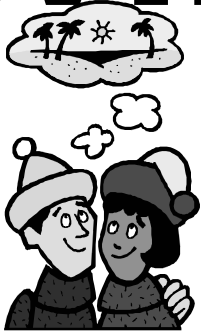


WINTER

Sweetwater

2011

Country Club



HOMEOWNERS ASSOCIATION NEWSLETTER

PRESIDENT'S MESSAGE



I've regularly discussed security within our community in past messages. We have been fortunate in that we have had minimal crime, but when you are the victim of a crime or criminal mischief it's not much consolation to know that our crime rate is low. I thought it appropriate to bring everyone up to date on the Board's deliberations during the past year on this important matter.

The Board is continually exploring options for improving security. This year we investigated potential enhancements to our current practices (use of off-duty Orange County deputies and the formation of neighborhood crime watch groups) with the idea that if we could identify cost-effective ideas they could be built into next year's budget or a Special Assessment. Candidly, so far we have not found reliable, cost effective upgrades that would not require either a substantial increase in annual assessments and/or a substantial Special Assessment. We found that if we install an "affordable" security system its effectiveness and impact on security would likely be minimal at best. We felt that to truly have an impact we would need to go to a very expensive system such as those used at Department of Defense facilities.

We explored in some detail the use of a basic camera system, which would cost \$25-30,000 in initial capital costs, plus \$500-1000/month in operating costs, but that approach had some key fatal flaws:

- ◆ Resolution would not be good enough to reliably provide a clear enough picture to identify the bad guys or their vehicles. You've all seen the videos from cameras at banks and convenience stores, where the robber's image is very poor, and those cameras are in more highly controlled environments.
- ◆ The cameras could only capture license plate numbers if the vehicles are stopped or substantially slowed down. We don't have those conditions at our entrances.

There are of course camera systems that are capable of overcoming these shortcomings but the cameras and operating costs would be several times greater than our total annual budget. High end security cameras cost tens of thousands of dollars each.

We have also explored increasing the amount of time that we pay off-duty deputies to patrol SWCC. For the past several years deputies have patrolled approximately 15 hours per week on a somewhat random basis and mainly during the workday. The deputies recommend day-time patrols because that is when most home invasion crimes are committed, i.e. when people are at work and their homes are more vulnerable. Short of paying for full time patrol, which would be exorbitantly expensive (in excess of \$300,000 per year, which is more than our current total annual HOA budget), it's strictly a judgment call as to how much patrol is effective in reducing crime. We recently instructed the deputies to use marked Orange County vehicles to a greater extent to increase their deterrent value. We have also been keeping closer track of when the deputies are actually patrolling by having them contact Larry Kenny, our Board member in charge of security, when they are on patrol.

The Board believes that having organized Neighborhood Crime Watch groups (such as we have in some of our subsections) in all 17 subsections is an effective part of our crime prevention program. We encourage all remaining areas to do this.

Unfortunately we are somewhat victims of our choice to live in a very nice neighborhood where crime rates are relatively low. We are also in an Orange County Sheriff's sector that has some very high crime areas. Accordingly, the squeaky wheel gets the oil, so more patrols are assigned to the high crime areas. This is a bit hard to swallow, since we likely pay a lot more taxes that go toward law enforcement than areas with higher crime rates. As we continue to look for ways to deter the limited amount of crime that we do have, I suggest that our residents make their concerns known to our County Commissioner, Fred Brummer, and to our Sheriff, Jerry Demings. If we keep the pressure on, perhaps we will get more attention. The Board and I welcome any suggestions for actions that we could take that we have perhaps not thought of so far.

—Jerry Phillips

Board of Directors

Jerry Phillips, President

407-814-2661

Norman Knight, Vice President

407-886-6464

Carol Robinson, Secretary

407 -496-4922

Linda Schnauer, Treasurer

407 -884-5418

Penny Durham, Director

407 -703-4822

Larry Kenny, Director

407-884-0086

Tom Brennan, Director

407-889-8784

Megan Taylor-Mansfield

Community Association Manager

The Continental Group

385 Douglas Ave Ste 3000

Altamonte Springs, FL 32714

407-644-0010 Ext 7240

Karen Clay, Administrative Assistant

407-644-0010 Ext 7298

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

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

Tree Removal Permits 407-836-7920

Zoning Violations 407-836-3111

On-Street Parking

In the past three to four months, 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.

