



landingslongwood.com

Monthly News

OCTOBER 2021



**A LOOK
at the
BUDGET**

THE LANDINGS
ATNNUAL
BUDGET MEETING
WEDNESDAY
10/20/2021
7:00 PM

THE ANNUAL OPERATING EXPENSES AND MONTHLY DUES FOR 2022 WILL BE VOTED ON!

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

The Landings of Longwood Board of Directors' Meeting

Wednesday, September 22nd, 2021, 7:00pm

Quorum

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

Minutes

Susan motioned to accept the August Meeting Minutes, Helen seconded, all in favor, motion carried.

Financials

The August Financials were reviewed. Anna motioned to accept the Financials, Susan seconded, all in favor, motion carried.

Committee Report

ACB – An ACB report was read. These homes will be included in next month's written report since Julie Youngman was on vacation.

Manager's Report

DiMasi and Delinquent Accounts: There were no new accounts that were to be sent to the Attorney.

Unfinished Business

Pool Path Lighting: A new light has been sent for the replacement of the one not working. Ellen would like to add one light more to the path.

Pond Landscaping: There is still a need for the Sump Pump for the Pond/Lake. The estimated cost is \$2866.00. Helen motioned to approve the cost of \$2866.00 for Florida Water Features Incorporated, Susan seconded, all in favor, motion passed.

There is another load of Bahia needed for the area around the Gazebo and down to the walking path. The cost will be \$1000.00. Susan motions to approve the purchase of the Bahia for \$1000.00, Kurt seconded, all in favor, motion passed.

Pool Step Rails: Ellen met with *Iron for Castles* who will install a custom made aluminum railing with 3 bolted down posts and a powder coated finish. The cost is \$800.00. Susan motioned to approve the cost of \$800.00 for the railing, Kurt seconded, all in favor, motion passed.

Storm Sewer Drains: Atlantic Pipe was hired to clear and repair the storm drain on Harbour View Circle. The inspection estimate to repair the box and inspect all pipes was \$3650.00 and it was approved by unanimous vote. Atlantic Pipe stated the questionable areas should be re-inspected in about 3 years.

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Reserve Study proposals: The 2012 Reserve Study was found. Many upgrades on the 2012 Reserve Study have already been completed. The Board feels that a new study originally planned should be postponed for now and a new study should be done around January/February and applied to next year's Budget.

New Business

Homeowner Request: The homeowner requested the total cost for the new walking paths around the lake and pond. Ellen went through the breakdown of costs and explained that the total cost including cement, sod and landscaping was \$77,945.50 which was taken from a sidewalk reserve fund that was put aside exclusively for cement projects and would not affect the new budget.

Beehive Removal: There was a Bee hive removed in a tree that needed to be taken down due to rot and decay. The estimate was unanimously approved via email for \$380.00. There was an additional \$200.00 cost for a crew member of the tree company to climb the tree that will be added to the tree removal invoice.

Landings Entrance Sign: The front entrance sign has been refurbished by SCB Services for \$750. The bid was unanimously voted on via email and was approved.

Longwood Permit request: The building department at the City of Longwood told a homeowner that the Landings HOA must obtain a permit for the Right of Way in the front of their driveway because The Landings is private property and the HOA owns the roads. After much discussion and protest, the City was able to find a way around the issue and there is no need to have the HOA pull a permit separate from the homeowner permit.

Street Signs: There was a proposal submitted by 'Nailed It' for \$1450 for repairs plus paint and supplies. SCB Services provided a repair estimate for \$1305 including the paint and supplies. Ellen motioned to approve the bid provided by SCB for \$1305.00, Kurt seconded, all in favor, motion passed.

Curb on Sandpiper Circle: There is a curb for the sewer drain that needs to be cleaned and painted. There is at least one more drain that needs to be painted. Susan motioned to approve the estimate from SCB for \$200.00 per curb to clean and paint with reflective paint, Kurt seconded, all in favor, motion passed.

North Side Back Fence: The cyclone fence on the back walking path needs to be repaired as well as 2 unauthorized gates that need to be removed and replaced with fence material. Kurt will obtain bids for the fence work.

Deed Restricted Sign: Susan will look into the design and placement for a Deed Restricted sign to be added at the front of the association.

