

SPRING



2016

Sweetwater Country Club

Homeowners Association Newsletter

PRESIDENT'S MESSAGE

These are hectic times in SWCC: the replacement of the water main along a portion of Majestic Oak Drive, Sweetwater Country Club Drive and Fox Squirrel Court is in its early stages; the redevelopment of a portion of the golf club has begun after many years of speculation; we have "renewed" our Declarations of Covenants and Restrictions in seven of our 17 sections/phases; and we have begun the process of "revitalizing" the Declarations in the remaining ten sections/phases. More on the revitalization below...

In my last message I briefed homeowners on the details and status of the water main replacement in portions of our community. A contractor has been selected and the water main construction should begin in earnest in the next few weeks. Following the construction of the water main, the County is planning to resurface the streets affected by the construction.

To help refresh memories on what is planned I'm repeating some of the details I shared in the last newsletter. The new water mains will be constructed along 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 along 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.

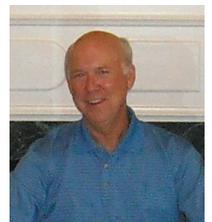
Having been involved in this exact type of construction for more than 40 years in my career, I know that there will be construction impacts to our homeowners. They are unavoidable. The contractor is required to restore areas damaged to as close to the original condition as possible. **I again encourage 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.**

Ashton Woods was selected by the Golf Club to be the developer for the golf course property. The golf club has sold some 17 acres to them to develop **49 single family homes** and, if they get the necessary zoning adjustment approval from the county, **72 additional townhomes**. Also, the Golf Club is planning to build a new clubhouse off the north end of Fox Squirrel Court and a new maintenance building about the size of a single family home somewhere else on the golf course. The golf club plans to make the new maintenance building look similar to the exterior of a typical single family home to minimize its impact to the community. The new clubhouse will be approximately 2-1/2 stories above ground with the first level being a partially below ground area where the carts will be stored. The exterior of the clubhouse will be of the same style as the new single family homes and, I assume, the new townhomes if they are approved. The new development should have a very positive effect on our community by helping assure the longer term viability of the golf club, which is also making major golf course improvements. More than 40% of our homes are located on the golf course.

Again, as a bit of a refresher as I did on the water main, I will provide some background on the Golf Club Development. As many of you may recall after a series of public meetings the County Commission approved a revised development plan several years ago for the golf course that would include a maximum of approximately 180 residential units. The initial phase consisted of 49 townhomes in the area now occupied by the driving range. The remainder was to be in a multistory building also housing a new club house. Due to potential mortgage issues for condo buyers, the developer has decided to build a fewer number of single family homes and townhomes (approximately 121 homes versus the originally planned 180 condos), which would reduce the visual impacts of a tall structure in the midst of single family home community. This will significantly reduce the traffic impact on our community. Ashton Woods has expressed an interest in being a sub-association within our master HOA. Our attorney is engaged in discussions with them now, so stay tuned on that issue.

(CONTINUED on Page 8)

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 Schnaufer, Director

407-884-5418

Kelly Hess

Community Association Manager

FirstService Residential

407-644-0010 x 7308

385 Douglas Ave Ste 3350

Altamonte Springs, FL 32714

Kelly.Hess@FSResidential.com

HOA BOARD OF DIRECTORS MEETINGS are held the 3rd THURSDAY of each month at 7:00 pm at **810 Fox Valley Drive**. 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 December 30, 2015

23 homes Closed/Sold since JAN 1 - DEC 30, 2015; Sold Prices ranged from \$235,000 up to \$417,000

5 homes now Under Contract/Pending; MLS listed from \$200,000 - \$410,000

10 Active Listings at this time MLS listed from \$214,900 - \$549,000

(according to MLS records 02/16/2016)

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



Welcome to our new Association Manager

I have the pleasure of introducing myself to the owners in Sweetwater Country Club as the new Community Association Manager (CAM). My name is Kelly Hess and I have a history of working in the Association Management field. I started with The Continental Group in January of 2011 as the administrative assistant to 5 portfolio managers and handled a total of 35 properties. One of those properties that I handled was Sweetwater Country Club! In March of 2013, I obtained my Community Association Managers License, and have been managing numerous associations since.