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.



Happiness is Serious Business™

MANAGER'S MEMO

I hope everyone had a safe and enjoyable Holiday Season and that you are having a great New Year!

As the days become warmer, many in the community will want to bring their Boats, Water Crafts and RV's and other Recreational Vehicles into the community to prepare them for their enjoyment. Please remember no Boats, Water Crafts, RV's and any other recreational vehicles may remain either in or adjacent to any lot for a period in excess of forty-eight hours. This provision shall not apply to Boats, Water Crafts and RV's and other recreational vehicles that are being kept in an enclosed garage so that they cannot be seen from adjoining property or from the street.

Trash pick up for the community is on Tuesday & Friday; recyclable materials pickup is on Tuesday, and yard waste is collected on Wednesday. Please make certain to collect trash containers from street side at the end of the day you have had a pickup. All trash containers are to be stored within enclosures out of site from the front and/or side streets.

Now is a really good time to take a look at your roof for loose or damaged shingles or tiles as well as to see if your roof is in need of a good cleaning. Also, please check your sidewalks, driveways and walkways for the tell-tale signs of mold and mildew that may need to be removed. We have already started to send friendly reminders to homeowners that have mold and mildew growth on their concrete and/or the roofs and we are asking for your assistance in keeping these areas clean.

Please note that high pressure spray should NEVER be used on shingle roofs as it will remove the grit and ruin the shingles. It is best to use a licensed and insured contractor. It may cost a little more, but it may save you money in the long run.

The Board of Directors and the Continental Group are very pleased to be proposing a 2011-2012 Annual Budget without an increase in assessments. The Board, committees and management all make a concerted effort to save money wherever possible as well as having the necessary funds available when there are items that need to be addressed in the community, to keep it looking its best!

Please be on the lookout for your **semi-annual assessment** statement that should be mailed in early March. The next payment is due on April 1, 2011. We send the statements to all owners to the address that you have been provided to our office. If your contact information has changed, please contact our office or sign on to the website and make sure your correct mailing address is listed there prior to the 1st of March. Remember, it is your responsibility to pay the association assessments when they are due and we use statements only as a reminder that the payment is due.

Please note the change of phone numbers listed below:

Megan Taylor-Mansfield, Community Association Manager

P: **407-644-0010 Ext 7240**, F: 407-644-6693 or mtaylor@thecontinentalgroupinc.com

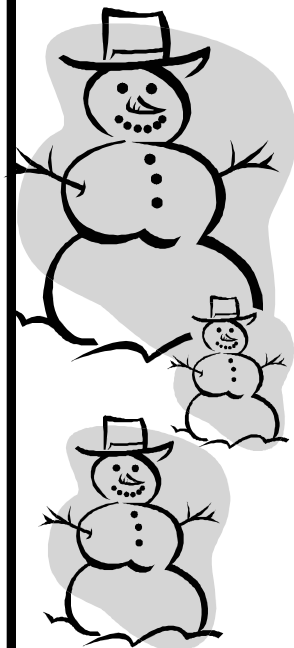
Karen Clay, Administrative Assistant

P: **407-644-0010 Ext 7298**, F: 407-644-6693 or kclay@thecontinentalgroupinc.com

—Megan Taylor-Mansfield



There were twenty closings on homes in Sweetwater Country Club during 2010 according to MLS records. The homes sold ranged in size from 1209 square feet to 3367 square feet. The high sales price for the year was \$387,000.00 while the low was \$143,000.00. There are currently twenty two homes listed with MLS in our neighborhood. Five homes are now under contract and two homes have closed in 2011.



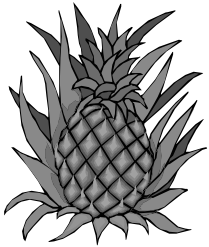
CONGRATULATIONS TO OUR COMMUNITY ASSOCIATION MANAGER, MEGAN, ON HER MARRIAGE NOVEMBER 5, 2010 TO SCOTT MANSFIELD!!

