterCountryClub>

NEIGHBORHOOD SECURITY UPDATE



ARE YOU THE NEIGHBORHOOD "WEAK LINK"?

**It's a fact: Thieves almost ALWAYS look for the weak link in the security chain to hit...
and our neighborhood is no exception!**

What would make you our weakest link? Well...

- A. Do you have an active monitored alarm system, including interior motion detectors? What about interior and exterior cameras?
- B. How about a plan with your neighbors to check on your home when an alarm goes off?
- C. Do you keep your garage doors closed...even if you're just in the back yard or just running into the house for a minute?
- D. Do you open your front door to strangers, even if they look smaller than you or seem harmless?
- E. Do you call 911 on solicitors or when you see something suspicious or unusual? We're reasonably sure that while we don't have many break-ins, those that we do have been cased in advance, either by solicitors, or others who may be cruising our neighborhoods. Think about it: How easy would it be for someone to get a good handle on your patterns...what time do you leave for work, how many people are in the house, when do the kids leave for school, does anyone come home for lunch, what cars do you drive, is there a lawn service, and if so, when, etc., etc. Pretty easy, isn't it?
- F. Do you have a Neighborhood Watch set up? Unfortunately, only 2 of our 17 "neighborhoods" in the Sweetwater Country Club HOA do.

We've had a couple of residential break-ins recently in our Sweetwater Country Club HOA, and without exception, these homes did not have alarm systems or other noise-making devices, plus the thieves hit the back of the homes where there was protection for the intruders from watchful neighbors. Also, these homes were burglarized during the late mornings on weekdays, when few, if any, people were around.

Think about the difference it would have made, both prior to and maybe after the burglaries, if these homes had been equipped with alarm systems, motion detectors, and/or interior & exterior security cameras...

It might have prevented the burglary in the first place! But barring that, cameras would have given the sheriffs an accurate physical description of the individuals...Why is this important? Well, you'd be surprised how many suspects are known to the Sheriff's Office just awaiting some physical evidence to link them to a specific crime, and camera footage just might solve your burglary, plus others...as well as preventing future crimes.

And do you know that while your HOA Board does what it can to support the general safety and security of our neighborhoods... it is NOT our responsibility to protect your home; that responsibility is YOURS!

So...I'll ask again...Are YOU our WEAKEST security link? And if so, when are you going to become our STRONGEST security link?

P.S. After calling 911, be sure to report the incident to our Management Company....we can quickly send out a blitz email if it's warranted so that our other neighbors know what to look out for!

And again, if you are going away for a while, be sure to have our security deputies check your homes while you're gone. It's easy... just call the Zone 1 office of the Orange County Sheriff's Office at (407) 254-1001.

Best regards,

Tom Brennan

Chair, SWCC HOA Security Committee

SWEET WELCOME COMMITTEE

Should you learn of a new neighbor of yours that has moved in, please contact Joyce Anderson at 407-358-8686 so that we can make sure they are on the list to receive a Sweet Welcome...please welcome our newest neighbors to the SWCC HOA community:

Steven Corbin - 2518 Emerald Tree Lane

Atheseus & Danez Lockhart - 2519 Emerald Tree Lane

Robert & Jean Fisher - 2426 Sweetwater Country Club Place

Robert & Loretta Laskowski - 2637 Golfridge Lane

Robert & Ellen Hrabovsky - 800 Mystic Oak Place

Deena & Bryan Doucet - 1726 Majestic Oak Drive

Frank Almeida - 2504 Fox Squirrel Court

Connie Frye - 2435 Sweetwater Country Club Drive

Guillaume & Maria Viallaneix - 629 Majestic Oak Drive

Dean & Karen Wasson - 2625 Orchard Drive

Jacqueline Dyll - 2471 Via Genova

Linda & James Robertson - 2467 Via Genova



LANDSCAPE REPORT



Again the HOA Board authorized funding for our special project to plant Magnolia trees in the Southern Island on Majestic Oak Drive. We are removing ten Pine trees and eight Holly trees that are affected by Witches Broom disease.

We are removing all of the Washingtonian Palm Trees at Heather Glen and Diamond Hill.

The major upgrade to the entrance at Sweetwater Greens has been completed. Shortly, we will upgrade the west entrance to Oak Tree Court by removing a Pine tree and adding sod, Plumbago and Flax to those beds.

In Park Village, we will remove several dead trees and branches which constitute a hazard. We will also plant Jasmine in the small island. Grass has not done well in that area due to full shade.

At the golf villas, we will remove two trees, Maple and Holly which are diseased.

We invite you to attend our monthly landscape committee meetings which are held on the first Monday of each month at 10:00 am. Anyone who has an interest, questions or would like to become a member of the Landscape Committee, please call me at 407-884-0583 or edlynch66@embargmail.com.

Respectfully submitted,

Ed Lynch

Landscape Committee Chairperson

Why Scoop the Poop?



Besides being a nuisance, uncollected dog waste is a serious problem for our association. Next time you're tempted to leave your dog's droppings on the lawn, please remember these facts:

- The Environmental Protection Agency is becoming aggressive about enforcing the Clean Water Act. Our association could be fined if dog waste goes uncollected.
- Uncollected dog waste may lead to a special assessment. If fined by the EPA, the association could face a potential special assessment that would be levied against all members—not just dog owners.
- The appearance and quality of the common areas are known to affect home sales—not just whether and for how much they sell, but how quickly.
- The more residents complain about dog waste, the more time the manager must spend on enforcement rather than serving the association.
- Uncollected dog waste spreads disease and attracts rodents who feed on pet waste.

