



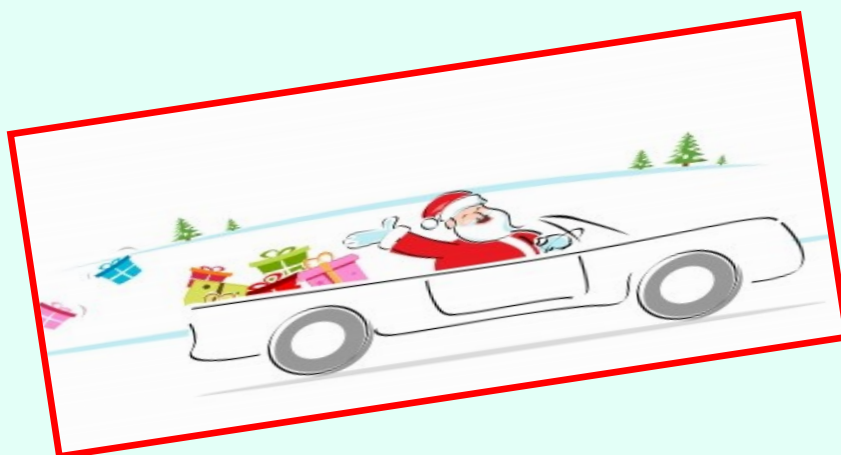
landingslongwood.com

IT'S A



TRADITION

**HERE COMES
SANTA CLAUS...
SUNDAY, DECEMBER 11
AT 4:30 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 awbatf1168@yahoo.com
<i>Director</i>	Michael Simons	689-252-0840 michael51475@gmail.com

**HERE COMES
SANTA CLAUS...**



**TO THE LANDINGS
SUNDAY 12/11/2022
AT 4:30 PM**

**SANTA WILL VISIT
EVERY BLOCK WITH
GIFTS AND CANDY**

FUN FOR ALL!

**Everyone's Invited!!!
Come One Come All!
Holiday
Resident Block Party
For All Ages!!!
Friday, December 9, 2021
7:00 pm
On Westlake Circle
Hosted by Michael and Kathleen Simons
Everyone Welcome!
Refreshments served!**



**You May Bring a Dish to Share
BYOB (Optional)**

**No Parking on Westlake. Park at Pool or
One Side of Harbour Dr if You Drive**

THE LANDINGS BD OF DIRECTORS MEETING WEDNESDAY NOVEMBER 16, 2022 AT 7 PM

Quorum

In attendance were Ellen Bonus, Susan Kessler, Michael Simons, Helen Letter and Anna Wong-Borzumato. A quorum was reached. Also, in attendance were Gasner, Marilyn, and Gretchen Ortiz with Top Notch Management.

Minutes

The Minutes from the October Board meeting were presented. Helen motioned to approve the Minutes as presented, Susan seconded, all in favor, motion passed.

Financials

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

Committee Reports:

ACB – An ACB report was read.

Ad- dress	Work	Status
731 Rock Creek Loop	Repair garage door - White	Approved
1311 Har- bour	Adding a gray retractable awning to front courtyard and a small black wrought iron gate to entrance of courtyard also planting Japanese Cypress	Approved
801 Crest- brook Loop	Replace roof with black shingles	Approved

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Beautification committee: Thanks to RLC for providing the plants for the pots at the circle. Helen received an estimate from RLC in the amount of \$300 to trim the 2 trees by the pool entrance. Tabled.

Lake/Pond: Helen asked Aquatic Management to meet to go over the expectations of the community. They charge \$200 just to go out to the community to meet. Both Sorko and Aquatic Management charge extra to spray the Hydrilla. This decision is tabled till next year.

Trees: FEMA removed the tree that caused the condemnation of the home at 630 Fallsmead Circle. The Board believes that Homeowners' Insurance should cover the damage done to the island on Fallsmead. RLC will be asked to submit a proposal for the repairs of the island. The Board realizes that some trees in the association need attention. The Board would like 3 estimates for the trimming and removal of dangerous trees. Michael motions, Susan seconded, all in favor, motion passed.

Pool Committee: Ellen ordered the waterproof clock and Pat will be hanging it. Classic Marcite states the stain is a hydration stain. They have requested the chemicals to be at a certain balance and reported to them weekly for the month of November. Pat will provide the information to Top Management. After 30 days, Top Notch will be sending a Request -To-Correct letter. Pat will develop a new Brush column which will be added to the log to monitor the cleanliness of the pool.

The pool tab on The Landings website is outdated. Ellen will submit the necessary changes to Janice McKeague who maintains our website. Top Notch offered to distribute the pool passes, and duplicate keys for the pool closet.

Unfinished Business

Cabana deck repairs: RJC is currently in the process of getting the work permit. The Board would like to expedite this process. Top notch will contact RJC to check if anything is needed or can be done.

Holiday Decoration Date: Front decoration will be put up the weekend of 11-19 and 11-20 by Helen and 7 other volunteers from the community.

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Signs: The Board discussed the need for the Speed-Limit and a No-Parking sign. The Speed-Limit sign needs to be an Engineered-Grade-Reflective sign and the No-Parking sign is required to be High Density. The Board also agreed to sign the agreement with the Longwood Police department to enforce the signs in the community. Michael motioned, Susan seconded, all in favor, motion passed.

New Business

Christmas Party: Due to the pool deck construction, the Board is not sure if the pool will be available in time for a gathering. Suggestions for having the Christmas parties in different cul-de-sacs were discussed.

Michael will send Top Notch a list of questions with options to include in a survey for all Homeowners. Once responses are received, the Board will plan for different improvements and changes accordingly.

Pool restroom Roof Topper: The Board would like 2 proposals to cover or remove the slats and replace with Wood. Susan motioned, Michael seconded, all in favor motion Passed.

Open Forum: A homeowner at the meeting would like to know why our part time handyman is going around picking up debris when RLC is paid to do so. Michael explained, it costs more to have RLC pick up Hurricane debris. The Board recently received a "Netspend" card that allows them to purchase equipment for Kyle to address more projects in the community.

Adjournment: Michael motioned to adjourn the meeting at 8:37 PM, Susan seconded, all in favor, motion carried.

IMPORTANT REMINDER!

STARTING JANUARY 1, 2023

THE LANDINGS HOA DUES WILL BE

\$143.00 PER MONTH

AS VOTED ON AT THE OCTOBER BUDGET MEETING

THE LANDINGS PARKING RULES

Tis the Holiday Season, the Season for Guests and Visitors...

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.

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

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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