

WINTER

Sweetwater



2014

Country Club

Homeowners Association Newsletter

PRESIDENT'S MESSAGE

As each new year dawns, we naturally tend to reflect on both the past year and what we hope to achieve in the coming year. As a "mature" community, with only two undeveloped lots, it sometimes seems that things stay substantially the same year after year. On the surface this might appear to be true, but when you dig down you see that things do change, if only due to new perspectives that board members, volunteers and homeowners bring to our HOA. And every year we discover surprises or new issues that even long term board members and volunteers were not aware of or have not considered. As the saying goes, "you don't know what you don't know."

For this reason it is important that we continually get new volunteers involved in the running of our HOA. New volunteers equal new ideas, and new solutions to even old issues. We had some example of this in 2013. New ideas came from homeowners or active volunteers for maintaining abandoned and unsightly properties, for securing appropriate insurance coverage to protect the HOA against potential liability and for protecting our irrigation wells against lightning strikes and power surges. I encourage you to get involved to make 2014 our best year yet!

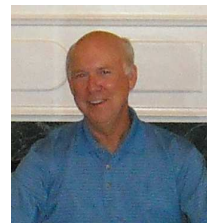
We had a surprise visitor in Diamond Hill on Christmas Eve...and it wasn't Santa! A very large black bear made the rounds, house to house, shortly after 4PM. And in spite of the crowd that gathered to watch it at times, the bear showed no outward signs that it was concerned about his human gawkers. Bears are frequent visitors to SWCC, but they don't often get as far south as Diamond Hill. It's obvious that bears are getting bolder and bolder as they search farther and farther afield for food and as they lose some of their natural fear of man. It's pretty evident that this is going to be increasingly common. I urge all homeowners to study up on the do's and don'ts of bear encounters and the things to do to minimize their attraction to your home, i.e. garbage storage. When you walk out your door at night to take a walk for instance, make some noise. I watched a bear one night walk along the immediate front of perhaps a dozen golf villa homes right across from the golf club parking lot before disappearing between two homes to escape through the golf course. Bears are normally not predatory, but can get aggressive if they feel threatened or if it's a mother bear with cubs.

In closing I'd like to thank my fellow board members, our committee chairs and our volunteers for their time and considerable contributions in 2013. I'd also like to thank our property management company, FirstService Residential, and Megan Mansfield, our Community Association Manager, for another stellar performance!

I hope everyone has a very safe and great 2014!

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 Schnauffer, 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



2013 REAL ESTATE UPDATE Sweetwater Country Club

As of December 31, 2013

28 homes Closed/Sold since JAN 1, 2013;

Sold Prices ranged from \$120,000 @ 2153 sf up to \$387,000 @ 3063 sf.

Of the 28 Closed Sales...10 Cash; 9 CONV; 5 FHA; 1 VA; 3 Assumable loans.

2 homes now Under Contract/Pending; listed @ \$182,500 and \$229,900.

21 Active Listings at this time....listed from \$205,000 @ 2384 sf up to \$548,000 @ 3823 sf.

(according to MLS records 01/21/14)



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



SINKHOLE AWARENESS **PROGRAM**

Saturday, March 22

Wekiwa Springs State Park

At the Sinkhole Pavilion

Tram Tours to sinkholes in the park start at Noon;

Presentations 3-5 pm.

Experts will discuss what they are, how they are created and how they give us a window into the Florida Aquifer.

For more info, call the Park @ 407-884-2009.

PROPERTY MANAGER'S MEMO



Included with this edition of the newsletter, we are also notifying you of the proposed 2014-2015 Budget for the upcoming fiscal year. Sweetwater Country Club's current fiscal year ends on March 31, 2014 and the next fiscal year begins on April 1, 2014. Along with the beginning of the new fiscal year, the first semi-annual assessment will also be due on April 1, 2014 and is considered late, per the governing documents, on the 31st day after the payment is due. If you experience difficulties remembering to make the payments that are due on April and October 1st each year, we offer automatic payment options that you may want to consider to avoid those additional fees that are added after the 30 days "grace period" ends. Please contact our customer care number at 1-866-378-1099 at your convenience OR fill out and return the form that will be included with your statement along with your bank account information as indicated on the form.

I have also noticed that there has been an increase in the number of payments that are being mailed to my office (located in Altamonte Springs) and some of them are even being sent with the tear-away portion that has the PO Box address (in Miami), which is the payment processing center that handles 99% of all payments that are mailed in by owners.