SECURITY UPDATE

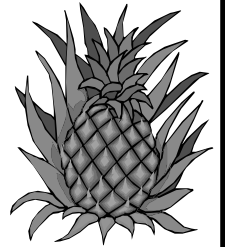
The SWCC HOA board members are receiving complaints about speeding on Majestic Oaks and Sweetwater Country Club Drive. Residents and visitors must obey the posted speed limit within our community of 25 MPH. The Orange County Sheriff's Department will be enforcing the speed limits along these and other public roads.

Additionally, the Orange County Sheriff's Department Detail has informed me that other communities in Orange County have seen an increase in thefts from unlocked cars parked in homeowner's driveways both during the day and evening hours. These are crimes of opportunity that can easily be deterred by simply locking your car and keeping valuables out of sight also closing your garage door. Portable GPS units and garage door remotes are popular targets. With so many transient workers in and out of the area daily for lawn and repair services, it is critical to be aware of your surroundings and report any suspicious persons or activities in our neighborhood.

-- Laurence Kenny, HOA Security Committee



SWEET WELCOME COMMITTEE



The Sweet Welcome Committee recently visited the following new homeowners:

Eleanor Jones
1611 Owl Ridge

Marilyn Bottomley
1412 Oak Tree Court

Charles & Sonia Rivas
2539 Sweetwater Country Club Drive

Ed & Dianne McGinnis
2309 Sweetwater Country Club Place

Kelly Jean McMillian & Greg Shane
843 Golf Valley Drive

ADDITIONALLY, THE ADDRESSES WERE INADVERTLY SWITCHED LAST NEWSLETTER FOR THE NEW RESIDENTS WELCOMED IN THE FALL. BELOW ARE THEIR NAMES WITH THEIR CORRECT ADDRESSES.:

Amy & Wolfgang Engelmann, 902 Golf Valley Drive

Raymond & Ursola Lorah, 2527 Sweetwater Country Club Drive

Joseph DeLacy & Carmen Baerwitz, 1117 Tall Pine Drive

Priscilla Jordaan, 903 Golf Valley Drive

IF YOU KNOW OF NEW HOMEOWNERS THAT HAVE RECENTLY MOVED IN AND HAVE NOT RECEIVED THE SWEET WELCOME PACKET, PLEASE CALL PENNY DURHAM @ 407-703-4822.

BOARD ENCOURAGES COUNTRY CLUB MEMBERSHIP

Your Board of Directors is charged with maintaining the general welfare of all of Sweetwater, and dedicates long hours to that task. We maintain common areas, augment security, interface with the local governments, etc., but there are some things we cannot accomplish without the help and involvement of our 504 individual homeowners.

Specifically, we all benefit from the ambiance of living in a country club neighborhood; it aids considerably in keeping property values as high as possible, opens up our market to newcomers looking for an upscale golf, tennis, swimming and club facility, and, well, gives us all some "braggin'" rights when we mention our homes are in Sweetwater.

As with many similar clubs, the membership here has faded a bit over the past few years, and your Board has committed to working with the Sweetwater Club to make Club membership more attractive to our "Privileged 504". Increased membership will, of course, work to benefit all homeowners, but you can't just leave it to the next guy.

Most clubs in the area charge an initiation fee of between \$1500 and \$5000, plus an ongoing monthly fee of between \$250 and \$750. Several have gone into receivership or closed altogether.

Now the good news: Your Board has made arrangements for a "Privileged 504" Homeowner to join the Sweetwater Club for \$0 in initiation fee, a \$99 administration fee, and only \$25 per month!!! THIS OFFER IS GOOD ONLY UNTIL MARCH 31, 2011, so don't let April 1 come around and April Fools Day makes you the fool. Seriously, this rate is exceptional, so at least check it out. Outsiders will not get these rates; it's only valid for our Homeowners.