Tennis Court resurfacing: The reserve study done in 2012 stated that the resurfacing should be done in 3-4 years. The Board believed it was already resurfaced. Helen will be getting quotes. Helen states that most companies are about 4 months out for repair.

Continued on following page...

Open Forum:

Pool Path needs to be pressure washed.

There are areas of Landings owned property that need to be mowed. Our new landscape company is missing some of them. Kurt will be addressing the issues with the landscaping company.

The Gazebo at the pond needs woodwork and paint/stain done to have it look nice again.

The potted plants in our front entryway are no longer attractive and should be replaced.

There is a transformer that is sliding off the slab by the back entrance of the pool. Tom and Ellen had someone look at it from Duke about a year ago and they stated there is nothing wrong with it. Someone will ask Duke to take another look at it.

Adjournment

Ellen motioned to adjourn the meeting at 8:30 p.m., Susan seconded, all in favor, motion carried.



**Annual Budget Meeting
Wednesday,
10/20/2021
7:00 P.M.**

**Longwood Commissioner Chambers
175 W. Warren Ave., Longwood**

**The Annual Budget for 2022 Will be
Voted on by the HOA Board of Directors
DUES TO REMAIN AT \$130 PER MONTH**

**A COPY OF THE ANNUAL BUDGET IS INCLUDED
UNDER SEPARATE ATTCHMENT**

President's Message

This past year several new families have made The Landings their home! We have young adults who bought their first home, growing families with children of all ages, and retired adults who prefer a diverse lifestyle. What makes this community unique from the rest of Longwood is we are a private property.

Some newer residents many not know the homeowners in The Landings not only own their homes, but jointly own the roads, the tennis court, the pool, the walking paths, the common area landscaping. Yet at the same time we each individually own our homes and the 'zero lot line' property they sit on.

If you are not sure where your property line begins, I suggest you check the Seminole county property appraiser website, www.scpafl.org, and type in your name or address. When you reach your *Record Card*, click on *Show Map* which will lead to an outline of your property. The light blue line around your house is your property line. Typically on a zero lot line property, most homeowners own one side of his property up until the roof line of the next home and he is responsible for maintaining the landscaping of that portion.

However, it is important to note that your neighbor and his contractors are permitted access to their home facing your property for maintenance.

Monthly inspections are conducted by our management company to make sure homes are maintained and violation notices are sent if necessary. The Landings HOA board, a team of 5 elected volunteers, oversees common areas and makes every effort to maintain community property on a regular basis. (Yes, a board member can also receive a violation letter.)

WE ARE LOOKING FOR VOLUNTEERS!

- Become a block captain and watch over your street. Notify the board of street light outages, broken sprinkler heads, fallen tree limbs, potholes, unmaintained common area islands, overnight parked cars, etc.
- If you have a truck, offer to occasionally pick up community supplies.
- If you enjoy gardening, offer to help the Beautification Committee.
- Join the Holiday Decorating Committee

The Landings is a beautiful and friendly community. Let's ALL help to keep it that way!

Sincerely, Ellen Bonus, President (and volunteer)

**IDEAS FOR A FUN, SAFE
HAPPY HALLOWEEN...**

**COMMUNITY
TRICK OR TREAT
HOURS**

SUNDAY 10/31 6 TO 8 PM

**ANSWER THE DOOR OR
HOLD A DRIVEWAY
TRICK OR TREAT**

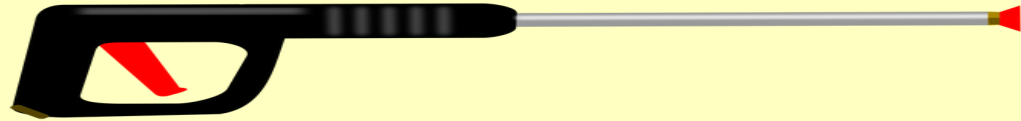


**IF YOU ARE NOT HOSTING TRICK OR TREAT
WE SUGGEST YOU PUT UP A SIGN 'NO TRICK OR TREAT'
AND TURN OFF YOUR FRONT LIGHT IF POSSIBLE**

**VISIT THE VERY MERRY 'KINDA SCARY'
'KINDA FUNNY' HOUSES ON
WOODBIDGE PLACE
SANDPIPER CIRCLE AND
CRESTBROOK LOOP**



SPECIAL COMMUNITY WIDE PRESSURE WASHING SALE



**SPECIAL COMMUNITY WIDE DISCOUNT!
POWERWASH YOUR
DRIVEWAY AND WALKWAY**

**SMALL DRIVEWAY & WALKWAY
\$50.00**

**MEDIUM DRIVEWAY & WALKWAY
\$75.00**

**LARGE DRIVEWAY & WALKWAY
\$100.00**

**CONTACT
landingslongwood@gmail.com
AND PROVIDE YOUR ADDRESS**

**WORK PERFORMED BY SCB SERVICES
WHO WILL DETERMINE THE SIZE AND PRICE**

TENNIS ANYONE???



