

SUMMER



2013

Sweetwater
Country Club

Homeowners Association Newsletter

PRESIDENT'S MESSAGE

I'd like to congratulate the Board Members who were re-elected in June:

Bobby Anderson, Skip Strohm, and Jim Van Anda...and newly elected member Berk Schnauffer. I'd also like to thank outgoing Board Member, Carol Robinson, for her exemplary service on the Board. Carol did not run for re-election due to the demands of her job. She will be missed on the Board, but thankfully, she will stay involved in her role as editor of our newsletter. Please thank these individuals for their service to our HOA when you see them. It is volunteers like these that enable us to maintain our community as a great place to live.

We continuously strive to include material in our newsletters that will be of interest or provide useful information to our homeowners. For instance, we recently added a "key dates" item to our newsletters. Hopefully, this will help everyone stay up to speed on what and when things are occurring. I encourage you to offer suggestions for improving the newsletter. The intent of it, obviously, is to be read and to provide useful information. If it's missing the mark, please let us know!

As I reported in the January newsletter, our landscape committee, led by Ed Lynch, went through a very thorough screening and selection process to contract with a landscape service firm to maintain our common areas. I think everyone will be pleased with and will see improvements in how our community looks following the selection of **Richart Landscaping Company (RLC)** for the contract. They serve in the same role for a number of nearby homeowner associations including our neighbor, Wekiva. I think you'll agree, if you drive through Wekiva, that they do a great job of maintaining the Hunt Club Boulevard medians and the various Wekiva areas.

I don't like to be redundant, but in this case, I think it's worth being so to avoid confusion regarding our management company's recent name change. As noted in this newsletter, **The Continental Group**, which has been managing our HOA, recently changed its name to its parent company's name, FirstService Residential. It's just a name change. We will continue to be served by the same very capable team led by Megan Mansfield. Interestingly, we have been continuously served since the inception of our independent HOA, i.e., since taking over from the developer, by one management entity even though we have now been served by three different company names. We started with Attwood Phillips, which was a small local property management company, who was subsequently acquired by the Continental Group. So, much as our HOA has grown and matured over the years, we've evolved from being served by a small, locally based management company, to being served by the largest residential management company in the U.S. with extensive resources to support our needs.

As we head into the heart of the hurricane season, please be extra cautious and make sure that you, your home and your property are prepared in the event that a hurricane heads our way. I'll close by wishing everyone a safe and happy 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 Schnauer, Director

407-884-5418

Megan Mansfield

Senior Community Association Manager

FirstService Residential

407-644-0010 x 7240

385 Douglas Ave Ste 3000

Altamonte Springs, FL 32714

Megan.Mansfield@FSResidential.com

BOARD OF DIRECTORS MEETINGS are held the 3rd Monday 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



2013 REAL ESTATE UPDATE Sweetwater Country Club

As of June 30, 2013

9 homes Closed/Sold since JAN 1, 2013;

Sold Prices ranged from \$120,000 (2042 sq ft) up to \$397,000 (3691 sq ft).

Of the 9 Closed Sales...4 Cash; 2 Conventional; 1 FHA; 2 Assumable.

5 homes Under Contract/Pending, listed from \$184,900 (2002 sq ft) up to \$310,000 (3108 sq ft);

Only 5 Active Listings at this time...listed from \$229,000 (2438 sq ft) up to \$500,000 (3823 sq ft).

(according to MLS records 07/12/13)



Please be sure to read about our upcoming **Community Garage Sale**

PROPERTY MANAGER'S MEMO

Hello...Our Name is **FirstService Residential**

Great New Name. Same Great People and Service.

For years now you've come to know the smiling faces and helpful nature of the property management and support teams committed to enhancing your community living experience at Sweetwater Country Club Homeowners Association.

Our faces are the same, our service is the same, but we've just taken on a new name and it's time to reintroduce ourselves. Hello, our name is **FirstService Residential**.

What's in a name...change?

On June 27, 2013 The Continental Group officially changed its name to FirstService Residential. So what does the name change mean? When it comes to **FirstService Residential**, it means quite a bit.