I look forward to working with the very dedicated Board of Directors and the many committees that comprise your beautiful community. I also look forward in getting to know the owners that are involved in keeping the community at its very best!

Please also know that my administrative assistant, Shannon Shaffer is also here to assist with your community.

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

Kelly Hess, Community Association Manager

407-644-0010 x 7308; fax 407-644-6693 or kelly.hess@fsresidential.com

Shannon Shaffer, Administrative Assistant

407-644-0010 x 7298; fax 407-644-6693 or shannon.shaffer@fsresidential.com

SWEETWATER COUNTRY CLUB HOA is NOW ON-LINE

The new website for our Sweetwater Country Club Homeowners Association is now up and running! Please go to this website for various information and updates. Our thanks to one of our board members, Skip Strohm, for his due diligence in getting this accomplished.

The website is: www.SWEETWATERCCHOA.ORG

NEIGHBORHOOD SECURITY UPDATE



BE VIGILANT, THINK SECURITY

We are indeed fortunate, for statistically speaking, the area encompassing our Homeowners Association is extremely safe and secure.

BUT...

We are not perfectly so. To the best of your Board's knowledge, we have incurred only a few recent home invasions and for our community of 510 homes, that's a comforting statistic.

BUT...

With more residents traveling, fewer neighbors working outside, more purchases in our homes, and often less attention to security-related details such as putting alarms on, locking doors, and keeping garage doors closed.

DID YOU KNOW... That every month our deputies stop and question about a dozen "suspicious persons" in our neighborhoods? Of course, most of these turn out to be benign. BUT...

Think back a few years. During the time since then, how many unknown persons have you seen in our neighborhoods? Solicitors? Persons driving slowly; maybe too slowly? Strangers who look out of place? Have you talked to them? Have you reported them? Have you reported them right away?

Be vigilant, think security and if you see something, say something.

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.

NOTICE: Solicitors....A Change in the Rules

As most of you know, all six major entrances to our HOA neighborhoods have "No Soliciting" signs posted.

Over the years we have endeavored to have our residents call 911 if a solicitor is seen in the neighborhood partially to enforce this No Soliciting policy and partially to be sensitive to the fact that criminals could potentially be posing as solicitors to roam the area unimpeded.

Recently we have been made aware of a U.S. Supreme Court ruling that strips the enforcement rights of an HOA when a solicitor is not selling anything, such as painting, roofing, lawn or other services, and is merely distributing literature of a religious or political nature.

As we understand it, the basis of this ruling seems to rest on the rights of those who are not soliciting for business to use the public streets and sidewalks. Private property is another matter, however, and the property owner can apparently rightfully restrict any and all solicitors if he/she chooses.

Consequently, we suggest the following, hopefully striking a balance between being diligent about security and honoring the rights of those dispensing religious or political materials:

- IF you see or are approached by a solicitor for goods or a service, continue to call 911 so the individual can be checked out.
- IF the solicitor is simply handing out literature, but not selling goods or a service, do NOT contact 911. However, as always, you have a choice as to whether to talk to the individual or to accept any materials offered.
- SHOULD YOU WISH TO DO SO, you may put up a "No Soliciting" sign on your property which will deter any and all solicitors from coming on your property. Of course, if you do not wish to be disturbed, just don't answer the door.

