



# Newsletter

JANUARY 2017

**Happy New Year 2017 !!!**

*And the 1st Place Winner of the  
2016 Holiday Lighting Contest Is...*

**Steve & Darla Koch \* 720 Woodbridge Place**



**BOARD OF DIRECTORS June 2016 to June 2017**

<i>President</i>	Tom Carter	407-767-9075	tomtinac@cfl.rr.com
<i>Vice-President</i>	Ellen Bonus	407-831-3432	landingseditor@embarqmail.com
<i>Sec'y/Treasurer</i>	Anna Wong-Borzumato	407-332-7577	awbatfl168@yahoo.com
<i>Director</i>	Bill Bowmar	407-260-9697	bowmar@att.net
<i>Director</i>	Paul Brill	321-444-8956	paulbrill7@gmail.com

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*Newsletter Editor* Ellen Bonus 407-831-3432 landingseditor@embarqmail.com  
**Property Manager Top Notch Management 407-644-4406 manager@topnotchcam.com**

*And the 2nd Place  
Winner of the  
2016 Holiday  
Lighting Contest is...*

ANGELIQUE HAMILTON—  
710 WOODBRIDGE PLACE



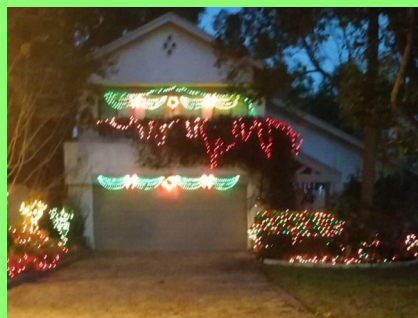
*And the 3rd Place  
Winner of the  
2016 Holiday  
Lighting Contest is...*

KIM STANTON AND COLETTE MURPHY—  
931 WATERBURY LANE



*Honorable Mention...*

DR. AND MRS. RAZ  
971 HARBOUR DRIVE



**HONORABLE MENTION FOR THE BRIGHTEST,  
MOST FESTIVE CUL DE SAC IN THE LANDINGS...  
THANK YOU TO THE RESIDENTS OF  
WOODBIDGE PLACE...  
THE LANDINGS VERY OWN WONDERLAND!!!**



*More Festive Homes Lit Up The Landings!!!*



**WILL THE REAL DOGS  
PLEASE STAND UP!!!**

**REMINDING ALL OWNERS  
TO PLEASE LEASH YOUR DOG  
AND **SCOOP THE POOP!****





**WE LOVE OUR VOLUNTEERS...**

*Thank you to the many residents who helped  
with the Community Party and  
the Community Holiday Lighting!!*

**AND A SPECIAL THANKS TO SANTA JIM DYER**

*We could not have done it without you!*



**The Landings of Longwood  
Board of Director's Meeting  
Longwood City Commission Building  
175 West Warren Ave., Longwood FL 32750  
Wednesday, November 16, 2016**

**Call to Order** The meeting was called to order at 7:00 p.m.

**Quorum**

In attendance were Tom Carter, Ellen Bonus, Anna Wong-Borzumato, Bill Bowmar, and Paul Brill. Also in attendance were Gasner Guerrier, Marilyn Vince, and Ana Otero from Top Notch.

**Minutes**

The October minutes were reviewed. Ellen motioned to approve the October minutes, as read, Bill seconded, all in favor, motion carried.

**Financials**

The October financials were reviewed. Tom motioned to approve the October financials, Ellen seconded, all in favor, motion carried.

Irrigation Repairs- Bill questioned what the remaining balance is for irrigation repairs. Marilyn explained that \$7,000 has been spent for the irrigation, although only \$1,200 was budgeted for the year.

Delinquency- A home was foreclosed on, and sold the same day at the auction. The homeowner contacted the investment company that purchased the home, and they stated that they were willing to back out of the sale so the homeowner could reclaim the property. He is currently working with an attorney to settle the matter. Ellen emailed Sharon Brown from Alliance to further discuss the issue. Marilyn recommended setting a payment plan with the homeowner but not writing off any past-owed dues, taking into consideration that the homeowner has been to Alliance three times.

**Community Speaker**

A representative of the City of Longwood Citizens on Patrol explained that there is a new requirement that all residents must have visible house numbers on the face of their home, as well as their mailbox. These numbers do not have to be any specific color, but they must be clearly visible from the street.

**ACB**

Maggie Ruddy explained that the only request submitted since the last meeting was for 620 Torrey Oaks Ct. This request was to paint the house, and it was approved.

**Manager's Report**

Gasner opened his report by explaining that Ana Otero has taken Pat Pirela's position in assisting to oversee the community.

Tennis Court Resurfacing Update- Top Notch has contacted the vendors to negotiate a better price for this project. Camera Surveillance- Tom, Ellen, and Ana Otero met with ADT on Tuesday to discuss hosting services for the cameras in the pool area. ADT will not offer this service, unless their own equipment is installed. The Board decided that this would not be a wise decision, as funds have already been used to purchase and install the surveillance equipment currently in place. The Board requested that Top Notch contact Envera, and discuss the cost of the hosting services.

