



APRIL 2023

landingslongwood.com

RUNNERS WANTED!



***FILL OUT YOUR INTENT TO
BE A CANDIDATE AND
SUBMIT IT BY 4/19/23***

**ANNUAL MEMBERSHIP MEETING
JUNE 21, 2023**

**NEXT BOARD MEETING
APRIL 19, 2023 7:00 PM**

THE LANDINGS HOA BOARD OF DIRECTORS July 2022-June 2023

<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>	Michael Simons	689-252-0840	michaels51475@gmail.com
<i>Property Mgr.</i>	Rachel Wood	407-647-2622	rwood@greatcommunities.com

The Landings (Longwood) Homeowners Association, Inc.
INTENT TO BE A CANDIDATE
FOR THE BOARD OF DIRECTORS

If you are eligible to be a Board member, and desire to have your name placed on the ballot of potential Board candidates to be considered at the upcoming election, complete this form and send it by (i) certified mail return; receipt requested, (ii) regular U.S. mail, (iii) hand delivery to the address below or (iv) email to Rachel Wood at RWood@greatcommunities.com. All Notices must be received by **April 19, 2023** in order to be included on the ballot. Nominations from the floor will NOT be accepted at the meeting. By completion of this form I hereby notify the Association of my intent to run for a position on the Board of Directors of the Association. I understand that I am responsible for the accuracy of the information contained on this form. You may also submit an information sheet, no larger than 8 1/2 inches by 11 inches (one-sided), which contains the candidates background, education and qualifications.

PRINT NAME _____

PROPERTY ADDRESS:

EMAIL ADDRESS: _____

PHONE NUMBER: _____

**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION DIVISION OF
FLORIDA CONDOMINIUMS, TIMESHARES AND MOBILE HOMES.**

Candidate Certification form*

I, _____, certify that I have read and understand to the best of my ability, the governing documents of The Landings (Longwood) Homeowners Association, Inc. and the provisions of this chapter and any applicable rules.

Signed: _____ (Signature of candidate)

Name: _____ (Please type or print your name)

Date: _____ *required by section

718.112(2)(d)3., of Chapter 718, Florida Statutes and the provisions of Chapter 718. Required by section 720.3033 of Chapter 720, Florida Statutes and the provisions of Chapter 720 fulfilling the Board Certification requirements.

Specialty Management Company—
1000 Pine Hollow Point, Altamonte Springs, FL 32714 407-647-4622

The Landings (Longwood) Homeowners Association, Inc.

Notice of Annual Meeting Of Members

NOTICE is hereby given that an Annual Meeting of Members will be held at the following date, time and location:

DATE: Wednesday, June 21, 2023 **HOUR:** 7:00 PM

PLACE: Longwood City Commission Building 175 W Warren Ave.
Longwood, Florida 32750

AGENDA: 1. Welcome members and call meeting to order

2. Verification of quorum
3. Read and approve minutes from previous Annual meeting
4. Election of Directors
 - 4.1. Hold vote and tally ballots
 - 4.2. Announce # of votes for each candidate
 - 4.3. Introduce new Board of Directors
5. Adjournment

ATTENTION: • A person who is delinquent in the payment of any fee, fine, or other monetary obligation to the association for more than 90 days may not be eligible for board membership. • The association may suspend the voting rights of a parcel or member for the nonpayment of any monetary obligation due to the association that is more than 90 days delinquent. • If you cannot attend the meeting, please fill out the proxy and send to the address listed below or give to someone attending the meeting so a quorum can be met.

A Board of Directors Meeting will be held at the same location immediately following the annual meeting.

- Agenda
1. Introduction of Board Members and Election of the Officer Positions
 2. Review & Approval of previous Board of Directors Meeting Minutes
 3. Any New Business Which May Properly Come Before the Board
 4. Set a Date for Next meeting
 5. Adjournment



**COMMUNITY
PALM TREE TRIMMING
AT THE
DISCOUNT PRICE OF**

**\$40.00
PER PALM TREE
(DATE TO BE ANNOUNCED)**

OTHER TREE TRIMMING BY REQUEST

PLEASE MAKE A RESERVATION...

Email

RWood@greatcommunities.com

**With your name, address,
of trees and their location**

ATTENTION!

NEW COMMUNITY LANDSCAPERS

START ON MAY 1, 2023

**IF THEY MISS A COMMON AREA, PLEASE CONTACT
OUR PROPERTY MGR, RACHEL WOOD**

RWood@greatcommunities.com

Our Landings Dues Have Been Hard at Work!

