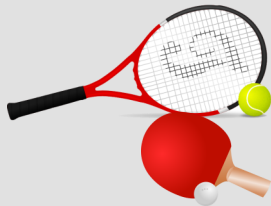




landingslongwood.com

FEBUARY 2022

*We love The Landings !!!*



**Tennis Court Resurface  
with Pickle Ball Court**

**Swimming Pool Renovation,  
New Stair Railing  
and Deck Repair**



**Broken Sidewalk  
Repair**

*And Many More Improvements!*

**NEXT LANDINGS HOA MEETING 2/16/2022 7 PM**

**THE LANDINGS HOA BOARD OF DIRECTORS July 2021-June 2022**

<i>President</i>	Ellen Bonus	321-202-492	landingslonwood@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>	Michael Simoons	689-252-0840	michaels51475@gmail.com

**. The Landings of Longwood Board of Directors' Meeting**  
**Longwood City Commission Building 175 West Warren Ave., Longwood FL**  
**Wednesday, January 19th, 2022, 7:00pm**

**Quorum**

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

**New Board Member:** The Board has a member of the association that would like to fill the open seat on the Board. Ellen motioned to appoint Michael Simons to the Board, Helen seconded, all in favor, motion passed.

**Minutes**

The minutes from November were not presented in the Board Packet provided at the meeting. They will be approved at the next meeting. There was no December meeting.

**Financials**

The December Financials were reviewed. Susan motioned to accept the Financials, Anna seconded, all in favor, motion carried. The Board would like to see the Utility deposit that is listed as an asset removed because it was refunded back to the association many years ago.

**Committee Report**

ACB – An ACB report was read by Julie Youngman, chairperson.

<b>Address</b>	<b>Work</b>	<b>Status</b>
781 Crestbrook Loop	Replace concrete driveway	Approved
HOA	Resurfacing Pool	Approved
1131 Fallsmead Circle	Replace two damaged windows	Approved
601 Torrey Oaks Court	Replacing fence and gate	Approved

**Beautification and Grounds Maintenance Report:** RLC is getting better with addressing the problems the association has with the service. The company has agreed to add a person on Monday to help with the clean up at the front entrance and any other areas of concern in the association if possible. They will send monthly reports of suggested services. Irrigation reports will be issued monthly. The Crepe Myrtles will be cut back as well as the mulch being placed.

Tru Green services is our insect/pest control for the landscaping and they have not been making the association aware of when they are on the property. They will be issuing a report at the time of service to Helen moving forward.

The pond landscaping is on hold until the spring. Sorko Services will reassess the aquatic foliage that was planted and then killed by a chemical algae pesticide sprayed by their technician.

Continued on following page,,,

## **Manager's Report**

**DiMasi and Delinquent Accounts:** There were no accounts that needed to be reviewed by the Board for submission to the attorney for delinquency or violations. There was no update on the accounts that are currently at the attorney for enforcement.

## **Unfinished Business**

**Tennis Court resurfacing:** The resurfacing will be starting next week. The drainage will need to be done prior to the courts being resurfaced as approved in the last meeting. The workorders that Helen has received were for a total amount of \$750.00 from SCB. Susan motioned to approve the amount of \$750 for SCB to complete the work, Michael seconded

**Pool Deck Drainage:** The deck drainage is still an issue at the pool. Ellen would like to obtain other bids for the project. Drainage solutions has given a competitive bid of \$3000.00. Classic Marcite has given a bid of \$2300.00. Susan motioned to approve the proposal for \$2300.00 for Classic Marcite to repair the drain at the pool deck, Michael seconded, all in favor, motion passed. Ellen said she had one more quote coming from a skilled cement contractor and would expect the board to make an adjustment if he came in with a better bid.

**Pool Deck:** Classic Marcite has given a competitive bid for the pool deck work of \$1200.00. Susan motioned to approve the proposal for \$1200.00 for the repairs, Michael seconded, all in favor, motion passed. Ellen said she had one more quote coming from a skilled cement contractor and would expect the board to make an adjustment if he came in with a better bid.

**Pool Railing:** The railing has been installed and looks great.

## **New Business**

**Pond Fountain:** The pond fountain is not working at this time. After receiving 2 bids Florida Water Features came in at \$5478.11 to replace the motor, submersible 5.1 Hp pump, .25 Hp aerator, lamps, and compressor. Michael made a motion to approve the amount of \$5478.11 for Florida Water Features, Susan seconded, all in favor, motion passed.