FirstService Residential is North America's largest residential property management company supporting more than 6,000 communities and serving more than 1.5 million residents throughout North America. Our client base includes:

- Homeowner associations, cooperatives and condominiums
- Large-scale master-planned and active adult communities
- Townhouse and garden-style home communities
- Rental properties; and
- More luxury high-rises than any other property management company on the continent

FirstService Residential also means giving you added benefits gained from access to an expanded core of corporate resources, including:

- **Aggregate purchasing power** on national resources to reduce costs, improve operating efficiencies and increase real estate values.
- **FSRConnect™** – the industry's only fully integrated community management system uniting resident communication with property-specific amenities, security and management functions under one simple interface.
- **Customer Care Center** – A 24/7 call center and database populated by more than 500 community-specific questions which allows more than 90% of your questions to be answered on the very first call.

The More Things Change, the More They Stay the Same

As you see the **FirstService Residential** name pop up around your community on associates' uniforms, property signage, correspondence and more, take heart in knowing that this a change in name only, and things will remain "business will as usual." The day-to-day operations of your current property management teams will remain the same, and your management teams will still be made up of the right people - caring, smart, trained, dedicated, and experienced – who are local experts that live work and play where you do.

For More Information

Please visit **www.fsresidential.com** to learn more about our company, and feel free to talk to your property manager, board members or call our **Customer Call Center** 24/7 at **1-800-378-1099** with any questions.



Megan Mansfield, Senior Community Association Manager

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

YES, YOU'VE READ THIS BEFORE...



If this material seems familiar, it's because we've written it several times over the past year or two. Why are we repeating it? Well, it's because the security issues we've had are EXACTLY the same ones we've cautioned about in other Security articles.

Probably our biggest problem remains automobile break ins WHILE THE VEHICLES ARE PARKED IN DRIVEWAYS!!!

Most are unlocked, but several have been reported as locked...so if you possibly can, put your vehicles in your garages; if not possible, **be SURE the vehicles in your driveways are LOCKED.** Please note that some of these break ins have occurred during daylight hours.

Our other issue of note is the need for our residents to **avoid solicitors OF ANY TYPE!!!** Each one of the six entrances to the Sweetwater HOA neighborhoods from Wekiwa Springs Road has a sign stating "NO SOLICITING". Despite these, we get numerous reports of solicitors roaming our streets selling lawn services, books, magazines and most everything else. Yes, you may be home and can simply turn the solicitor away, but what about your neighbors? If they're not home you might well be sending solicitors to case their homes.

THE SOLUTION? Tell the solicitor that they're not allowed to sell in your neighborhood AND THEN CALL 911. Do NOT confront the solicitor or argue with him/her. The sheriff's Department will send a car and remove the solicitor.

Don't use the "non-emergency" number; the response time will be far too slow to be effective. As a side note, some book sellers recently said that since they were with a non-profit religious organization, they were exempt from the no soliciting limitations. This is simply NOT TRUE. No Soliciting applies to all parties!

GOING ON VACATION?

Many of us will be absent for periods during this summer, so **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.**

Have a great summer, and stay safe...

Best regards,

Tom Brennan

Chair, SWCCHOA Security Committee

COMMUNITY GARAGE SALE



SAVE THE DATE.....

Second Annual Sweetwater Country Club Community Garage Sale

Friday, October 11th and Saturday, October 12th

We had such a positive response from last year's community garage sale that we are already planning this year's community garage sale! Go ahead... save the date, look for the article in order to sign up to participate...look for the banners, signs, and newspaper ads, sell some of your things, meet some neighbors and make a little money...

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. You can also contact Megan Mansfield, our Community Association Manager (please refer to the second page of newsletter).

Our New Homeowners in Sweetwater Country Club

Mary Elizabeth Homitz - 1524 Season's Point Court

Roosevelt Washington Jr – 2458 Sweetwater Country Club Drive

Jeffrey D Galipeau – 1445 Majestic Oak Drive

Gregory & Cara Roy – 1616 Green Cricket Court

David Kenneth & Nancy Adams Sturges – 1544 Majestic Oak Drive

David & Carol Christensen – 2441 Sweetwater Country Club Drive

Amy Johnson – 800 Mystic Oak Place

Ryan & Christine Fields – 2411 Orchard Drive

Charles & Sharon Dowling – 2680 Orchard Drive

LANDSCAPE REPORT

As of 1 April, many of you will have seen new landscape vehicles in our area...Richart Landscaping Company, RLC, was selected to take over our landscape maintenance contract.