Landscaping- Top Notch will contact the landscaping company and inquire what the cost would be to replace the ligustrum tree, and to repair other damage around the perimeter of the tree. Bill will contact Gasner to discuss this issue further. Bill also requested that Top Notch inquire when the poinsettias would be planted, as the Board would like to see that they are put in before Thanksgiving. The Board discussed the possibility of bidding out the landscaping contract.

### **.Unfinished Business**

Tennis Courts- The Board has requested a breakdown of the services that would be offered with each of the bids. There is a significant difference in price between the estimates. A homeowner stated that last year when quotes were being obtained, there was damage that has now worsened in condition. There is a possibility that the estimates may not be valid, due to the new condition of the tennis courts. Jim Ruddy volunteered to meet with NIDY to go over the scope of work that will need to be performed, and to point out the areas of concern.

Christmas Party- A community party will be held on December 10<sup>th</sup>. There will be food, activities, and a kid's section. Ellen asked for any residents who are able to volunteer with the party. Several homeowners volunteered to assist with various items. Ellen will purchase all necessities for the event, and then provide the receipts to Top Notch, who will reimburse her for the expense.

House in Disrepair- Ellen has contacted the homeowner of the home in despair, and a handyman has now been seen at the home, improving its condition. The Board explained that the cement walkway that has been installed in front of her home, is on her property. The homeowner has stated that she does not mind the pathway, and the pedestrian traffic that has resulted due to its existence.

Lot Leasing- The Board has requested that Top Notch provide leasing guidelines, as used by other communities. Paul stated that he will have a draft created within the next four weeks, to better explain the protocol for leasing homes in the community.

### **New Business**

Mulch- Bill has decided to hold off on the bulk-purchase of mulch until next year. This expense was previously approved at a Board Meeting.

Irrigation- Zone 10 is not properly functioning. Bill gave the landscaping company the OK to inspect the zone, and determine where the issue is. They will be able to determine if the seal, or the entire zone needs to be replaced. An estimate will be sent to Bill by the landscaping company for this work. At the end of Sandspur, there is irrigation that has been damaged due to the calcium water in this area. On the back side of the brown fence, the retention area is owned by the neighboring community. The water is currently watering over the fence, growing the weeds on the retention area side, which have grown tremendously.

November 2016 minutes continued...

Bill has knocked on several homes of the neighboring community to investigate who their HOA President is. Although a contact could not be located, Bill feels that the community will need to maintain this area. Paul and Tom agreed that the Board should not trespass on the property to remove the vegetation. Many of the sprinklers are watering over the fence. A quote will be sent to Bill to rectify this issue.

Orkin- The section of grass behind the fence on Sandspur has web and army worms, and is in very bad condition. Bill requested that Orkin be contacted to rectify this issue. Ellen added that there have been many fire ants reported in the community. Orkin will also need to spray for these ants.

Christmas Bonuses- The landscapers will be awarded with Christmas bonuses in the amount of \$150 for the crew leader, and \$75 for each of the workers. Top Notch will send a check to Bill, so he can gift the bonuses to the landscapers.

### **Open Forum**

Pool Sidewalk- A homeowner reported that the expansion joints in the sidewalk are lifting. Tom stated that he would have the handy man repair this issue.

Fountains- A homeowner asked if a fountain would still be installed at the front entrance of the community. The Board stated that they still have not considered this request. Ellen reminded the residents that fountains must be serviced monthly by a pool company, as they need to be checked and serviced for algae amongst other things. The project will be reconsidered after the roads of the community are done.

### **Adjournment**

Bill motioned to adjourn the meeting at 8:09 p.m., Anna seconded, all in favor, motion carried.

# Next HOA Meeting

**WEDNESDAY, JANUARY 18, 2017**

**7:00 P.M.**

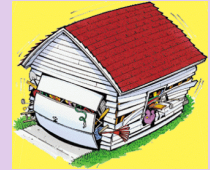
**Longwood City Commission Building  
175 West Warren Ave., Longwood FL 32750**



*Please Help Keep The Landings  
a Beautiful and Safe Place to Live!*

**(Some Little Rules to Live By)**

**Keep the garage closed and no one will guess  
that the inside is a big mess!**



**Please put your garbage pail out of sight  
So the raccoons and bears don't raid it at night**

**If you visit the pond ...do not fish ...just look  
Don't harm wildlife and plants with a fishing hook**



**When using the lake please make a note  
To start at the bench area when you fish or boat**

***(No Swimming at Lake or Pond please!)***



***IF YOU NEED TO PARK ON THE STREET  
FOR ANY REASON...***

**PLEASE DO NOT PARK ON THE GRASS**

**KEEP ALL WHEELS ON THE PAVEMENT**

***THERE ARE WATER PIPES, SEWER PIPES, AND SPRINKLER  
HEADS AND PIPES UNDER THE GRASS  
WHICH CAN EASILY BE DAMAGED BY  
PARKING ON THE GRASS!!***





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### **MASSAGE THERAPIST—LICENSE MA0018520** JUDY BIEDERMAN 407-339-7243 /353-7367

### **MORTGAGE CONSULTANT—BARBARA DINI 407-687-7617** [bdini@fbchomeloans.com](mailto:bdini@fbchomeloans.com)

### **NOTARY PUBLIC, SIGNING AGENT** EDNA BAUTISTA 407-694-0896 [EJ1206@aol.com](mailto:EJ1206@aol.com)

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