



landingslongwood.com

Monthly News

July 2021

Meet Your New Board !!!!

THE LANDINGS HOA BOARD OF DIRECTORS July 2021-June 2022

| | | | |
|-----------------------|---------------------|--------------|----------------------------|
| <i>President</i> | Ellen Bonus | 321-202-0492 | landingslongwood@gmail.com |
| <i>Vice President</i> | Helen Letter | 407-227-8515 | helenletter01@gmail.com |
| <i>Secretary</i> | Susan Kessler | 321-277-6944 | smkessler45@gmail.com |
| <i>Treasurer</i> | Anna Wong-Borzumato | 407-332-7577 | awbatfl168@yahoo.com |
| <i>Director</i> | Kurt Leinenkugel | 407-415-6654 | kleinies@yahoo.com |

Property Manager Top Notch Management 407-644-4406
ldhoa@topnotchcam.com kim@topnotchcam.com

NEXT BOARD MEETING—WED., JULY 21, 7:00 PM

THE LANDINGS HOMEOWNERS' ASSOCIATION, INC.
Longwood City Commission Building
175 West Warren Ave., Longwood FL 32750
ANNUAL MEETING MINUTES
Wednesday, June 16th, 2021, 7:00 pm

Quorum: The meeting was called to order at 7:07 PM.

In attendance were Tom Carter, Ellen Bonus, Anna Wong-Borzumato, Darla Koch, and Kurt Leinenkugel. Also in attendance was Kimberly Leddon from Top Notch Management Services.

Minutes: Ellen motioned to accept the meeting minutes from the 2020 Annual Meeting, Kurt seconded, all in favor, motion passed.

Voting Quorum: There were (27) homeowners present and (54) proxies. A quorum was reached.

Election of Officers:

The Intent to Run forms were sent out with 6 being returned to Top Notch to be considered for the Board. Kurt Leinenkugel, Ellen Bonus, Anna Wong-Borzumato, Susan Kessler, Barbara "Jane" Markham and Helen Letter spoke to the members in attendance regarding why they feel they would make a good candidate for the Board.

Ballots were handed out to the members present with proxies returned at the time of sign-in to assure only the proper amount of votes were submitted. One vote per household.

Kim from Top Notch collected the ballots from the members and count them with the help of Darla Koch and Julie Youngman.

The votes were tallied, and the following candidates, listed in alphabetical order, were elected:

Ellen Bonus:

Anna Wong-Borzumato:

Susan Kessler:

Kurt Leinenkugel:

Helen Letter:

Adjournment: Ellen motioned to adjourn the meeting at 7:20 p.m., Tom seconded, all in favor, motion carried.

The Landings of Longwood
Board of Directors' Combined Organizational and Monthly Meeting
Longwood City Commission Building
Wednesday, May 19th, 2021 After the Annual Election

The meeting was called to order at 8:00 PM.

Quorum

In attendance were Ellen Bonus, Kurt Leinenkugel, Anna Wong-Borzumato, Helen Letter, and Susan Kessler. A quorum was reached. Also, in attendance was Kim Leddon with Top Notch Management.

Organization of the Board: The Board discussed the positions that will be held by all members:

Anna nominated Ellen to sit as President, Kurt seconded
Ellen nominated Helen to sit as Vice President, Kurt seconded
Ellen nominated Susan to sit as the Secretary, Helen seconded
Anna will stay at Treasurer
Kurt will stay as Director at Large (Grounds and Maintenance)

Minutes

Kurt motioned to accept the May Meeting Minutes, Anna seconded, all in favor, motion carried.

Financials

The May Financials were reviewed. Helen motioned to accept the Financials; Kurt seconded. All in favor, motion carried. Ask Marilyn about the negative amount in the Paving Reserves.

Committee Report

ACB – An ACB report was read by Kim Leddon due to the late hour.

| Address | Work | Status |
|----------------------|---------------------------|---------------|
| 980 Harbour Drive | Garage Door replacement | Approved |
| 600 Fallsmead Circle | Replace concrete driveway | Approved |
| 761 Rock Creek Loop | Installation of deck | Approved |
| 731 Rock Creek Loop | Painting Home | Approved |
| 700 Woodbridge Place | Remove Oak Tree | Approved |

Manager's Report

Attorney DiMasi and Delinquent Accounts: Kim spoke regarding the delinquent accounts. There are no new collection accounts to be sent to DiMasi. There were a few homeowners that the Board would like to contact before sending to the attorney for violation enforcement.

Continued on following page...

Beautification Committee:

Helen Letter stated that the Beautification is coming along. The annuals will be changed out 4xs a year by the new landscape company. It was suggested to go down to 3xs a year. Since the annual flowers are part of the landscaper contract, the Board did not entertain that suggestion.

Unfinished Business

Pool Path Lighting: Ellen has received 6 new solar lights and they will be put in along the pool pathway.