TENNIS IS FOR EVERYONE!!!

We have a great group of players both male and female that play every Monday, Thursday and Saturday from 8 AM - 10 AM. Why don't you consider coming out and joining us.???

If not available in the daytime, would you consider playing Tuesday evening from 7 PM to 8 PM (under the lights). This might be away to see if you like it. Just call Jim Ruddy 407-718-0984 or Helen Letter 407-227-8515 and see what we can put together.

THE LANDINGS NEWSLETTER EDITOR JOB IS AVAILABLE IF YOU WOULD LIKE TO VOLUNTEER

Current Newsletter Editor - Ellen Bonus
Proofreaders - Anna Wong-Borzumato
Darla Koch



Truck or Treat

Come out to Reiter Park on Saturday, October 23, 2021, from 3 pm to 6 pm for truck or treating with a variety of trucks, and other vehicles, free candy for children, bounce houses, food vendors, and much more.

Activities Include Children's costume contests, Truck-or-Treating, Bounce Houses, Games, Free candy for the children, Vendors, and much MORE!

Children's Costume Contest (ages 0-12) ;

Pre-Registration from 3:00pm - 3:30pm on Sat., October 23,

Age group contest times:

*0-1 years: 3:30 pm

*2-5 years: 4:00 pm

*6-8 year: 4:30 pm

*9-12 years: 5:00 pm

ST. ANDREWS SOCIETY SECOND ANNUAL

CEILIDH IN THE PARK

Saturday Nov. 13, 2021

11:00 AM to 5:00 PM

PERFORMANCES BY

McIntyre

Clann Ciúil

CDPA Highland Dancers

And More

FOOD MUSIC DANCE

A SCOTTISH HERITAGE EVENT FOR EVERYONE TO ENJOY!



standrewsfl.com

Reiter Park

311 W. Warren Ave.

Longwood • Florida



longwoodfl.com

Ceilidh (KEE-lee)

Origin: Irish, Scottish Gaelic meaning party.

A traditional Scottish or Irish social gathering with dancing and Gaelic music.

54007 FLA 779-407-0854

8TH ANNUAL

LONGWOOD CHILI COOK-OFF

Saturday, November 13, 2021

4:00 PM-6:30 PM

Longwood Historic District

Cash Prizes and Trophies for
the best Chili plates!!!

Vote

Tickets

Advanced: \$5

At the door: \$7

Buy at the Longwood
Community Building or on
Eventbrite.com



This is a fundraiser to
support Longwood Parks
and Recreation Programs

Hosted by Parks & Recreation Advisory Board Volunteers

For more information:

www.longwoodva.gov or 407-360-3487

DOWNTOWN LONGWOOD CRUISE CAR SHOW
SATURDAY, NOVEMBER 13 * 5:00 TO 8:00 PM
FEATURING THE CHROME 57 BAND

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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DANCE BAND—'FOOTLOOSE' plays the greatest hits! Call MATT ADAMOUR 407-718-1572

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MASSAGE THERAPIST—LICENSE MA0018520 JUDY KITTINGER 407-353-7367

MORTGAGE CONSULTANT—BARBARA DINI 407-687-7617 bdini@fbchomeloans.com

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REALTORS -LICENSED REAL ESTATE AGENTS:

BARBARA COY WATSON REALTY 407-497-1777 barbaracoy@gmail.com

DEBBIE GILMORE PARK PLACE REALTY NETWORK 407-505-8562 dgilmoredeb@aol.com

HELEN LETTER 407-227-8515 helenletter01@gmail.com

JIM RUDDY WATSON REALTY 407-718-0984 www.forhomesinflorida.com

LINDA ROBERTSON COLDWELL BANKER REALTY 407-399-4280 realtorLR@aol.com