



January 2023

landingslongwood.com

IT'S A NEW YEAR AT THE



**WITH MANY NEW THINGS
TO LOOK FORWARD TO...**

- ♦ **A CHANGE IN THE LANDINGS
MANAGEMENT COMPANY**
- ♦ **NEW REFURBISHMENT OF
OUR POOL CABANA**
- ♦ **RESURFACING OF THE
TENNIS COURT**

THE LANDINGS HOA BOARD OF DIRECTORS July 2022-June 2023

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<i>Director</i>	Michael Simons	689-252-0840	michaels51475@gmail.com

Delays, Delays and More Delays!

COMMUNITY PROJECTS AND IMPROVEMENTS TO LOOK FORWARD TO IN 2023

These major community projects have been in the works for several months and all three have been postponed for various reasons.

The Pool Gazebo

The removal of a rotting deck and support beams will be replaced with a concrete floor to flow into the pool deck. Permitting issues plus inclement weather have kept the job from commencing. The permit application is at the city of Longwood and we are awaiting approval of our new design, We also plan to repaint the black wrought iron fence to spruce up the area.

The Tennis and Pickle Ball Courts

We have contracted with Varsity Courts of Longwood to resurface the courts. Their backlog of jobs is tremendous due to the storms, ongoing rains and the cold temperatures. We are ok with the wait as we expect the work to be done especially well and to the specifications we require.

The Front Brick Exit Wall

Hurricane Ian blew a tree down breaking the wall. Our property insurance has paid for its repair and a company has been hired to finally build it back up.

MORE NEWS ABOUT THE LANDINGS AND CHANGES TO BE MADE IN 2023

NEW MANAGEMENT COMPANY

The Landings Board has voted to make a change in management companies. This was done to give us a fresh approach to community improvements as well as property inspections, dues collections and resident communications. We are all fortunate to live in a beautiful community but feel the need to keep up with changing times, aging amenities and a change in residents that includes all age groups and more families with children. Everyone will be notified before the change officially takes place. Dues will remain the same \$143 per month so please send them to the address in your coupon book unless told otherwise.

HOUSES FOR SALE IN THE LANDINGS

The housing market is still very good in the community. Several homes were sold at the end of 2022 and we welcome the new residents,

The rundown house on Crestbrook Loop was sold and is currently being renovated. The new owner plans to make several improvements.

The house on Harbour Drive with a 'For Sale' sign has a buyer's contract but is awaiting approval by a probate judge. (There are ways to transfer your house when deceased that will eliminate probate.)

The house on Fallsmead Circle with a 'For Sale' sign is currently under contract and the buyer will close on the house in the near future.

HOUSES UNDER RECONSTRUCTION

The house on Fallsmead Circle destroyed by a falling tree during a storm and the house on Woodbridge destroyed by a fire are both under reconstruction. The current owners are anxious to come back home and return to The Landings.

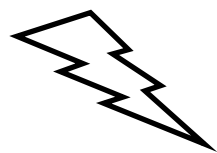
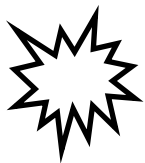
**Thanks to Michael and Kathleen Simons
For Hosting a Resident Block Party**



**THANKS TO JIM DYER
FOR PLAYING SANTA CLAUS &
TO BRIAN & JULIE YOUNGMAN
FOR DRIVING THE
SANTA SLEIGH**



HOLIDAY CHEER IN THE LANDINGS 2022



PHOTOS TAKEN BY MARSHA GREENHUT AND HELEN LETTER

HANG ON TO YOUR POINSETTIAS!

The popular Christmas Poinsettia is easy to care for and can keep growing for many years.

Native to Mexico and Central America, a S.C. legislator named Joel Roberts Poinsett actually introduced the plant to the U.S. for use in making dyes and other items for medicinal use.

Because it blooms in December, it has become our traditional Christmas plant.

The actual flowers are small and yellow in the center. The red parts are not the flowers, but modified leaves or bracts.

Proper care for the plant is important if you want it to last thru the season. They like to be moist but be sure to give proper drainage. They need plenty of light but not too much bright sunlight.

Around March or April the bracts will begin to fade. When this happens, prune the plant to about 8 inches and repot into a larger container with fresh potting soil and plenty of organic matter. Fertilize regularly throughout the warmer months. The secret to get them to bloom next season is to make sure they have long periods of darkness - around 14 hours - starting in the fall until they flower.

For more information and other good gardening tips, consult our great University of Florida IFAS Extension Service at <https://ifas.u>

contributed by Helen Letter

THE LANDINGS PARKING RULES

CARS PARKED ON CUL DE SACS, LAWNS AND HARBOUR DRIVE OVERNIGHT ARE SUBJECT TO TOWING!

Most Cul de Sacs are Too Narrow to Accomodate
Street Parking...No parking on Cul de Sacs
Except for Deliveries and Workers Who Do Not Block Driveways.

IN MANY AREAS, GUEST SPOTS ARE FULL, SOMETIMES DUE
TO RESIDENT PARKING...PLEASE PARK PERSONAL
VEHICLES ON YOUR OWN PROPERTY WHEN POSSIBLE

**If You Are Having Company. We Suggest You Move Your Car To
Guest Parking And Leave Your Driveway Open for Guests.**

When having a party ask guests to park in common parking whenever
possible...

Only if no other spots are available, guests may park on one side of
Harbour Drive. Do Not Block Driveways.

**And if possible notify a board member or management company
about the party ahead of time.**

(Email addresses on the front of the newsletter.)

**NO PARKING ON THE GRASS
AT YOUR HOME OR COMMON AREA IS PERMITTED.
IT CAN DAMAGE UNSEEN SPRINKLER SYSTEMS AND
UNDERGROUND PIPES.**



10.6' Necky Kayak for sale.



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Spacious cockpit. 28.5" wide.
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VIRTUAL SALE VIA EMAIL**

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