**New Owner Paperwork:** The Board discussed options of being able to ensure that new owners have read and received the documents so that no one can state they were unaware of the rules. Kim stated that there is no way that we can ensure that they are reading the documents because we do not always receive the closing documents, only the change of title. So, there would not always be proof that the document was signed.

Continued on following page...

Aggressive Dog: Helen spoke with the homeowner that has an aggressive dog that has been known to attack other homeowner pets and has attacked as recently as the 19<sup>th</sup> of January. The homeowner refused to remove the dog voluntarily and the account will have to continue a monitor status to eventually be sent to the association attorney for enforcement. Kim will send an email out to the association warning them about the potential threat.

Restroom doors: The restroom doors will be painted by SCB for \$125.00 within the month with a semi-gloss or glossy paint to help keep it clean.

Benches at lake front: The bench area at the lake will be pressure washed due to the excessive bird droppings. The cost will be \$125.00

Pool Resurfacing Permit: Classic Marcite pulled the permit for the pool resurfacing at a cost of \$300.00 that will need to be billed to Top Notch so that it can be paid.

**Open Forum:** No audience participation.

### **Adjournment**

Michael motioned to adjourn the meeting at 8:55 p.m., Susan seconded, all in favor, motion carried.

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## ***TENNIS COURT RESURFACING IS NOW UNDERWAY...***

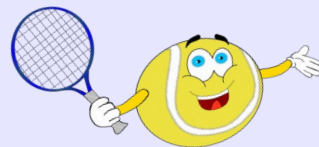
*The west court will also be lined for PICKLE BALL!*

**So, get your paddles and your teams and let's play!!  
Our very own Pickle Ball star, Carol Linsenmayer, will be available to show us how it's played!**

See you on the courts!

*Helen Letter*, V.P.

The Landings HOA



**Sign Up for Pickle Ball . No experience needed!! Email Helen at [helenletter01@gmail.com](mailto:helenletter01@gmail.com) or text her at 407-227-8515.**



## **HOLIDAY DECORATING CONTEST**

**1ST PLACE**

**DARLA & STEVE KOCH  
720 WOODBRIDGE PLACE**

**2ND PLACE**

**ANGELI QUE HAMELTON  
710 WOODBRIDGE PLACE**

**3RD PLACE**

**PAM & STEVE VANDENBULCK  
730 WOODBRIDGE PLAAACE**

**4TH PLACE**

**KELLY & BRIAN MC DANIEL  
751 SANDPIPER CIRCLE**

### **HONORABLE MENTION**

<b>GREG GRIFFIN &amp; ROBERT CRANE</b>	<b>1311 HARBOUR DR</b>
<b>FELICIA &amp; MICHAEL WARREN</b>	<b>1301 HARBOUR DR</b>
<b>JUDY &amp; MARK KITTINGER</b>	<b>711 LAKESIDE PL</b>
<b>LYDIA &amp; DION MARSHAM</b>	<b>911 EDGEWATER DR</b>
<b>SINEAND &amp; ADAM EGERT</b>	<b>980 HARBOUR DR</b>
<b>MARY STANLEY</b>	<b>651 WESTLAKE CIR</b>
<b>LINDA &amp; GORDON ROBERTSON</b>	<b>761 ROCK CREEK LOOP</b>

# *President's Message*

## **A House Fire in The Landings...**

By now many residents have heard about the house fire in The Landings.

The house located at 720 Woodbridge Place was destroyed by a fire that started in the chimney of the living room fireplace. Thankfully, the resident owners, Steve and Darla Koch along with their pets got out in time.

*This is not the first fireplace related fire in the community.*

*Per the Fire Marshall, the chimney caught on fire due to a piece of wood left during the construction of the chimney behind the fire chamber. At first, there was no sign of fire inside the house and their fire alarms did not go off.*

*Luckily, neighbors Barbara Coy and Dane McGovern saw flames coming from the chimney and contacted the Koch family. Another neighbor, Mary Jo Horton called the Fire Dept..*

*The fire eventually spread throughout the house and I have been told that just about everything inside was destroyed.*

*If you use your fireplace , be aware there is a wood frame chimney. We suggest you get your chimney and flue inspected by a licensed chimney cleaner on an annual basis. **If you don't have fire detectors, contact the local fire dept, and they will install new ones free of charge.***

Darla and Steve Koch have asked me to send their heartfelt thanks to their neighbors who alerted them and those on Woodbridge and Lakeside who reached out to offer their support on the night of the fire and continue to do so. They also wish to thank the many residents who have sent good wishes.