We are able to accept payments at our local office, but it is much faster and more efficient if payments are mailed directly to the lockbox address that is printed on all payment statements and reminder notices. The lockbox is a secured location that is used to process payments only. Payments that are mailed to my office must be processed by a staff person and then mailed to our accounting office as we do not have accounting staff available in the local office for the purpose of payment processing. Mailing payments to the local office in Altamonte Springs can cause an additional delay of a week (or more) before your payment can be processed, which can be completely avoided if the payment is sent directly to the lockbox.

The correct payment address is:

Sweetwater Country Club HOA

PO Box 028151

Miami, FL 33102-8151

In addition, it is imperative that the check be made payable to Sweetwater Country Club HOA and that the entire 14-digit account number be printed on the face of the check.

If you are sending correspondence, forms, etc. please DO NOT send them to the PO Box in Miami as they will be discarded. Instead, please mail these directly to the local office as is indicated on all our letterhead and forms:

Sweetwater Country Club HOA

385 Douglas Ave Suite 3000, Altamonte Springs, FL 32714

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 to the best of my ability!

Our Customer Call Center is available 24 hours, 7 days a week at **1-866-378-1099** with any questions.

Megan Mansfield, Senior Community Association Manager
407-644-0010 x 7240; fax 407-644-6693 or megan.mansfield@fsresidential.com

Kelly Hess, Administrative Assistant
407-644-0010 x 7298; fax 407-644-6693 or kelly.hess@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

2013's Biggest Security Frustration...



Your Board of Directors had a very frustrating 2013...from a security standpoint. Why? Because every few weeks or so we heard a story or two about a potentially serious incident about a resident encountering a suspicious person or persons in our neighborhood...sometimes actually ringing a doorbell or driving around slowly as if scouting our homes. And what did the residents do? Here's the frustrating part: NOTHING!!! No reporting, no calling 911, NOTHING!!! Consequently, we often found out about some incidents as much as three weeks after they occurred, denying us the ability to react in a timely manner or allowing us to track crime by a particular pattern or person.

As a neighborhood, we employ off duty Orange County Sheriff's deputies to patrol our HOA some 60 hours a month for the specific and primary purposes of helping protect our persons and our property. While this service pays dividends in keeping crime in our area to a minimum, it is hardly foolproof. **That's why YOU need to take one simple step whenever you see, experience or suspect a crime has been, is, or MIGHT be committed... CALL 911 IMMEDIATELY!!**

Calling 911 is NOT an imposition on the dispatchers or the Sheriff's department. It's there for our protection and safety, so please, use it.

Our security team, if in the neighborhood, monitors dispatchers, and will instantly pick up a call and react. If not in the neighborhood, they'll later read reports from any deputies who do respond to the 911 call and be forewarned about any trends that might be occurring. Further, calling 911, even for something as mundane as solicitors in the neighborhood, is important. So please call 911 whenever you see something. Your neighbors will thank you for it.

And 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

SAFEKEEPING IMPORTANT DOCUMENTS

TAKE A FEW MOMENTS TO PROTECT YOUR IMPORTANT DOCUMENTS FROM FIRE

It's one of those things you always mean to do and now is the time to do it. Start gathering up your critical documents and put them in a fireproof safe, or even better, away from the home in a secure safe deposit box.

Be sure to include:

- Proof of Residence (deed or lease)
- Birth of Marriage Certificates
- Passports
- Social Security Cards
- Car Titles
- Copy of Driver's Licenses
- Bank and Credit Card Information
- Wills, Legal Medical Forms, Deeds and Copies of Recent Tax Returns
- Stocks and Bonds
- Home Inventory (Written List, Videotape, or Photographs of Everything in your House)
- Backup Computer Files
- Insurance Policies



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

Troy & Lara Shimet - 1598 Majestic Oak Drive

Tuyet & Andy Tran – 1601 Green Cricket Court

William & Andrean Johnson – 1251 Tall Pine Court

William & Denise Tanner – 2406 Sweetwater Country Club Drive

Marilyn Smith – 1045 Golf Valley Drive

Joan Harris Taher – 1324 Majestic Oak Drive

Jane Edelstein – 2613 Sweetwater Country Club Drive

Cynthia Cutlip – 1585 Majestic Oak Drive

Mary Homitz – 1524 Seasons Point Drive

There was an address error earlier in a previous article welcoming our new neighbors, Dean & Emilia Butler at 1202 Tall Pine Drive. We apologize for the mistake that was made.

LANDSCAPE REPORT

Richart Landscaping Company, RLC, took over the landscape maintenance contract this year and have done an excellent job. Representatives of RLC attend our monthly meetings and provide up to date briefings on services provided and services needed.