Pond : Helen and Kurt submitted a proposal to solve the ground erosion problem around the pond. It will include repair of an existing electrical pump between the pond and lake, in addition to irrigation and landscaping around the pond, and sod in the surrounding areas near Fallsmead. Kurt motions to spend the \$17,140.00 for the beautification of the area around the pond and surrounding areas near Fallsmead, Helen seconded, all in favor, Susan votes yes, Ellen votes yes, Anna votes no. Motion passes with a 4-1 vote.

Woodbridge Driveways: The large tree on Woodbridge that was lifting the cement on 2 driveways was removed by the owner today. The owners are going to have pavers placed and there is a small triangle area that the association will be responsible for due to the overlapping in the common area of the two driveways.

New Business

Sorko- The pond maintenance is on a monthly service and the board would like to see if the same results can be maintained with a bi-monthly service. Kim will call the vendor and change the service over to the bi-monthly service.

Open Forum:

A resident read off a few suggestions that he would like the Board to entertain for the meetings. One was to sit closer to the members at the smaller table so that they are able to hear what is being discussed. He would also like to see if the members would be allowed to join in on the discussions and voice an opinion about things that concern the common areas of the association. Special meetings were suggested also to allow the Board to discuss things at other times to allow the flow of the monthly meetings be shortened. He would also like to see the minutes available within two weeks of the meetings to be able to be sent to the members.

Adjournment

Ellen motioned to adjourn the meeting at 9:26 p.m., Kurt seconded, all in favor, motion carried.

President's Message

I loved living in The Landings from the first day I moved in on Valentine's Day 2003.

I swam in a pool I didn't have to clean and watched the tennis players who made me feel like I was in a resort,.

I looked at the lush green landscaping with trees I didn't have to trim, lawns I didn't have to mow, flowers I didn't have to plant and leaves I didn't have to rake. The small plot of land I owned was a piece of cake to take care of.

I sat by the lake and watched the moon rise, discovered a quaint pond with natural charm and a hidden walkway that led to the other side of the community.

At that time, the president of the board also did the newsletter. She no longer had time to do it . When I heard about this, I volunteered to be the editor. At first she hesitated because I was not on the board but I have been doing it ever since.

Then suddenly there was no board member to watch over the pool. I moved here for the pool and volunteered to oversee the pool and report to the board Yes, I have been doing it ever since (now with the help of Pat and Mark Stark).

The Landings is still a wonderful place to live. What would make it even better?

VOLUNTEERS!

You don't need to help everyday or every week. Even once a month, twice a year, once a year would make a difference!

I would like to see block captains, a parents' committee, maintenance volunteers, storm preparedness, more residents participate in holiday decorating, neighbors helping neighbors, an event committee, a new newsletter editor and more!

Help to complete my dream, send in your ideas, and be ready to help..

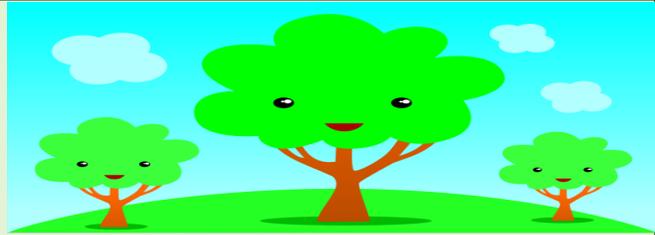
It's ok to complain once in a while but even better to step up and help.

I have no plans to be the president for an extended period of time. and have other dreams to fulfill.

We all have busy lives and dreams to fulfill but I believe we can find a hour, a day, a few days to volunteer. It will make The Landings an even better place to live and may even help to keep the budget down and our dues from going up.

Ellen Bonus, President

GROUNDS AND MAINTENANCE REPORT...



Hello Residents of The Landings,

The board announced about a month ago at the HOA board meeting that we were switching to a new landscape company, RLC Landscaping, and many of you may have already noticed their trucks on the property. They started at the beginning of June. There have been some hiccups during these first several weeks with getting the new crew acclimated to the ins and outs of our common areas but they are doing their best to learn fast. This crew will only be on our property once a week on Thursdays. Please be welcoming to them if you see them around the property, and be patient while they are in learning mode. This new company is quite professional and is based nearby and so much more accessible to us in emergencies.

Not only are they less expensive than the last company, they provide 4 crew members - plus a foreman who comes in to check their work before they leave. They will check our irrigation system regularly making sure each sprinkler is working properly. Duties include Mowing, Edging, Line Trimming, Weeding, Pruning, Debris Clean up and Tree Pruning Also includes Fertilization and Pest Control - through the Tru-Green Co. (not provided by old co) And also provide 200 annuals 4 times per year

This crew will be here on Thursdays. They will start at 7:30 am - out on Church Street and at front entrance. At 8:30, they will come into the community and usually finish by 3 pm.

We're looking forward to working hand in hand with the new guys and making The Landings the best it can be. Thanks for all your support.

Kurt Leinenkugel, Director of Grounds & Maintenance
Contributions by Helen Letter, Beautification Committee



HOME LAWN AND GARDEN REPORT

Florida's unpredictable climate, offering hot, humid draught conditions, to endless days of heavy rain add to all the challenges we face endeavoring to grow in our sandy nutrient-deficient soil. Then there's always the onset of mole crickets and chinch bugs and endless weeds! Aside from eliminating grass entirely, what can we do and where can we turn for help?