Best regards,

Tom Brennan

Chair, SWCCHOA Security Committee

SWEET WELCOME



Please welcome our newest neighbors to the SWCC HOA community:

Susan Cruze – 1650 Majestic Oak Drive

Denise Levesque Myers - 1430 Majestic Oak Dr

Hubert & Judy Watson - 1525 Oak Tree Ct

Samuel Reiner - 926 Golf Valley Dr

Juan Agudelo Posada & Martha Parra - 1300 Majestic Oak Dr

Joseph Hamilton - 2305 Park Village Place

Matthew & Carolyn Erisman - 2316 Orchard Drive

Robert & Eileen Glass - 635 Majestic Oak Drive

Gregory & Katherine Brown - 1667 Majestic Oak Drive

IH6 Property Florida LP - 1240 Majestic Oak Dr

Jack Garcia Barbosa & Yolanda - 2506 Emerald Tree Lane

Samuel & Barbara Brown III - 1013 Golf Valley Drive

Diana Hopkins - 1517 Oak Tree Court

Joseph & Karen Schlachter – 1525 Seasons Point

James & Susan Cross - 2432 Via Genova

Leo & Janet Roumpz - 1415 Oak Tree Ct

Daniel McNichol - 2418 Sweetwater Country Club Drive

Luz Marina Brown - 1505 Oak Tree Ct

Steven L White - 2402 Sweetwater Country Club Dr

Alexander & Marina Owens - 1109 Sweet Heather Lane

IH6 Property Florida LP - 2524 Emerald Tree Lane

Clyde Bexley - 2419 Via Genova

IH6 Property Florida LP - 2525 Emerald Tree Lane

Jack G Barbosa & Yolanda Espiritusanto - 2506 Emerald Tree Lane

Katie Nas - 353 Park Village Place

Charles & Doris O'Neal - 2329 Park Village Place

LANDSCAPE REPORT



Over the past few months we have removed various diseased Pine, Holly and Washingtonian Palms from several areas. Our special project in the median islands along Majestic Oak Drive has been progressing well. We have planted Ligustrum and Magnolia trees in all the islands and are filling in Jasmine as ground cover. The plan is to plant several types of shrubs to add some color to the scene.

The major upgrade to the entrance at Oak Court has been completed. We removed a Pine tree and added sod, Plumbago and Flax. In Park Village, we removed several dead trees and branches which constituted a hazard and planted Jasmine in the small island. At the golf villas, we removed two trees, Maple and Holly which were diseased.

Palm trees have been trimmed and you will see the Pineapple look to the Special Palms such as Canary Date Palms.

We are pleased to have homeowners in each subdivision who report when they see a need for landscape maintenance and attention.

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

BEAR and COYOTE ALERT



We have received phone calls and e-mails of these sightings. They have been roaming the streets from dusk to dawn, apparently looking for food.

Please follow these few easy tips to keep you, your family, pets, and your property safe from the bears and coyotes.

- Never approach or feed the bears or coyotes, they are wild animals.
- Secure household garbage in the garage. Not on the sides of your house.
- **Put garbage out on the morning of pickup, not the day or night before**
- Spray trash cans with Ammonia or Bleach to help deter.
- Keep garage closed at all times. Be alert when you enter your garage.
- Do not keep birdseed or pet food in screen enclosures.
- Feed pets indoors, or, bring in any dishes after feeding.
- Remove wildlife feeders. Bears will tear down fencing to get to them
- Clean grills and utensils after each use. Bears can smell food a mile away.
- Pick ripe fruit from trees and pick up fallen fruit. Bears love fruit and so do rodents.
- Keep pets on a leash. Make noise when you do go outside.
- When walking or jogging outside, especially with ear buds on, be aware of your surroundings.
- Children should also have a bear and coyote encounter plan in place.



By making these few changes around your home and encouraging your neighbors to do the same, you will discourage the Bears and Coyotes from associating Sweetwater Country Club as an easy food source. They are looking for food and will keep on coming back if food is available. Only you can help control their behavior.