This year we concentrated on updating the entrances to Sweetwater Park Village and Sweetwater Country Club Place, and continued to plant Jasmine in the Majestic Oak Drive islands. By the end of March 2014, we will have capped the ends of the islands with Jasmine and next year we hope to complete the Jasmine project.

We are working on a long range plan to add trees and shrubs. We have identified almost a dozen holly trees that are infected with the East Polaka Spiropsis disease and will eventually need replacement. We will look at replacement oak trees to augment the very tall pine trees. Some ligustrum and magnolia trees and shrubs will play a role in our long range plans. Holiday lighting gave us some challenges...we added some light nets on the boxwood plants at the entrances, but they were subject to short circuiting due to rain. We have ordered light strings for next year as a better option for the boxwoods and also for lighting up the wreaths.

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 2014

Early February 2014 – Budget Meeting Notice mailed to all owners

FEB 27, 2014 – 2014-2015 Budget Adoption Meeting (during Board of Directors Meeting)

APR 1, 2014 – Semi-Annual Assessment Due

JUN 19, 2014 – 2014 Annual Meeting and Election of Board of Directors

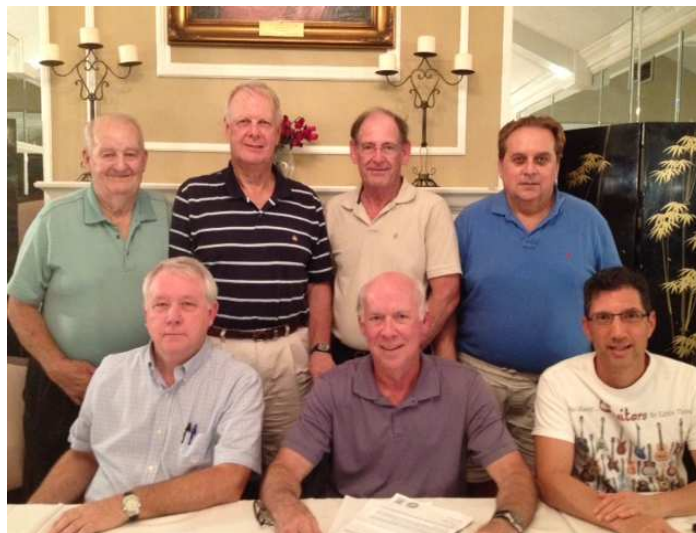
Please DO NOT place your garbage containers outside the night before trash pickup is scheduled!



“Bear having a snack on Christmas Eve morning on Sweetwater Country Club Place Drive”


Photo Courtesy of Henry Graber.

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.



Update on Orange County Plans to Replace an Existing Waterline and Resurfacing of SWCC Streets

We reported in an earlier newsletter that the County plans to replace some existing water lines along a portion of Majestic Oak Drive, Fox Squirrel Court and Sweetwater Country Club Drive. The areas affected are 1) Fox Squirrel Court, 2) Majestic Oak Drive from SWCC Drive to Fox Squirrel Court, and 3) Sweetwater Country Club Drive from Majestic Oak Drive to the golf course on the east. We further reported that the County would be resurfacing our streets after the water main construction was completed, so that the resurfacing would occur after the pipeline construction impacts were over.

We've just learned that due to a design change, the pipeline design will not now be completed for probably another 9 to 12 months. However, the County has decided to move forward with street resurfacing in areas that will not be affected by the waterline construction. As many of you have probably observed the resurfacing has already started in Heather Glen and Diamond Hill. We do not know at this time when the resurfacing in other areas will begin, but as they did in Heather Glen and Diamond Hill, the County will place informational notices on the front doors of homes in areas to be resurfaced before the work begins.

If the County stays on their new water line design schedule, the street resurfacing in the water line construction areas would not likely start until roughly mid-2015. And if the County stays on its new design schedule, the construction of the new water main would not likely start until sometime in early 2015. Both of these schedules are best guesses at this time and are subject to change. The two projects are obviously intertwined, so a delay in the water line construction would result in a street resurfacing delay. Due to these changes, the Board wants to give homeowners the best current estimates on these two construction activities, since they will have some unavoidable impacts on all of us and our community.



Making Changes to the Exterior of your Home?

Please keep in mind that if you are making changes to the exterior of your house or lot (including, but not limited to: painting, roofing, fencing, re-landscaping, pool, screens, decking etc.) that an Architectural Review Board (ARB) application **MUST** be submitted for review and approval **BEFORE** the change is made. This process is in place per the governing documents and not to make things more challenging for you and your projects. The approval process protects you as well as the Association as the originals are kept in the official records and a copy is sent back to you!