Sure, everyone's home values have taken a hit, but just imagine the values if we all lived in a country club/golf course community without either! So we think you owe it to yourself and to all of us to at least explore the detailed costs and benefits associated with Club membership. Why not consider it an investment in your Sweetwater property, with some excellent benefits? Even if you're not a golfer or tennis player, the dining is excellent, conveniently located and very reasonably priced, so why not take advantage of this great offer....

As you may be aware, neither your Board of Directors nor your Homeowners Association has any link to ownership in the Sweetwater Club; our only interest is in maintaining the symbiotic relationship that keeps our neighborhood strong, growing, and vibrant.

Why not call Alex, the Club's Membership Director, at (407) 889-4743...and why not do it today? (If you stop in to see Alex and tell her the Board sent you, she might spring for a free lunch....)

—Tom Brennan, HOA Board Golf Development Committee

LANDSCAPE

Once again Mr. Winter has taken a heavy toll on our landscape plants and sod. With the coming of spring your committee will be implementing new sod and planting scapes in the medians along Majestic Oak Drive, West entrance, and Park Village. Our community is enhanced by Heather Glen's upgraded entry - special 'kudos' to Chuck Edgell on his dedication to this initiative. Numerous dead trees have been removed from the commons areas under the watchful eye and direction of Bobby "Tree-man" Anderson. The Holiday decoration committee chaired by Ed Lynch reports that two large wreaths were stolen from the West Entry. Undaunted by this misfortune the committee rebounded and provided a festive holiday environment throughout the holiday season. A merry merry thanks to the holiday committee. Looking forward to spring and green.



—Christine Knight

SWEETWATER COUNTRY CLUB ON-LINE

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

www.continentalconnect.com/sweetwatercountryclub

or

www.sweetwatercchoa.com

The Newsletter is available on the Continental website.

Information on replacement mailboxes can also be found on the Continental site as well as vehicle sticker request forms for the Sweetwater Oaks Parks.

Seminole Limits Internet Café "Gambling"

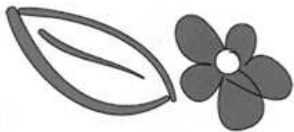
On January 11, the Seminole County Board of Commissioners cracked down on the 9 Internet Cafés in that county, stripping them of the right to utilize "simulated gambling" machines to reveal prizes won in sweepstakes offered by the establishments, although a business offering just internet access would not be affected. The legislation is effective February 1.

For those who might not have known, one of these cafes is located behind the Chick-Fil-A on 436, next door to the Lifestyles Fitness Center. The manager of that internet café, Allied Veterans #67, testified that the café grossed some \$100,000 a week, mostly from seniors and the less fortunate.

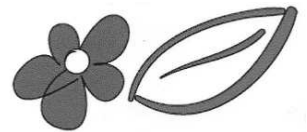
The commissioners based their actions primarily on (1) testimony from the Sheriff's Department that crime has risen around these establishments dramatically in the past several years, (2) numerous complaints from surrounding businesses about loitering, trash, panhandling and customer safety concerns, (3) the dearth of regulations governing these establishments and (4) facts given by the State's Commission on Compulsive Gambling citing the deleterious effect of these businesses on compulsive gamblers.

While the State of Florida might address this type of business in the future, effectively shutting these down in Seminole County might well simply push them to surrounding counties, such as Orange, so please keep an eye out for these internet cafés and alert authorities as to their existence.

--Tom Brennan, HOA Government Rep



Garden Fair



and Floral Design Exhibit

Presented by Sweetwater Oaks Garden Club

March 13, 2011

10:00 am to 4:00 pm

Sweetwater Square

900 Fox Valley Drive, Longwood, Florida 32779

Jim Payne WESH 2 at 10 am.

Tom MacCubbin at 1:00 pm.

**Garden-related Vendors, Speakers, Entertainment,
Children's Activities, Food, Silent Auction, Raffles, Education Booths.**

Sponsors: Panera Bread, Orlando Sentinel, Morse Insurance Agency,
Treasure Chest of Sweetwater, Star Child Academy, Thorne & Storey P.A.
Sweetwater Wekiva Springs Magazine.

Information: www.swogc.info