

Sweetwater Country Club Homeowners Association

Spring Issue

May 2018

HOA President Manfre Provides Hurricane Warnings

HOA president, Mark Manfre, provides hurricane warnings from USA Today.com/2018/

The 2018 HURRICANE SEASON IS PREDICTED TO BE ABOVE NORMAL.

After a nightmarish 2017 hurricane season featuring monsters such as Harvey, Irma and Maria, many in the U.S. are hoping for a quieter year.

A top forecasting group Meteorologist Phil Klotzbach and other experts from Colorado State University regarded as the nation's top seasonal hurricane forecasters—predict 14 named tropical storms, of which seven will become hurricanes. Both numbers are above the average of 12 and six, respectively.

Of the seven predicted hurricanes, three are expected to spin into major hurricanes—category 3, 4, or 5—with sustained wind speeds of 111 mph or greater.

The group said there's a slightly above-average chance for major hurricanes to make landfall along the U.S. coastline. Klotzbach put the chance of a major hurricane strike at 63%.

The Atlantic hurricane season runs from June 1 to November 30, though storms sometimes form outside those dates.

One of the major determining factors in hurricane forecasting is whether the U.S. is in an El Niño or La Niña climate pattern, explained Klotzbach.

El Niño is a natural warming of tropical Pacific Ocean water, which tends to suppress the development of Atlantic hurricanes. Its opposite, La Niña, marked by cooler ocean water, tends to increase hurricanes in the Atlantic.

The other big question mark in this season's predictions are how warm sea-surface temperatures will

be in the tropical and far North Atlantic Ocean during the peak of the Atlantic hurricane season, according to the forecast. Hurricanes need the fuel of warm ocean water to develop and strengthen.

AccuWeather released its hurricane forecast for the upcoming season recently, predicting 12-15 named storms would form, of which six to eight will be hurricanes. The firm said three to four are likely to hit the U.S.

The National Oceanic and Atmospheric Administration issues its forecast this month.

Please make sure to prepare for hurricane season by trimming your trees to minimize damage. See the attached brochure for more hurricane tips. Check with your insurance agent to make sure you have property coverage including windstorm and hail.

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Irma did not ignore our community, though most households were lucky enough to maintain power. Every effort has been made to clean up downed trees and other debris and damage.

Unlike some communities, no special assessment was necessary, since the HOA managed to use reserves. During such trying times, it's important for neighbors to help neighbors.

Sweetwater Country Club Homeowners Association

For the first quarter, we welcome the following new owners and residents to Sweetwater Country Club.

January:

James Zinno, 2672 Orchard Dr.
Tim Banks, 2419 Sweetwater C.C. Pl.
Michael Becks, 2472 Via Genova
Addie Owens, 2434 Sweetwater C.C. Pl.
Evelyn Whitmore, 1255 Majestic Oak

February:

Jojo Thomas, 424 Majestic Oak Dr.
MTGLQ Investors LP, 811 Golf Valley

Kristi Van Nostrand, 2377 Park Village Pl.

Cheryl Coiro, 1407 Oak Tree Ct.

March:

June Black, 1413 Majestic Oak Dr.
Laura Delcampo, 2650 Golfridge Ln.
Ann Morris Revocable Trust, 407 Majestic Oak
Wells Fargo NA, 811 Golf Valley Dr.
Karen Krodel, 2689 Orchard Dr.
Jill Solitro, 2233 Park Village Pl.
Lynette Marie Marrero, 1243 Tall Pine

Dr.

Matias Revello, 1610 Majestic Oak Dr.

April:

Mark Cook, 2418 Sweetwater C.C. Dr.
Wells Fargo NA, 811 Golf Valley Dr.
Richard Kidwell, 1719 Majestic Oak Dr.
Wayne Lee Logsdun, 611 Majestic Oak
Wells Fargo Bank NA, 2434 Sweetwater Country Club Pl.

We're glad you're here and hope you get involved in our community.

Want to Go Solar

Angela DeMonbreun, Florida Program Director

JOIN SOLAR UNITED NEIGHBORS ORANGE COUNTY WEST CO-OP

As a vendor neutral non-profit organization, our experts help you through each step of the process to ensure you get the right equipment for your home, quality installation and a strong warranty. Our co-ops leverage the power of bulk purchasing to help you save money.

Learn more at the informational ses-

sion on June 4 at 6 p.m. at the John Bridges Community Center, 445 W. 13th St., Apopka, FL 32805.

The Orange County East Solar Co-op, awarded to Goldin Solar, closed in April, but the Orange County West Solar Co-op is currently open.

Though scheduled to close July 16, only a limited number of homeowners may participate.

You may register at the website.

JOIN THE CO-OP
Website: www.SolarUnitedNeighbors.org/orangecounty
Email: flteam@solarunitedneighbors.org

We're working to help people join together to go solar and fight for our energy rights.

Welcome to National Night Out

The National Association of Town Watch (NATW) is pleased to welcome you and your community to the "35th Annual National Night Out" (NNO) crime prevention event. Over 38.5 million people in more than 16,500 communities will join forces either on August 7th or October 2nd (the first Tuesday in October) to promote po-

lice-community partnerships; crime, drug and violence prevention; safety; and neighborhood unity. Texas and other southern areas participate in October, rather than August because of weather conditions.

