

WINTER

Sweetwater



2013

Country Club

Homeowners Association Newsletter

PRESIDENT'S MESSAGE

A Belated HAPPY NEW YEAR to all! My message is a bit "state of the union" and a bit preview of some key things in store for us. Another year seems to have flown by, and like all of you, your Board is now focusing on 2013 activities and our 2013-2014 fiscal year budget, which kicks in on April 1. I'm happy to report that we are running in the black on our budget again this fiscal year, as we have for the past several years!

Our Treasurer, Jim Van Anda, and our Community Association Manager, Megan Mansfield, have been leading our efforts to prepare the draft budget for next fiscal year. The Board will do a final review of the proposed budget at the January 21 meeting. We will be mailing you a copy of the proposed budget at the end of January (or very beginning of February) to notify you that the Board will be adopting the final, official 2013-2014 Budget at the February Board meeting. Unlike many HOA's, due to the nature of our community and our homeowners, we have been exceptionally financially stable in spite of these challenging economic times. We have clearly turned the corner—knock on wood-- in terms of home sales the past three years. We had dipped to 10 homes sold in fiscal year 2008-2009. The past three fiscal years we have near or in excess of 30 homes sold. That is good news.



Our biggest budget item, by far, is landscaping. How we handle landscaping helps define us as a community. We will be re-competing our current landscape related contracts in the near future in our continuing effort to make sure we are getting best value and have attractive neighborhoods. I would like to thank Ed Lynch, our Landscape Committee Chairperson, and his committee for the extensive amount of time and effort that they have put into face-to-face interviews with potential landscaping firms over the past several months. They have raised the bar on how to properly pre-screen and select our key service providers.

Orange County is planning two infrastructure improvements in our community in 2013. While these will create some unavoidable temporary inconveniences, they will yield significant benefits. One of these is street repaving. You have already seen some of the early stages of this as the county has been spot repairing areas of the pavement, which have been damaged by roots and age. The county will begin repaving after the completion of the project described in the next paragraph.

The other improvement is the replacement of the existing water main along most of Sweetwater Country Club Boulevard, and from SWCC Boulevard down Majestic Oak Drive to, and within, Fox Squirrel Court. The existing line is being replaced due to the County's policy of replacing certain types and ages of pipe that present potential future operational or service problems. The existing pipeline is of an age and material type that could require increasing future maintenance. The new line should significantly reduce potential service interruptions. We understand that the County will likely employ a so-called "trenchless" type construction technique to minimize damage and interruptions. Trenchless techniques employ a tunneling type process, which minimizes surface damage except for a few smaller locations where the tunneling process is started or terminated. This is in contrast to the traditional "open-trench" technique, which typically requires extensive restoration of sidewalks, pavement, landscaping, etc.

In closing, I'll restate that we are continually looking for volunteers for committees. Please consider volunteering.

Best regards,

Jerry Phillips

Board of Directors

Jerry Phillips, President

407-814-2661

Mark Manfre, Vice President

407-474-1295

Carol Robinson, Secretary

407-496-4922

Jim Van Anda, Treasurer

407-880-7904

Bobby Anderson, Director

407-358-8686

Tom Brennan, Director

407-889-8784

Skip Strohm, Director

407-920-5423

Megan Mansfield

Community Association Manager

The Continental Group

385 Douglas Ave Ste 3000

Altamonte Springs, FL 32714

407-644-0010 Ext 7240

mmansfield@tcgmgt.com

Customer Service 1-866-378-1099

24 hours a day, 7 days a week

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 6:30 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



2012 REAL ESTATE UPDATE Sweetwater Country Club

30 homes Closed/Sold in 2012; Sold Prices ranged from \$154,000 (2042 sq ft) up to \$397,000 (3691 sq ft w/pool). Of the 30 Closed Sales...8 Cash; 18 Conventional; 4 FHA.

As of 1/18/13...

2 homes Under Contract/Pending, listed @ \$184,900 (2002 sq ft) and \$259,900 (2865 sq ft);

8 Active Listings from \$230,000 (2259 sq ft) to \$350,000 (2655 sq ft).

(according to MLS records 01/18/13)



The 2012-2013 SWCC HOA BOARD OF DIRECTORS

Front Row:

Carol Robinson, Jerry Phillips

Back Row:

Jim Van Anda, Tom Brennan, Bobby Anderson, Mark Manfre and Skip Strohm

MANAGER'S MEMO



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. Please also remember that trailers are also not to be stored in view of the community as well. This provision shall not apply to Boats, Water Craft, Trailers 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.

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.

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. Please do not store trash & recycling containers within the view of the community.

The Board of Directors and The Continental Group have been working on the 2013-2014 Budget and have included a draft of the proposed budget along with this newsletter. The 2013-2014 budget will be adopted by the Board of Directors at their February Board meeting, to be held on Monday, February 18th at 7:00 pm at the Sweetwater Golf & Country Club. Owners are welcome to attend this meeting or any Board meeting of their choosing. The meetings are held on the third Monday of each month at the same time and location.

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, 2013 and is considered late as of the 30th of the month per the governing documents. We send 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 25th of February. 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.

