

# THE DIVOT

A publication for residents of Country Club Village

March 2014

<http://countryclubvillage.wordpress.com>

For community-related issues, contact Diana McCreight, 407-682-3443 ext 231 or  
[dmccreight@vista-cam.com](mailto:dmccreight@vista-cam.com)

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## NOTICES

### **NOTICE OF GENERAL MEETING**

Country Club Village at Tusawilla Homeowners Association, Inc., A Not for Profit Corporation

### **SEMI ANNUAL MEETING**

**Location:** Wedgewood Tennis Villas Clubhouse  
1401 Forest Hills Dr.  
Winter Springs, FL 32708  
**Date:** TUESDAY April 8, 2014  
**Time:** 7:00 p.m.

### **AGENDA:**

- Call to order
- Establish a quorum
- Approval of minutes
  - April 3, 2013 no quorum
  - April 3, 2012 Annual Meeting Minutes
- Presidents Comments – Ed Pelczar
- Finance Committee – Connie Clark / Joe Yarusinski
- Maintenance Committee – Sallie Jackson
- ACC Committee – Sharon Lynn
- Beautification Committee – Carolyn Towles
- Nomination Committee – Ed Pelczar
- Community Spirit Committee – Joseph Gaddone
- Open Floor
- Adjourn

In order to hold an official General Meeting, a quorum of 1/10 of the residences (25) must be established. It has been very difficult to obtain a quorum for general meetings. There is a lot to talk about, and your input is important and welcomed. Please try to attend.

### **NOTICE OF HOMEOWNERS SEMI ANNUAL ASSESSMENT**

Assessments are billed to the residents twice a year, in the spring and the fall. If it is more convenient for you, Vista has agreed to also accept payments -- either quarterly or monthly. Please note that you will not receive separate billings for quarterly or monthly payments; and late fees will only be applied for payments made after the semi-annual due dates. Use the following information when mailing your check or setting up an electronic bill pay feature with your bank:

Billor / Person Name: Country Club Village HOA  
Account Number: Your CCV address  
Address: Vista Cam  
PO Box 162147  
Altamonte Springs, FL 32716-2147  
Billor Phone Number: 407-682-3443

### **THE DIVOT IS CHANGING**

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For the past several years, the Divot has been published six times a year, and submitted to property owners and renters – approximately 275 individuals. Distribution has been via email for those recipients who provided an email address; and postal service for the rest – approximately a 50-50 split.

An analysis was performed earlier this year on how many email recipients actually downloaded and opened the publication. The results were abysmally low. Rather than waste a lot of time – and mailing costs, the BOD decided to decrease the number of issues from six per year to three:

- March – to provide notification of the April General Meeting
- September – to provide notification of budget discussions, the October General Meeting and the annual election of directors
- November –to announce the new Board of Directors and officers.

The BOD also decided that the Divot would be downsized to reduce reproduction costs.

## MARK YOUR CALENDAR

The 2014 BOD meetings are scheduled as follows:

Apr 8 – **7:00 PM -- GENERAL MEETING**

May 13 – 7:00 PM

Jun 10 – 7:00 PM

Jul 8 – 7:00 PM

Aug 12 – 7:00 PM

Sep 9 – 7:00 PM

Oct 14 – **7:00 PM – GENERAL MEETING**

Nov 11 – 7:00 PM

Dec 9 – 7:00 PM

All meetings are held at the Tennis Villas Clubhouse.

## CONTACT INFORMATION

For routine maintenance issues regarding lawn care or chemical treatment, please notify Diana McCreight at Vista 407-682-3443, ext 231. This is the only way for contractor performance to be identified and monitored. Vista will then advise the contractor accordingly so that the problem can be corrected.

- Do not contact Maintenance Committee members or directors.
- Do not speak with contractor personnel directly. They have been instructed not to take direction from individual property owners. Contractors have also been instructed to not take direction from individual property owners.

