

THE DIVOT

A publication for residents of Country Club Village

November 2014

<http://countryclubvillage.wordpress.com>

For community-related issues, contact Diana McCreight, 407-682-3443 ext 1231 or dmcCreight@vista-cam.com

ELECTRONIC DIVOTS

It costs about a dollar per copy to send a hardcopy of the newsletter via postal mail. An electronic copy costs almost nothing.

If you have an email address, please take a few minutes to do the following:

1. Access <http://countryclubvillage.wordpress.com/subscribe-to-the-ccv-email-list/>
2. Sign up for an electronic Divot by completing a short form via the internet
3. Submit the form electronically
4. Verify your information via an email that will be sent to your email address.

It's that simple. Of course, you can unsubscribe anytime you wish.

MISSION STATEMENT

The Board of Directors of the Country Club Village Home Owners Association has two primary duties:

- To **maintain** the community and the quality of life within the community
- To **enhance** the community in order to increase property values and to improve the quality of life within the community.

THE PAST YEAR IN REVIEW

During the past fiscal year, the following projects were accomplished in the community:

- Improvements were completed at the front entrance, including new plantings, signage, lighting and irrigation
- Road repairs were conducted where necessary
- Common area clean out was completed
- Dead / dying trees were removed between ANB and WFW

OCTOBER ELECTION RESULTS AND RESPONSIBILITIES

The following people were elected / reelected to the board in the October election:

- Mary Boyd – elected to her first term
- Lou Campese – elected to his first term
- Sallie Jackson – reelected to her second term
- Ed Pisani – elected to his first term

NEW OFFICERS

At the November BOD meeting, officers were elected and committees were established:

OFFICERS:

President	Ed Durall
Vice President	Joe Yarusinski
Secretary	Barb Nixon
Treasurer	Sue Gaddone

ARCHITECTURAL CONTROL COMMITTEE

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The **Architectural Control Committee** is responsible for making sure private properties are maintained to community standards, creating/revising the community standards, and making recommendations for improvements.

Joe Yarusinski **Chair**
Mary Boyd

BEAUTIFICATION COMMITTEE

Mission Statement

“The mission of the Country Club Village Beautification Committee is to preserve and enhance the pleasant appearance and ambiance of CCV through developing and implementing a plan or plans to maintain and/or improve the landscaping of common areas, primarily by installing native plant material that will be attractive, low maintenance and environmentally friendly as well as provide necessary and appropriate buffers”.

The **Beautification Committee** develops recommendations for improving common areas along ANB, along the golf course, between homes, and around the pond.

Chris Wilson **Chair**
Sue Gaddone
Kathy Morton
Sallie Jackson
Barbara Nixon
Sharon Madsen

COMMUNITY SPIRIT COMMITTEE

The **Community Spirit Committee** is responsible for planning and implementing activities and events for CCV with a goal of fostering strong community bonds.

Mary Boyd Chair

MAINTENANCE COMMITTEE

The **Maintenance / Holiday Decorations Committee** maintains the village infrastructure. This includes coordinating activity with the lawn contractors, chemical contractors, pond and fountain vendors, and people providing irrigation, fence, electrical and other services.

Sallie Jackson **Chair**
Ed Durall

NOMINATIONS COMMITTEE

The **Nomination Committee** is responsible for identifying qualified candidates for the fall election. Please note that there will be five vacancies on the board in late 2013.

Lou Campese **Chair**

FINANCE COMMITTEE

The **Finance Committee** is responsible for monitoring the finances of the HOA, providing analysis and making financial recommendations to the BOD for consideration.

Sue Gaddone **Chair**
Joe Yarusinski

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Dennis Laird
Ed Pisani

The Divot

Ed Pisani

Website / Email Distribution

Ed Boyd

The Maintenance Committee has the most work and they need more people to share the responsibility. By all means, let it be known if you would like to join any committee. Ideally, we should have at least one resident from each of the five streets on the Beautification Committee, Nomination Committee and Community Spirit Committee. Your participation would be most welcomed and greatly appreciated. If you are interested, please contact the committee chairperson.

FINANCIAL ACTIVITY

FINANCIAL SUMMARY FOR 2014 – 2015 FISCAL YEAR

As of 31 October, 2014....

Total Income was	\$230,289	\$15,557 above projections
Total Expenses were	\$208,591	\$5,141 under budget:
Grounds Maintenance	\$161,805	\$ 704 over budget
Utilities	\$ 11,743	\$ 1,257 under budget
Management & Admin	\$ 26,196	\$5,588 under budget
Capital Reserve Account	\$ 8,847	on budget

The year end total value of the Reserve Account is \$115,443.