"Give Neighborhood Crime and Drugs A Going Away Party" remains the national theme. Let criminals know

National Association of Town Watch



National Night Out
1984-2018
Tues., Oct. 2, 2018
#nationalnightout

the USA is united and dedicated to building a safer, more caring America. **WE NEED VOLUNTEERS!**

Wouldn't You Like to Know

Who do I contact if I have questions?

A: HOA MANAGER Lori Waddick/
FirstService Residential 407-644-0010
ext 7204

How much are my HOA fees:

A: \$310 due 4/1 & 10/1

Additional dues are collected for The
Greens (+ \$75 due 4/1 & 10/1)

Oak Tree (+ \$100 due 4/1 & 10/1)

How do I pay my HOA fees:

A: PAYMENT MAILING ADDRESS (w/
coupon only): PO Box 028151 Miami,
FL 33102-8151 or online:

[http://fsrsouth.fsrconnect.com/
sweetwatercountryclub](http://fsrsouth.fsrconnect.com/sweetwatercountryclub)

Customer Service provides technical
support for logging in and navigating
the site: 866-378-1099

When are the board meetings?

A: 3rd Thursday, 7:00 p.m., Sweetwa-
ter Oaks Community Center

Are there any amenities that go with
my HOA?

A: Access to Sweetwater Oaks Parks
require an annual pass (sticker). To
reserve the pavilion—available from
on-site office at 810 Fox Valley Drive
(\$25 per year to park only or \$75 per

year includes: boat ramp, park and
tennis Court). To have access codes
for the gate at Lake Brantley you
need an access card costing \$15 (no
cash). Arrange through Sweetwater
Oaks Community Club, 810 Fox
Valley Dr., Longwood, FL 32779;
phone 407-636-439-1439;
manager@sweetwateroaks.org

How do I contact the Sweetwater
Country Club Golf Course?

A: 407-889-4743 or 2700 Sweetwater
Country Club Dr, Apopka, FL 32712

Who takes care of the roads and side-
walks?

A: Orange County (except Sweetwater
Greens, Oak Tree Ct, La Chateau, Villa
D'Este, and Golf Villas have private
access roads (that are resealed at the
owner's expense and is NOT a part of
SWCC HOA reserve funding. The
Greens and Oak Tree have private
roads and they are responsible for
those through the use of the respec-
tive Reserve Fund). Orange County
will only repair sidewalks, so owners
are asked to clean them.

How do I report a street light out?

A: Duke Energy – 407/ 629-1010. (To
report street light out, call 1-800-228-

Q & A Lori Waddick, HOA Manager

8485, press "3". Homeowner MUST
have pole number and address of
house nearest the pole). Lights can
also be reported through the Duke
Energy (Florida) website. Street lights
are NOT maintained by the HOA.

How do I obtain approval for painting,
roofing or any other exterior change?

A: Submit an ARB (Architectural Re-
view Board) form, which can be ob-
tained on the HOA website.

**The MRTA/Revitalization
flash-drive (encompassing 889
pages) is ready for the Board
and Organization Committee
to deliver to your door on
Friday, June 1, to obtain your
vote/signature on the "written
consent" form. It is critically
important that we revitalize
our HOA documents in order
to maintain our property
values and the quality of life
each of us sought when we
purchased our homes in a
deed restricted community
with a homeowners
association.**

**Your support is extremely im-
portant; time is of the essence!**

Sweetwater Greens Gate Code Changes

A new CONTRACTOR code for Sweet-
water Greens will take effect in July,
since a number of contractor changes
have been made by residents. The old
code will work until the end of August
to give residents time to provide the
new code to their contractors. The
new code is #9876. Contractor codes
are only valid from 6 a.m. to 6 p.m.

When a resident receives a call from
the call box at the Sweetwater
Greens entrance, he or she will be
able to speak to the caller in order to
identify the visitor. To open the gate,
press 9 on your phone. If you do not
wish to open the gate, simply hang
up.



*Provide the correct contractor code to
allow entry to receive service.*

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Lori Waddick, CAM

385 Douglas Av., Ste. 3350

lori.waddick@fsresidential.com

Direct 407-644-0010

Fax 407-644-6693

http://

fsrsouth.fsrconnect.com/



Golf Development Updates from Minutes of Meetings

Chair Jerry Phillips reported that Walter Judge advised that the DRC approve the plans based on certain conditions being met: add 40 more parking spaces and storage on Fox Squirrel Court before submitting the permit. Once approved, they will have 80 days to move the items to the underground storage and remove the storage facilities.

Mark Manfre reported that due to liability, access to the course from Fox Squirrel Court will remain closed until construction is completed. Infrastructure for the clubhouse is developing. The golf course maintenance and golf cart shed are going under the clubhouse to avoid creating an eyesore. Once the infrastructure is done, they will start on the clubhouse. With approval complete, the course should be ready next year.

Board of Directors

Mark Manfre, President

Jerry Phillips, Vice-President

James Vananda, Secretary/Treasurer

Cindy Bennett, Director

Leo Roumpz, Director

Dexter Schnauffer, Director

James Bransford, Director

Committees

Virginia Morris-Ardin, ARB Chair;

Connie Josey Frye, Jerry Phillips

Ed Lynch, Landscape Chairman

Mark Manfre, Security Chairman

*Barbara Brown, Newsletter
(barbara@bjbfunding.com)*

Joan Lasek, Treasurer of OTC

Jon Momberger, President/ Chair-

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Twitter <<https://twitter.com/FSRFlorida>>

LinkedIn <<http://www.linkedin.com/company/283807?trk>>

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