



February 2023

[landingslongwood.com](http://landingslongwood.com)

**TIME FOR A CHANGE!**



**A CHANGE IN THE LANDINGS  
MANAGEMENT COMPANY**

**SPECIALTY MANAGEMENT  
WILL BE CONTACTING  
ALL HOMEOWNERS SOON...**

**PLEASE WATCH FOR  
CORRESPONDENCE AND  
PAYMENT INSTRUCTIONS**

**THE LANDINGS HOA BOARD OF DIRECTORS July 2022-June 2023**

<i>President</i>	Ellen Bonus	321-202-0492 <a href="mailto:landingslongwood@gmail.com">landingslongwood@gmail.com</a>
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## ***IMPORTANT NOTICE FOR ALL RESIDENTS***

Electric/motorized scooters have been used by young people and adults in The Landings for some time. At several HOA meetings, the HOA Board has heard complaints by members regarding scooter users disobeying the 15 MPH requirement for vehicles on Landings roads. This has been observed by car drivers who are driving the speed limit and the scooter user then passing their vehicle. Scooter users have been observed driving on the wrong side of the road or weaving in/out of vehicles and speeding along our walkways. Many of these scooter users have not been wearing helmets (as required by most of the manufacturers). The improper use of these electric/motorized scooters can be a danger to persons on our streets and walkways, as well as the scooter users.

Our Landings Covenants (Article VI Section 28) describes the use of “Electric or other motor vehicles not classified as permissible motor vehicles on public roads...shall not be used on any street or sidewalk within the Properties without the prior written consent of the Association...”

The Landings Board is considering the written consent language for the use of electric scooters on Landings property, and this will be addressed at future HOA meetings. In the meantime, parents or guardians or adult users of these electric scooters need to ensure users operate them on all Landings Properties in accordance with the road speed limit (no faster than 15 mph) and in accordance with proper road etiquette and on sidewalks in a safe manner so as not to endanger other persons.

Sincerely,  
The Landings HOA Board

**More About ...**

## **COMMUNITY PROJECTS AND IMPROVEMENTS**



### **The Pool Gazebo and Pool Deck**

The gazebo floor has been redesigned. It is now a permanent flat surface without steps. And the pool deck has been refinished to match. Soon we will be purchasing new tables to complete the look,

### **The Tennis and Pickle Ball Courts**

Varsity Courts of Longwood are resurfacing the courts. First they filled in and repaired all the cracks. Next they sanded the surface. Then applied a smooth coat of black top. Finally they are in the process of applying a new court surface.

*Residents at Play...*

**PLEASE**

**DRIVE CAREFULLY**



## 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.**



# 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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