

# SPRING



# 2014

*Sweetwater  
Country Club*

## Homeowners Association Newsletter

### PRESIDENT'S MESSAGE

**IF YOU DON'T READ ABOUT OR PONDER ANYTHING ELSE IN THIS NEWSLETTER...**

**PLEASE PAY ATTENTION TO THE INFORMATION ON SECURITY**

We had a few burglaries in Heather Glen in February. While the statistics do not show an uptick in burglaries in SWCC in general, any burglary is of concern to the Board and to all of us. I've personally been on the receiving end of a home break-in in another community and it is a sickening feeling. One of the keys is that we must all look out for each other. We can't assume that Orange County Deputies or our off-duty Deputies are going to be on duty to prevent or capture the bad guys. Unfortunately, our OCSD sector has some very bad areas that demand attention. We're not one of them. It's alarming to me that **only two of our 17 SWCC sections have organized Neighborhood Watch Programs** in spite of our continual urging to do so. We have to do better! It's not hard to do. Someone in each section just needs to organize a meeting and get a good turnout to listen to Orange County Sheriff Department representatives. Neighborhood Watches are not the cure all, but they certainly are part of the solution. When something looks suspicious or actually happens in one of these two areas the word spreads almost immediately and homeowners are on their toes. Please make it happen!!

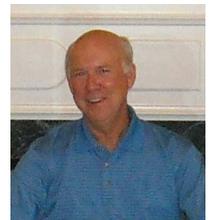
I would like to remind homeowners that we are a community **legally** bound by formal deed covenants, controls and restrictions (CC&Rs). One of the key obligations of the Board and our management company is to enforce those CC&R's so that we all continue to live in the type of community that we bought into when we purchased our homes and lots. The vast majority of you take the documents seriously, but we continue to have a few homeowners who apparently do not. For instance, it is everyone's **legal obligation** to maintain the exterior of their homes and their lawn and landscaping properly. It's not OK to mow lawns and treat for weeds when it is convenient or when the lawn has already become a community eyesore. Similarly, the parking of trailers, boats, RV's, commercial vehicles, etc. is **specifically forbidden** except for very brief periods of time when the homeowner is loading, unloading or cleaning them. Please take our CC&Rs seriously for your neighbors' and the neighborhood's sake. We don't like sending out violation letters or getting our attorney's involved in enforcement.

At our budget approval meeting in February, we heard a lot of excellent homeowner suggestions for ways to improve, among other things, our community's appearance and security. All of these ideas will be given serious consideration in 2014 and as we prepare for the 2015 fiscal year budget. In fact, you'll start seeing some of the improvements before the end of April. I urge homeowners to provide ideas and suggestions on ways to enhance our community as early in the year as possible, so if we cannot afford them in this year's budget we can plan them into next years'. Too often we don't think about or hear about these things until late in the year when the next year's budget is being put together and that doesn't give us much time to vet and refine ideas and estimate costs.

I hope everyone has a safe summer.

Best regards,

*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

**Megan Mansfield**

**Senior Community Association Manager  
FirstService Residential**

**407-644-0010 x 7240**

385 Douglas Ave Ste 3350

Altamonte Springs, FL 32714

**[Megan.Mansfield@FSResidential.com](mailto:Megan.Mansfield@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



## 2014 REAL ESTATE UPDATE Sweetwater Country Club

As of April 25, 2014

**10 homes Closed/Sold since JAN 1, 2014;**

Sold Prices ranged from \$165,000 @ 2865 sf up to \$435,000 @ 3823 sf.

**7 homes now Under Contract/Pending;**

**15 Active Listings** at this time...listed from

\$239,900 @ 2576 sf up to \$535,000 @ 3741 sf.

(according to MLS records 04/24/14)



## 3<sup>rd</sup> Annual Sweetwater Country Club Community Garage Sale

This year the Community Garage Sale will be held on **Friday, October 3<sup>rd</sup> and Saturday, October 4<sup>th</sup> from 8 am to 2 pm**. Be sure to mark your calendar! We will send out the notice to all owners and ask for those participating to register for the garage sale closer to the date.

We look forward to your participation!

# PROPERTY MANAGER'S MEMO



We have started to see the changes that Spring brings! There has been an increase in the number of ARB application for painting and landscaping and upgrades to the houses inside the community and we thank those that have submitted for approval prior to making these changes!

## **I would like to introduce to you some changes that have taken place in the last few months:**

Our administrative assistant, Kelly Hess has obtained her Community Association Manager's license and is now managing a portfolio of Associations of her own. Please join me in congratulating her, even though she is no longer working with Sweetwater Country Club, she was an important part of managing the day-to-day operations of the Association and she will be missed. Kelly's replacement in the administrative assistant role is **Shannon Gogulski** and her contact information is below, please join me in welcoming her to the team!