We have been following their performance at other HOA's and especially Hunt Club. On 7 May, RLC presented us with several recommendations for landscape enhancement and beautification which we will be addressing in the coming weeks.

Representatives of RLC attend our monthly Landscape Meetings the first Tuesday of each month.

Last year we completed major sod replacement projects using a combination of Bahia Sod and St. Augustine Sod. Bahia was used for parkways, while St. Augustine was reserved for entrances. We are in the process of replacing Dorantas in various planters and entrances. We continue to work on augmentation of Jasmine in the parkway medians.

Holiday decoration plans are being worked out. We will purchase new 48" wreaths for Hamilton Place to standardize them with the other major entrances to the community. Additionally, Jon Momberger is working on a new holiday lighting scheme for the entrances.

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.

Respectfully submitted,

Ed Lynch

Landscape Committee Chairperson

Important Dates 2013 & 2014

Board Meetings are held at 7:00 pm on 3rd Monday each month; the ARB meets at 6:30 pm on the 3rd Monday each month.

OCT 1, 2013 – Semi-Annual Assessment Due

OCT 11 & 12 – 2nd Annual Community Garage Sale

OCT 19 – Hazardous Waste Disposal on Rock Springs Road, Apopka (see article)

DEC 2013 – 1st Meeting of the 2014-2015 Budget Committee (ad hoc)

Late JAN or Early FEB 2014 – Budget Meeting Notice mailed to all owners

FEB 17, 2014 – 2014-2015 Budget Adoption Meeting (during Board of Directors Meeting)

APR 1, 2014 – Semi-Annual Assessment Due

JUN 16, 2014 – 2014 Annual Meeting and Election of Board of Directors

Orange County Household Hazardous Waste and Electronic Waste Collection Event

On October 19, 2013 Orange County Utilities Solid Waste is sponsoring a collection event at the Orange County Services Building located at 1111 North Rock Springs Road in Apopka from 8:00 am to 3:00 pm.

Only hazardous waste and electronic waste from eligible Orange County residents will be accepted. Eligible participants include residents of unincorporated Orange County and the cities of Apopka, Ocoee, Orlando, Windemere and Winter Garden only.

Product labels can tip you off to a potential hazard. Look for any of these words: Pesticide, Warning, Caustic, Poison, Acid, Danger, or Flammable.

Household hazardous waste includes items like these:

Paint and paint thinners—Batteries (except alkaline/non-rechargeables) - Used motor oil - Antifreeze and brake fluid

Household cleaning fluids - Pool chemicals - Pesticides - Propane tanks

Electronic equipment can be recycled. Examples include:

Computers - Televisions

VCRs - Fax machines - CD players - Stereos

For more information please call the Orange County Utilities Solid Waste Hotline at 407-836-6601 or visit the website: www.ocfl.net/utilities or e-mail to: solid.waste@ocfl.net.



Pet Owners: There are continued complaints of people walking their dogs without a waste bag. It's the responsibility of each pet owner to pick up after their dog and dispose of it at their own home. Our neighbors should NOT have to worry about walking around our beautiful community and stepping into someone else's "gift." Please make sure all animals are kept indoors, let outside when they are on a leash and all waste is picked up and is properly disposed of in a trash receptacle.

Your cooperation in this matter is greatly appreciated by your neighbors!



Volunteers are Needed
for the
ARB Guidelines Committee

Our community is comprised of 16 different sections built between the 1970s and the 1990s with various standards for each of the sections as they were created by the developer. A lot of standards changed in those 20 years while the community was being built.

The Board of Directors is forming a committee to review all 16 sections governing documents and propose a set of guidelines for all 510 homes located in all of the 16 sections of the community so there is a basic standard of care throughout all of Sweetwater Country Club HOA.

Should you be interested in serving on such a committee (or being the chair of this committee), please attend an upcoming Board meeting (held the 3rd Monday of each month at the Golf & Country Club beginning at 7:00 pm) or contact the manager, Megan Mansfield or any of the members of the Board to let them know of your interest.

Thank you!

Your 2013—2014 SWCC HOA Board Members



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

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