**Come and Enjoy Our Refurbished
Swimming Pool Deck/Cabana
and
Tennis/Pickleball Court**



POOL AND TENNIS HOURS
8 AM TO 10 PM SHARP
(monitored by 24 hr video surveillance)

***NO SMOKING, GLASS,
OR PETS INSIDE THE GATE!***

Please dispose of your trash and close umbrellas upon leaving!

**MEET THE LANDINGS PROPERTY MANAGER
RACHEL WOOD...
PLEASE CONTACT HER FOR ALL OF
YOUR COMMUNITY NEEDS...**



Rachel Wood

Community Association Manager

Specialty Management Company

O: [407-647-2622](tel:407-647-2622) | F. [407-647-3226](tel:407-647-3226)

A: [1000 Pine Hollow Point, Altamonte Springs, FL 32714](#)

E: rwood@greatcommunities.com | W: www.greatcommunities.com

H: Mon-Thu 9am-5pm (Closed for Lunch 12-1) | Fri 9am-12pm

*Call Rachel regarding: Violation Notices,
ACB Notices. Gate Codes, Pool Entry Cards
And Any Other Community Requests*

Can Anyone Identify This Cat...
Or Is It Lost or a Stray

This Pretty Kitty has been seen around
Riverside Circle...
Please Let Us Know If It Belongs to You!

Email rwood@greatcommunities.com





DAYLIGHT SAVING TIME LAWN IRRIGATION REGULATIONS

-NO WATERING BETWEEN 10:00AM-4:00PM-
ODD STREET ADDRESSES WATER
WEDNESDAY AND SATURDAY;
EVEN STREET ADDRESSES WATER
THURSDAY AND SUNDAY



A Special Thank You to a Special Resident...

On Friday, a windy storm blew lots of debris all over The Landings. Many Thanks to the secret neighbor who rode around in his pick up truck and cleaned up the streets. That's what make The Landings a wonderful place to live!

**Help Keep
The Landings
A Beautiful Community**



DO walk your DOG on a leash...
**DON'T walk away without
SCOOPING THE POOP!**

**DO place your refuse on the curb
for pick up...**
**DON'T leave your pails in sight
AFTER GARBAGE DAY!**



**DO open your garage door
When in use...**
**DON'T keep it open
WHEN NOT IN USE!**

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, COMMON SPOTS ARE FULL, SOMETIMES DUE TO RESIDENT PARKING...PLEASE PARK PERSONAL VEHICLES ON YOUR OWN PROPERTY WHEN POSSIBLE, **DO NOT PARK DISABLED VEHICLES IN COMMON PARKING!**

If You Are Having Company. We Suggest You Move Your Car To Common 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

COMPUTER SOFTWARE & TROUBLE-SHOOTING —KURT LEINENKUGEL
Your Problems are My Business. 407-415-6654 kleinies@yahoo.com

DANCE INSTRUCTIONS—BALLROOM, LATIN OR SWING
MARY LADISH, PROFESSIONAL INSTRUCTOR 407-718-0524 www.marysgiftofdance.com

ESTATE SALES—TIME ESTATE SALES
LICENSED, BONDED, INSURED— Mary Stark 407-848-4105

FISHING GUIDE—FRESHWATER OR SALTWATER by LICENSED CAPTAIN DEBBIE GILMORE
407-505-8562 dgilmoredeb@aol.com

FISHING LURES FOR LIFE—VINTAGE COLLECTOR MICKEY GOWER 407-766-0087
soldmg@yahoo.com

FURNITURE UPHOLSTERY— LORI MARAS 407-314-3710

HOME IMPROVEMENTS—NAILED IT! BRIAN PORTER - LICENSED AND INSURED
407-697-2530 Naileditporter@gmail.com

JEWELRY—APPRAISALS / DIAMONDS / GEMS / FINE JEWELRY DESIGN
L GEMS, LLC Luis Gonzalez 407-965-8330 gonzo101919@gmail.com

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

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

PORTRAIT PHOTOGRAPHY—For all occasions. Flexible hrs., reasonable prices.
Carol Linsenmayer, berrulins@aol.com, Carol-BrionPrice.com

PRINTING—JET SET PRINTING INC. MARY STANLEY 407-339-1900 mary@jetsetink.com

ROOFING and SOLAR.— Just-In-Time Roof Consulting and Solar Sales.
JUSTIN ROTHERMEL 407-580-6598.

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 COLDWELL BANKER REALTY helenletter01@gmail.com

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

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