FirstService Residential has announced a new option for owners calling into Customer Care (1-866 number found below) and want to hear a summary on their account with the Association...

It is called **Interactive Voice Response (IVR)** and it allows callers to use an automated system to find out the:

- Balance and last payment**
- Last five transactions**
- Payment address**
- Pay-by-phone (transfer to Paylease)**
- Transfer to a Customer Care Specialist**

This technology is already available with many banks or credit card companies. Residents who do not need to speak to a live person, or don't have the time to, can obtain automated payment information and perform a variety of actions through the IVR system. To connect with the FirstService IVR System, please call 866-378-1099, press option "1" and follow the prompts. If you prefer to speak to a friendly specialist in our Customer Care Center, please select option "1" and then option "5" when calling the above number. As an additional benefit, callers can designate their call as an emergency, which gives them priority status in the queue. Or, if a caller doesn't wish to hold, a callback can be easily scheduled.

**Please note that the assessments did increase as of April 1<sup>st</sup>. They are now \$285.00 semi-annually and the payments are still due on April and October 1<sup>st</sup>.** If you have made a payment for the old amount (\$275), please make sure that you remit payment for the additional \$10 as soon as possible and update your bank/online payment or automatic withdrawal (with Klik-n-Pay) as soon as possible so that the correct amount will be paid on or about October 1, 2014!

As always, if you have concerns, questions or comments please contact me directly...I will do my very best to address you and your concerns.

**Our Customer Call Center** is available 24 hours, 7 days a week at **1-800-378-1099** with any questions.

*Megan Mansfield*, Senior Community Association Manager  
407-644-0010 x 7240; fax 407-644-6693 or [megan.mansfield@fsresidential.com](mailto:megan.mansfield@fsresidential.com)

*Shannon Gogulski*, Administrative Assistant  
407-644-0010 Ext 7298, F: 407-644-6693 or [shannon.gogulski@fsresidential.com](mailto:shannon.gogulski@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



## Neighborhood Burglaries....Fact AND Fiction

Rumors were rampant some 6 weeks ago about a rash of burglaries in the SWCCHOA area, with the core of the rumor being that "11 burglaries had occurred within the last 3 months", or variations on that theme. This was simply NOT TRUE!!! BUT...

I wish that there had been zero burglaries in that time period, but in fact there were 4; 2 in Villa D' Este and 2 in Heather Glen. To the best of the Board's knowledge, there have been none since, BUT...

I see poor security practices going on every day in our neighborhood, which invites future crimes. There are many steps we can each take to make ourselves (and our neighbors) more secure. We each know most of them, but here are a few reminders:

**Report ALL solicitors to 911**...without exception! They might seem polite and hardworking, or represent a business you might know, or even represent a church or a denomination, but are they really? Or are they looking at patterns of behavior in your neighborhood. Credentials can be duplicated, stolen, or faked.

**When you hear a neighbor's car or home alarm going off**, IMMEDIATELY call the neighbor. No answer? **IMMEDIATELY call 911**. One of our recent burglaries set off a house alarm but the neighbors ignored it!

**If you're gone, even for a day**, arrange to have a neighbor pick up your newspaper and move your empty trash cans, PLUS check your house itself. Lawn services (and others) often hang tags on the front door, and they can remain there for days. Don't think that criminals don't see these.

**Know your neighbors!** Sure, we all say hello or comment on the weather, but do you know your neighbors' home, cell, and emergency phone numbers? Why not trade this information with several of your neighbors....why not today?

**Secure your valuables!** If someone breaks in, will they have easy access to your cash, jewelry, weapons and other small items? ALL of these were taken in our recent burglaries because they weren't secured.

Actually, our neighborhood is quite secure, and we're always working to make it more so, but the primary key to keeping it so is your personal involvement and attention to security matters.

**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, SWCCHOA Security Committee

## WATER CLAIMS

Did you know that water damage is currently on the leading causes of claims on homeowner's policies in Florida? There are many ways you can try to prevent water losses in your home. Here are just a few examples:

**Roof:** Check for cracked or missing shingles or loose/missing granules.

**Water Heater:** Remove sediment by flushing the tank every 6 months.

**Dishwashers, Washing Machines and Refrigerators:** Check the hoses as they deteriorate over time.

**Sinks:** Inspect plumbing beneath sinks.

**Plumbing:** Visually inspect plumbing pipes annually for signs of condensation or obvious leaks and corrosion.

**Know where your main water shutoffs are located.**

**Install water alarm system** - there are many different types of water alarm and shut off system on the market.

### In the event of a loss:

Shut off water supply to minimize additional damage.

Contact your agent or insurance company to report the claim.

In many cases, they can also refer you to a water extraction company in your area.