We are fortunate to have an excellent resource through the University of Florida. Go to <https://www.gardeningsolutions.ifas.ufl.edu>. Here you will find a myriad of answers to questions such as: "What weed is this and how to kill it safely"

Did you know that regular white vinegar kills weeds?

**Recipe: 1 gallon of white vinegar, 1 cup of table salt,
1 tablespoon of liquid dish soap., Mix it up, funnel into a spray bottle.**

Drench the weeds on a dry, sunny day.

You won't see weeds return where you sprayed for many a moon!

Other great finds on the UF website:

The right plants for a sustainable landscape, Plant and Tree identification, The best sod choices for your area, Feeding and watering your lawn, Identify snakes and insects #askifas on youtube.com - their newest resource for quick answers

Plants of the month, What to plant - when and where, Herb gardening, Composting Tools and Equipment, Gardening Events nearby - Online & in person. There is a Extension Office in every county. Nearest to us: 250 W. County Home Road, Sanford Phone: 407-665-5560

If you prefer to talk to an Extension Agent or volunteer Master Gardener in person, stop by the office in Sanford. Take samples of your plant or lawn that is giving you fits - even bugs you aren't sure how to contend with - they will examine and give you loads of tips!

Happy Gardening! Ps...don't forget your sunscreen, hat and gloves!!

Helen Letter, Vice President, Chair Beautification Committee

THE LANDINGS STREET LIGHT REPORT



Do you know? Our Landings street lamps went **LED** in 2019. That's 34 of them. All 50 watts, 3300 lumens, a color temperature of 4,000K and no warm-up or restrike time.

What does this all mean? Our 12-foot tall lamps are "instant on" emitting economical cool light keeping our community safe.

If you notice any malfunctioning lamps, please call or email Anna to report dim, flickering, intermittent or completely dark lamps. Tell her the problem, provide the nearest address and pole number if you are able to access it.

Anna will call Duke Energy to report the malfunction.

Let's keep the Landings safe, shining and bright.

Thanks!
Anna Wong-Borzumato, Treasurer
awbatfl168@yahoo.com
407.332.7577 (leave voice mail)

DEAR RESIDENT — HAVE A QUESTION OR CONCERN??

EMAIL IT to landingslongwood.com under the title 'Dear Board'. It will be discussed at our next board meeting during the Open Forum. In addition the response will be emailed to you.



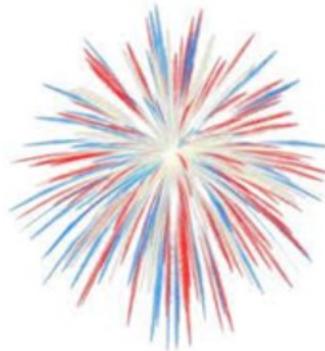
The City of Longwood
presents an
Independence Day Celebration

July 3, 2021, 5:00 p.m. – 9:00 p.m.

at Reiter Park



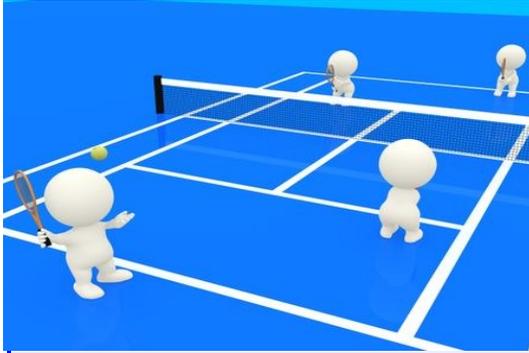
Parking at South Seminole Hospital and the Sunrail Station



Live Entertainment,
Food Trucks,
Fireworks



COMMUNITY INFORMATION CONTRIBUTED BY
Susan Kessler, Secretary



TENNIS COURT REPORT

So we have Tennis courts and they are lovely but who uses them? Well, we have a group of about 10 people both male and female that play 3 days a week, from 8 to 10 am. We would love to have you join us

We know that does not work for everyone so let's also try an evening event maybe twice a week for like-minded individuals.

The morning group of 10 are beginner to mid-level players. The most important thing is they are a welcoming crowd. I can speak for that as they welcomed me and Helen Letter 6 years ago when I was just getting back to playing after 35 years. So please come and use our courts or come and play on our days Monday, Thursday and Saturday.

I'm resident, Jim Ruddy and I would be glad to gather interested players and set some times set-up for you all to meet and play. Call 407-718-0984 or email jruddy@watsonrealtycorp.com .

**CALLING ALL HOMEOWNERS! HELP WANTED
NO PAY BUT A REWARDING EXPERIENCE!
BE THE LANDINGS NEWSLETTER EDITOR... OR
PLEASE SEND IN AN ARTICLE OF INTEREST.**

LANDINGS' BUSINESS DIRECTORY

CAT SITTING — Feeding, litter box cleaning, and playtime, 1 or 2 visits daily, Take in mail, etc. I will take good care of your cats. Ellen Bonus 321-202-0492, bonusellen@gmail.com

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