The Kochs appreciate everyone's kindness as they plan to rebuild their house and come back to The Landings. We will welcome them home with open arms.

*Ellen Bonus*, president  
The Landings HOA



## **Chimney Fire Precautions**

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**Release Date: Dec 8, 2020**

SACRAMENTO, Calif. – As temperatures fall and you spend more time indoors in front of the fireplace, the last thing you want to think about is the condition of your chimney. Dirty chimneys can cause chimney fires, which damage or destroy homes and injure people.

Clean chimneys don't catch fire. Make sure a professional chimney sweep inspects your solid fuel venting system annually, and sweeps and repairs it whenever needed. Your sweep may have specific maintenance recommendations depending on how you use your fireplace or stove.

Before lighting a fire, make sure it is safe to do so. Be fire smart. Home fires occur more often in winter than in any other season.

The chimney and the flue that lines it are there to carry dangerous gases from the fireplace or wood stove safely out of the home.

### **What do chimneys do?**

Fireplaces and wood stoves are designed to contain wood-fuel fires while providing heat for a home. Chimneys expel the *by-products of combustion* that include smoke, water vapor, gases, unburned wood particles, hydrocarbon, tar fog and assorted minerals. As these substances leave the fireplace or wood stove, and flow up into the relatively cooler chimney, condensation occurs. The resulting residue that sticks to the inner walls of the chimney is called *creosote*.

### **What is creosote?**

Creosote is a black or brown residue that can be crusty and flaky—tar-like, drippy and sticky—or shiny and hardened. All forms are highly combustible. If it builds up in sufficient quantities, and the internal flue temperature is high enough, the result could be a chimney fire.

### **Conditions that cause the buildup of creosote:**



**FEMA**

Restricted air supply and unseasoned wood encourage the buildup of creosote. To avoid that buildup:

- Do not restrict the air supply:
- By closing the glass doors.
- By failing to open the damper wide enough. The longer the smoke is in the flue, the more likely is it that creosote will form.
- By closing down the stove damper or air inlets on a wood stove too soon or too much.
  
- Do not burn *unseasoned wood*:
- So much energy is used initially just to drive off the water trapped in the cells of the logs that it keeps the resulting smoke cooler than if seasoned wood is used.
- In the case of wood stoves, overloading the firebox with wood in an attempt to get a longer burn time also contributes to creosote buildup.

**Fireplace safety:**

- Keep a glass or metal screen in front of fireplace to prevent embers or sparks jumping out.
- Do not burn paper in your fireplace.
- Put the fire out before you go to sleep or leave your home.
- Put ashes in a metal container with a lid, outside, at least 3 feet from your home.

**Wood stove safety:**

- Make sure your stove is 3 feet from anything that can burn.
- Do not burn paper in your wood stove.
- Put the fire out before you go to sleep or leave your home.

For more information and free resources, go online to [www.usfa.fema.gov/prevention/outreach/](http://www.usfa.fema.gov/prevention/outreach/).

###



**FEMA**



## ***IMPORTANT MESSAGE ABOUT AN UNSAFE DOG***

Dear Residents of The Landings;

There have been several occasions where a resident's dog has attacked other dogs in the association around the pond area. The dog belongs to a resident along the pond area on Harbour Drive. It gets out of the home on occasion and does not get along with other dogs. Please keep your animals away from this area as best as possible. We are doing everything we can to make sure our residents and their pets are safe from harm.

If you or your pets are attacked, please report this to Animal Control at 407-665-5201 within 2 days, so that there is a record of the incident and hopefully allows the Board to do what is necessary to make the neighborhood safe again. If you have any questions, please feel free to contact Kim at Top Notch Management to help answer your questions. Her contact information is [kim@topnochcam.com](mailto:kim@topnochcam.com) or 407-644-4406.

Sincerely,  
Top Notch Management on behalf of  
The Landings of Longwood Board of Directors

***Please report unsafe animal encounters to  
Animal Control at 407-665-5201  
within 2 days, so that there is a record of the incident.  
An Animal Control Officer may visit the home and  
Request a 10 Day Self Quarantine if necessary.***

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

**NOTARY PUBLIC**— BETH ROSARIO text 407-252-9057 bethnblaze5@gmail.com

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HELEN LETTER 407-227-8515 COLDWELL BANKER REALTY helenletter01@gmail.com

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