# SWEET WELCOME COMMITTEE



There are **two-chairs of the Sweet Welcome Committee**...they are **Joyce Anderson and Joan Lasek**.

**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.**

## Our New Homeowners in Sweetwater Country Club

Edward & Michelle Sullivan - 1600 Green Cricket Court

Edward Quinn – 2361 Park Village Place

Mark Trager – 581 Majestic Oak Drive

Gary & Betty Kees – 2436 Via Genova

Paul Southern—832 Mystic Oak Place

Paula & Patrick Brown—816 Mystic Oak Place

## LANDSCAPE REPORT

This year you will see the addition of Ligustrum and Magnolia trees in the median islands along Majestic Oak Drive. This will give us medium to high coverage and color. In order to accommodate this new planting, we will begin to remove certain Pine trees.

As the Washingtonian Palms die off, we will remove them. This is especially noticeable at the entrances to Heather Glen and Diamond Hill. We are developing a replacement concept as part of our long range tree replacement plan. There are four Specialty Palms, two which are Canary Date Palms and two Sylvester Palms, which will be de-booted and given special growth injections.

We will continue to plant Jasmine in the islands as part of our groundcover plan. Additionally, we will begin to install shrubs to give us a more completed look. At Golfview we did a complete makeover of the entry Peninsulas.

Our major problem is the maintenance of the Bahia Sod along Majestic Oak Drive. The Bahia sod is drought resistant, but too much irrigation causes weed problems. We have asked our contractor, RLC, to pay special attention to these areas and eliminate the weeds.

**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@embarqmail.com](mailto:edlynch66@embarqmail.com).**



Respectfully submitted,

*Ed Lynch*

Landscape Committee Chairperson

## Important Dates 2014

**APR 1, 2014 – Semi-Annual Assessment Due**

**JUN 26, 2014 – 2014 Annual Meeting and Election of Board of Directors**

**OCT 1, 2014—Semi-Annual Assessment Due**

**FRI, OCT 3 and SAT, OCT 4 - Community Garage Sale**

## On-Street Parking

There has been an increase in the number of reports and violation inspections dealing with vehicles parked on the street and even in the easement (the area between the street curb and the sidewalk) up onto the grass. This is strictly prohibited!

Overnight parking is strictly prohibited for commercial vehicles with double wheels, or those that weigh more than one ton. One may not park unlicensed or non-operational vehicles on public streets. All these restrictions also apply to vehicles parked in private driveways. Parking on lawns is also prohibited and is enforced by the Orange County Code Enforcement Department. Inoperable vehicles are not permitted to be parked in the driveway or on the roadways as a part of Orange County Code as well.

Most of the streets in Sweetwater Country Club Community are not wide enough to conveniently accommodate long-term on street parking. This becomes a major problem if residents park on both sides of the street. If vehicles are parked on both sides of the street there might not be enough room for garbage trucks and emergency vehicles to pass. We want our loved ones to be able to have the help of emergency services should it become necessary. You can help by refraining from parking vehicles in the street at any time. Emergencies happen at all hours of the day and night!

Street parking inconveniences others, especially those that are trying to back out of their driveways. Your vehicle may be in the path of another vehicle backing out of the driveway across the street. An obvious benefit to parking in the driveway is that chances for damage are greatly reduced. The rates for some insurance policies are governed by your statement of where the vehicle is stored.

Please also note that parking across, or blocking, the sidewalk is also prohibited by Orange County Ordinances. Now might be the time to get rid of any unused and long-forgotten items that are being stored in the garage and make some room for vehicles. Most upscale neighborhoods do not allow long-term parking on the driveway. Help us make the community look great and park all vehicles properly in the Sweetwater Country Club Community! ...Thank you.

## Your Current 2013—2014 SWCC HOA Board Members



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

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

**Please Do Not Feed the Bears...**  
**or any Wildlife**



As you probably have heard on the news, a woman was mauled and 6 black bears were put down by FWC agents in Lake Mary on April 14, 2014. We do have black bears roaming SWCC too (see the photo in the Winter 2014 Newsletter)!

They will come back if they have a food source. The homeowners of SWCC have got to work to secure these food sources. Whether it's intentional or not, please know that trash, birdfeeders and pet food left outside also attract bears. By feeding the bears, they lose their fear of man, and when that happens, we are signing their death warrants.

Please do not leave pet food outside. If you have a refrigerator in your garage, please make sure there is a lock on it or keep the garage door shut. Bears have learned that beer as well as food in the refrigerator is a tempting treat.

Please do not take out the garbage the night before the pickup dates. The bears can smell garbage up to 6 miles away. You can also purchase bear proof trash cans on line (contact Megan Mansfield, Community Association Manager), but they are pricey at about \$175 each. The bears were here before us, and we should take care to respect them and their habitat.