Report nuisance behavior or damage to:

Wildlife Alert Hotline 888-404-3922...x 7

HEADS UP re HOA DOCS

This is just a notice that soon after MARCH 1, you'll be receiving a rather large set of legal documents, and you'll be asked to approve them.

As you may be aware, the Sweetwater Country Club HOA consists of 17 separate "neighborhoods". These neighborhoods all fall under a master document and 16 of the 17 also have an overlaying individual set of covenants and restrictions.

Your Board's first major task in 2016 will be to review, renew and revitalize these documents, and refile them with the State of Florida as is periodically required.

What is its effect on our homeowners? Absolutely nothing! **Our HOA dues will remain unchanged, the covenants and restrictions will remain unchanged, and the composition of the Board and its assigned responsibilities will remain unchanged.**

If nothing changes, why go through this process? Well, based on recent legal opinions, our HOA is advised to reissue an updated (but unchanged) master document and a copy of an updated (but unchanged) appropriate set of individual covenants and restrictions.

We will be sending out committee members to hand deliver & obtain signatures for these new docs shortly.



Just as a Reminder...

FRIDAYS are GARBAGE DAY...Green Lid Cart

MONDAYS are RECYCLE DAY...Blue Lid Cart

and

MONDAYS are YARD WASTE DAY.

Questions or Problems? Call 407-836-6601

COMMUNITY SAFETY
Blue Fire Hydrant Reflectors

We all know that any improvement for response time for the fire department can be a lifesaver

Our new Community Association Manager, Kelly Hess, while driving around our community during the monthly inspections, noticed that there were more than 15 of the blue raised pavement markers "RPM" missing in our community. This is a big safety concern. These hydrant markers make it so much easier for emergency personnel by locating a fire hydrant in the dark with the blue reflective RPMs with a headlight or flashlight. Saving time means saving lives.

Note: there should be a Blue Reflective Raised Pavement Marker in the road 5 feet from each Fire Hydrant.

It has taken Kelly Hess several months and several phone calls to different agencies such as Orange County Fire Inspectors and Orange County Roads, to have the RPMs replaced. On February 12, 2016, Kelly Hess was notified that the missing RPMs were all installed.

Please take the time to check your street and make sure, for you and your family's safety, that you have blue reflective RPM's in your street near the closest Fire Hydrant.

If it is missing, please notify:

KELLY HESS—SWCC Community Association Manager
Direct 407-644-0010 Ext 7308 | Toll Free 1-866-378-1099
or email kelly.hess@fsresidential.com



Sweetwater Country Club

c/o First Service Residential

385 Douglas Avenue, Suite 3350

Altamonte Springs, FL 32714

(Continued from President's Message — Page 1)

As mentioned in the first paragraph **the Board recently "renewed" our declarations in 7 sections (sections less than 30 years old) and we are in the process of "revitalizing" our declarations in the remaining 10 sections (sections more than 30 years old).** These actions are required by Florida law, which is a very confusing body of laws, so I can't do justice by trying to describe them in this article. Suffice it so say that if our declarations are more than 30 years old for a given subsection then our declarations must be "revitalized."

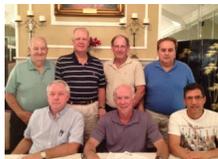
The "revitalization" process requires the approval of a majority of the homeowners in each of the 10 subsections. Each subsection stands alone as far as this process is concerned. **To achieve the approvals, we are setting up, per Florida law, 3-person "organizing committees" of homeowners who live in each of the 10 subsections, so 10 separate organizing committees will be established. They will be distributing the proposed revitalized documents to all homeowners within their subsections and will then follow up in person with homeowners to obtain the required written approvals.** I think everyone will agree that revitalizing our declarations is critical to us maintaining our home values and the numerous benefits of being part of our HOA, so please provide your approval when you are visited by a member of your organizing committee!!

I realize that this is pretty confusing, so if you have any questions please contact a Board member, your organizing committee or our community association manager.

Best regards,

Jerry Phillips

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