...Source: Community Associations Institute



Why Must the Association Approve the Changes to My House & Property?

Although the Association may sometime seem like Big Brother when you want to build a shed or put up a fence, our design review program is actually a benefit—not a burden. The association's design standards are based on harmony with the overall community, consideration for neighbors, and high-quality construction practices. The design review program exists to maintain, protect, and enhance the value of your property, and it strives for a balance between individual rights and the good of the entire community.

While association members have the biggest stake in property values, others are also very interested in seeing our community well maintained and looking its best. Builders' reputations and lenders' financial support are closely connected to the community. Also, public officials have an interest in maintaining and enhancing the community since tax revenues depend on property values.

The association tries to notify new members of its design review requirements as soon after they move in as possible. If we missed you, or if you need another copy, please contact the manager Fred Zanegood (fred.zanegood@fsresidential.com or 407-644-0010 Ext 7240). Also, be sure to consult the Architectural Review Guidelines in the governing documents if you're considering any type of exterior design change. These guidelines contain everything you need to know about the approval process, design requirements, and the association's basic design philosophy.

The Architectural Review Board (ARB) makes every effort to process applications fairly, reasonably, and quickly. And we trust the same can be said for how we handle alleged violations—most of which are resolved easily.

Please contact the Architectural Review Board (ARB) or the manager if you have any questions. They meet monthly, just before the Board meeting on the third Thursday of each month.

The Architectural Review Board (ARB) is always recruiting new members. Any association member in good standing is welcome to volunteer, but we're particularly interested in members with expertise or experience with construction, engineering, or design. The duties of the committee include:

- Drafting, amending, and updating design review policies and guidelines.
- Reviewing applications and variances.
- Advising association members on their improvement projects.
- Monitoring construction projects and changes; ensuring they comply with the approved proposal.

...Source: Community Associations Institute

SQUATTERS... A CASE STUDY

Sometimes the good guys win one



Many of you might not be aware of the situation, but sometime between Christmas and New Year's, your Board received two different phone calls from neighbors who wanted to report a situation where something "just didn't seem right."

They reported that a house in Hamilton Place looked like it was in the process of being occupied. While on the surface this might not have been unusual, the house had been vacant for several years while details from a divorce, a foreclosure and a bankruptcy were being worked out. Plus, that time of year was a bit out of the ordinary for a major move. Based on this, the Board contacted our Sheriff's Deputies who had been keeping an eye on the vacant house, and asked them to check on the occupants. After doing so, the deputies reported back that they were shown a signed rental agreement, but that a check of the vehicle's license plate indicated that it was registered to someone with a questionable background. In case you're wondering, the lease agreement, while perhaps not valid, was sufficient to get electricity, water and cable tv turned on.

The Board was aware that the home had mold problems, and several small children had moved in. Consequently, The Board contacted the Head of Code Enforcement and our County Commissioner, Byron Nelson, for help. Commissioner Nelson energized the County's resources to develop a standby game plan in the event we were unable to prove that the lease document was a forgery. Deputy Ed Edwards, the head of our neighborhood security team, took the point on tracking down the registered property owner, and ascertained that the lease agreement was indeed fraudulent.

A team was assembled to confront the squatters, including, among others, our deputies and the property owner. The woman who had signed the fraudulent lease agreement was arrested, the children placed with a family member, and the others were evicted. Amazingly, the woman who had executed the bogus lease agreement had actually rented out several rooms!

This whole process took about two weeks; extremely rapid when the normal eviction of squatters takes several months. And it's all due to the diligence and motivation of our deputies under the direction of Deputy Ed Edwards, our County Commissioner Byron Nelson and Orange County Special Projects Deputy Mary Norwood. We all owe them a debt of gratitude.

Oh, don't forget... all of this started with some of our neighbors noticing what might be a problem and reporting it!



What is an Umbrella Policy?

Umbrella Insurance is liability coverage that goes above and beyond what your homeowners, renters and auto insurance policies provide. Umbrella coverage has higher limits with a broader range of coverage, including claims involving bodily injury, property damage and issues such as libel, slander and defamation of character.

If you're sued or found liable for damages, umbrella policies will pay not only the monetary damage costs, but also attorney fees and other court costs. Having such coverage can prevent another party from going after your assets if damages and legal costs exceed the limits of your regular policy.

A retirement nest egg may make you feel like you've locked down your financial future, but don't get too comfortable. Getting hit with a liability lawsuit in your retirement years could turn your life upside down. While your insurance may cover some damages or legal fees, an umbrella insurance plan goes further. It protects you and your assets if you are held liable for a claim exceeding the coverage of your other insurance policies. Without such coverage, your assets could be in trouble.

Say, for example, you're five years into retirement and you get into an auto accident. Your car is just a little banged up, but the other driver and his passengers are seriously injured. You're hit with a claim of \$1.5 million, but your liability auto insurance only covers \$100,000. If you don't have an umbrella policy extending your coverage, you'll be responsible for \$1.4 million. If you don't have that kind of cash on hand, your assets will be seized.

It's a good idea to sit down with your property and casualty agency to make sure you will be adequately insured...if you have any doubts, get a second opinion.

...excerpt from USA Today

Sweetwater Country Club

c/o First Service Residential

385 Douglas Avenue, Suite 3350

Altamonte Springs, FL 32714

Your Current SWCC HOA Board Members



Front Row: Berk Schnauer, Jerry Phillips, Mark Manfre.

Back Row: Bobby Anderson, Tom Brennan, Jim Van Anda, Skip Strohm.