If you need to contact a director for other reasons, please refer to the following list:

Last	First	Address	Phone	Email
Clark	Connie	1330 ANB	407 365 8188	<a href="mailto:conniecc@live.com">conniecc@live.com</a>
Durall	Ed	1121 WFW	407 359 5943	<a href="mailto:edurall@aol.com">edurall@aol.com</a>
Gaddone	Joe	1136 WFW	407 542 7315	<a href="mailto:jsgadfl@cfl.rr.com">jsgadfl@cfl.rr.com</a>
Jackson	Sallie	1046 PBE	407 538 0665	<a href="mailto:Sallie913@aol.com">Sallie913@aol.com</a>
Lynn	Sharon	1008 PBE	407 365 1569	<a href="mailto:ftlsalyn@aol.com">ftlsalyn@aol.com</a>

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Nixon	Barb	1034 PBE	407 365 6825	<a href="mailto:arahnixon@aol.com">arahnixon@aol.com</a>
Pelczar	Ed	1014 PBW	407 365 8936	<a href="mailto:epiczr@live.com">epiczr@live.com</a>
Towles	Carolyn	1328 ANB	407 359 8922	<a href="mailto:ccvcarolyn@gmail.com">ccvcarolyn@gmail.com</a>
Yarusinski	Joe	1166 WFE	407.310.7472	<a href="mailto:jyarusinski@att.net">jyarusinski@att.net</a>

## ARCHITECTURAL CONTROL COMMITTEE

If you are planning to paint your home, a list of approved colors can be obtained from the CCV website, or by calling Diana McCreight of Vista.

## BEAUTIFICATION COMMITTEE

The BC has begun plans to implement the Long-Range Plan for 2014, which includes:

- Complete cleanup of common areas. (*Done*)
- Reposition specific plants from the S curve in order to relieve plant stress, and continue to follow "right plant, right place" guidelines in front entrance.
- Landscape the common area between 911 Augusta National Blvd. and 1056 W Pebble Beach Circle.
- Install in-ground and large potted flowers, plants, ground cover, etc. along the ANB roadway (Phase 1).
- Develop a replacement strategy for trees that are removed in the community, including recommendations for slow growing trees that will not harm roadways, sidewalks, and house foundations. The purpose of this project is to ensure that five to twenty years from now, the CCV environment continues to benefit from large shade trees.
- Install a donated holiday tree planted near the pond. (*Done*)

## COMMUNITY SPIRIT COMMITTEE

### Let's Eat Out

The next LEO gathering will be held at Senor Tequila's Mexican Restaurant on March 18<sup>th</sup>.

### Country Club Village Resident Directory

The telephone directory has been updated and is available on the website, or by calling Diana McCreight of Vista.

## MAINTENANCE COMMITTEE

### LEAVES

Our lawn maintenance company, Eastwood Tuff Turf, is responsible for clearing leaves from the community. If you choose to clean up your own property, you also accept the responsibility to property bag your leaves for pickup.

Please do not merely blow them out into the street. Car traffic and the wind will redistribute them all over the rest of the neighborhood. And of course, a lot of them may end up clogging the storm drains, which cost about \$900 per drain to clean out.

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## **PET DROPPINGS**

Please be advised that the landscapers will **NOT** mow areas with visible pet feces. It is a city ordinance that droppings be picked up and properly disposed of.

## **MISCELLANEOUS MAINTENANCE**

- New fencing has been installed
  - Between W Pebble Beach and W Winged Foot
  - Within the inner circle of W Pebble Beach.
- Sign posts have been sanded and repainted where necessary.
- Four dead trees have been removed from the common area.

## **SAFETY AND SECURITY**

### **DAYLIGHT SAVINGS TIME IS NOW IN EFFECT**

Daylight will linger longer into the evening, but darkness will remain until later in the morning. Most of the village has no sidewalks; cars and pedestrians must therefore share the roadway. When walking in the dark, please wear light colored/reflective clothing – even better, carry a flashlight. And drivers, please look out for children walking to the bus stop.

## **MISCELLANEOUS**

***PLEASE MAKE SURE YOUR CONTRACTORS ARE LICENSED BY THE CITY AND INSURED FOR WORKMAN'S COMP. THIS WILL PROTECT YOU IF THEY ARE INJURED WHILE ON YOUR PROPERTY.***

## **ELECTRONIC DIVOT**

If you wish to receive The Divot electronically:

- access <http://countryclubvillage.wordpress.com>
- go to the section titled **CCV Information** (on the right side of the home page)
- click **Subscribe to the CCV email list**
- **Click here to go to our subscription page**
- And enter your email address
- Tap **Continue**
- Fill out your personal information
- Tap **Join**

## **LATEST RECYCLING RULES**

You may recycle:

- containers labeled 1, 2, 3, 4, 5, 6, or 7
- glass or plastic bottles
- aluminum or tin cans
- cardboard (max of 4 feet long, and tied), newspapers, magazines and phone books.

You may NOT recycle paper or plastic grocery bags, but you can return them to your grocer.