CONTACT INFORMATION:

Customer Service 866-378-1099 (24 hours a day, 7 days a week)

***Megan Mansfield*, Community Association Manager**

Phone: 407-644-0010 Ext 7240, Fax: 407-644-6693 or mmansfield@tcgmt.com



SWEETWATER COUNTRY CLUB ON-LINE

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

www.continentalconnect.com/sweetwatercountryclub

Black Bear Safety Tips for Homeowners

Excerpts of article by Cheryl Gaskill

Black bear sightings in **residential neighborhoods** are on the rise these days due to a rebound in the black bear population, an expanding human population, and encroachment of human development into black bear habitat. While the rebounding black bear population is good news overall, black bear sightings in residential neighborhoods are, at best, a nuisance. In a worst-case situation, the presence of **black bears** near your home can potentially be an extremely dangerous situation for both humans and the bear. The following **black bear safety tips for homeowners** can greatly reduce the risk of negative interactions between humans and bears in residential neighborhoods.

Reduce Black Bear Foraging in Garbage Containers

- Always use bear-resistant garbage containers if you live in an area known to be inhabited by black bears.
- Wash garbage containers with a bleach solution regularly and sprinkle with lime to reduce odors.
- Rinse food cans, meat wrappers, and other items that contained food (such as chip bags) before disposing of them.
- Place garbage cans outdoors on the morning of garbage pickup, not the night before.

Reduce the Opportunity of Feeding Black Bears

Black bears are opportunistic feeders. If you inadvertently provide a food source around your home, they will learn to associate your property with food. That's bad news for you and the bear.

Reduce sources of food for black bears around your home by following these guidelines:

- Never feed your pet outdoors.
- Never place meat or sweet foods in your compost pile.
- Do not feed birds if you live in an area known to be inhabited by black bears.
- Pick ripe fruit from trees & bushes around the home promptly; remove fallen fruit and dispose of it in bear-resistant garbage containers.
- Clean grills, smokers, and fire pits thoroughly after use. Remove fallen food and drippings from the ground.
- Store these items in a secure indoor location when not in use.
- Do not leave coolers, even empty ones outdoors.
- Never leave food outdoors unattended and promptly remove anything that has been used to hold food or drink after dining outdoors.



This includes unopened canned items (even beer and soda cans), used paper plates, cups, plastic cutlery, paper napkins, etc. Anything that has the scent of food on it can attract black bears.

Reduce Non-Food Items that can attract Black Bear

- Black bears will attempt to eat anything that smells good. Do not leave scented candles, soap, suntan lotion, or insect repellent outdoors.

Know What to Do If You Encounter a Black Bear Near Your Home

- Do not approach the bear. Make sure you are not standing between the bear and its escape route.
- Make the bear aware of your presence by talking loudly or clapping.
- Back away from the bear slowly. Keep the bear in sight, but avoid direct eye contact. Do not run.
- Alert local police or wildlife officials if the bear is threatening the safety of humans, livestock, or pets or if the bear is causing property damage.



SWEET WELCOME COMMITTEE



The Sweet Welcome Committee recently visited the following new residents:

Ignacio & Adeliara Araujo
624 Golden Dawn Lane

Samuel Rivera & Iris Vazquez-Rivera
1173 Sweet Heather Lane

James & Cheryl Richards
1520 Majestic Oak Drive

Ankush Bhagat & Nikita Solansk
442 Majestic Oak Drive

Jeremy & Jamie Lemley
1528 Majestic Oak Drive

Dean & Emilia Butler
1201 Tall Pine Drive

IF YOU WOULD LIKE TO BE ON THE COMMITTEE TO HELP WELCOME YOUR NEW NEIGHBORS, CONTACT MEGAN MANSFIELD AT THE CONTINENTAL GROUP.

NEIGHBORHOOD SECURITY UPDATE

When you stop and think about it, most "petty" crimes are not petty at all. In fact, they often amount to not only the value of the actual items taken, but often days and sometimes weeks of inconvenience and worry.

Well, that won't happen to me you say? To bring the point a little closer to home (literally), here's a case in point....

Just before the holidays, one of our SWCCHOA members left his car unlocked in his driveway...during the day!! Yes, it was burglarized, and his wallet was taken, complete with cash, credit cards, driver's license, and some other important papers. None of these items have yet to be recovered.

Now, imagine the hassles to replace these documents, PLUS the time involved, PLUS the ongoing worries that there might be identity fraud issues in the future. Is it worth it to you to just "run in" for a minute, leaving the car unlocked or, even worse, running?

By my official calculations, you can lock and unlock your vehicle 2,314,261,098 times and STILL be ahead time-wise when compared to the time it will take to deal with a minor theft involving your personal documents. Seems like a no-brainer to us and to the deputies we employ to keep our neighborhood safe. So do the right thing for 2013 and start being safety conscious in and around your home. We'll all be better for it. Also, please ensure that ALL the members of your household read this.

Best regards,

Tom Brennan

Chair, SWCCHOA Security Committee





SUNDAY, MARCH 10, 2013

10 am - 4 pm

The Sweetwater Oaks Garden Club

presents the

Eighth Annual Garden Fair and Floral Design Exhibit

Sweetwater Square - 900 Fox Valley Drive

Longwood, FL 32779

ON-STREET PARKING in SWCC

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) and 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!