BEAUTIFICATION COMMITTEE

COMMON AREA CLEANUP

Traditionally, residents have taken the initiative to clean up the common area behind their property as they saw fit. However, what one person sees as a jungle, another person sees as a privacy screen. Before grabbing your scythe and machete, please contact the Maintenance Committee. They will help you determine what should go and what should stay.

MAINTENANCE COMMITTEE

LAWNCARE SCHEDULE

The lawn service changed from weekly to biweekly in October

DECEMBER TREE TRIMMING

There will be no annual tree trimming this year.

HOLIDAY DECORATIONS

Holiday decorating will again be installed by a contractor this year. This work should be completed around Thanksgiving.

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FLORIDA FALL IS HERE

The leaves are starting to fall and the lawn maintenance crew will periodically be picking them and carrying them off. If you choose to rake your own leaves, you are also responsible for bagging them. It is unacceptable to merely sweep them into the street where they are scattered around the rest of the neighborhood before the maintenance crew has an opportunity to pick them up.

SAFETY AND SECURITY

TIME CHANGE – WALKING IN THE DARK

Daylight time is getting shorter and Eastern Standard Time is now in effect. In most of the village, cars and pedestrians must share the roadway. When walking in the dark, please walk on the left, facing oncoming traffic. Also, please wear light colored/reflective clothing – even better, carry a flashlight.

MISCELLANEOUS

SAINT JOHN'S RIVER WATER MANAGEMENT DISTRICT RESTRICTIONS

The Saint John's River Water Management District winter restrictions for watering lawns is now in effect. In summary, properties may be watered only once a week during Standard Time and twice a week during Daylight Savings Time. The following chart was copied from the SJRWMD website.

Time of year	Homes with odd numbered or no addresses	Homes with even numbered addresses	Nonresidential properties
Daylight saving time	Wednesday/Saturday	Thursday/Sunday	Tuesday/Friday
Eastern Standard Time	Saturday	Sunday	Tuesday

- Daylight saving time:
Second Sunday in March until the first Sunday in November
- Eastern Standard Time:
First Sunday in November until the second Sunday in March
- An odd numbered address is one that ends in 1, 3, 5, 7 or 9.
- An even numbered address is one that ends in 0, 2, 4, 6 or 8.
- Water only when needed and not between 10 a.m. and 4 p.m.
- Water for no more than one hour per zone.
- Restrictions apply to private wells and pumps, ground or surface water and water from public and private utilities.

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Time of year	Homes with odd numbered or no addresses	Homes with even numbered addresses	Nonresidential properties
<ul style="list-style-type: none">• Some exceptions apply.			

CURB APPEAL

We all embraced the idea of moving into a deed-restricted community when we purchased homes in Country Club Village. We did this in order to protect the ambiance of our neighborhood and thereby also protect the resale value of our homes. The Board of Directors and the committee members work hard to maintain standards within the village to keep it competitive with other communities in Tusawilla, Winter Springs, and the Orlando Metropolitan Area. Over the past several years, work has concentrated on restoring and enhancing community infrastructure such as light posts, signage and landscaping. But each property owner has an obligation to themselves – and also to their neighbors – to keep their property attractive and appealing to potential buyers...whether they are personally selling their homes or not. This applies to front yards, back yards and side yards. By keeping CCV desirable, we help those residents who are selling their homes to get the highest price possible. In doing so, we are also maintaining the resale value of our own homes.

CONTRACTOR PERFORMANCE

Contractors who perform work for Country Club Village are hired by the BOD. The contractors are instructed to take their direction from:

- The written contract
- Vista
- One designated representative from the Maintenance Committee (or their backup).

If a homeowner (or the homeowner's representative) has a problem with the quality of the work performed by the contractor:

- The homeowner will contact Vista
- Vista will check the contract to ensure that the problem falls within the bounds of the contract; and if so, the contractor will be instructed to correct the situation within a few days.
- If the problem is still not corrected, the homeowner should contact a member of the Maintenance Committee.

Homeowners may not interface directly with contractors. It is unreasonable for the contractors to take directions from several people; and it is unfair to the other residents in the village.

Under no circumstances should a renter interface directly with a contractor – or with Vista; as there is no contractual relationship between them. A renter should speak with the homeowner or the homeowner's representative.

SHARE YOUR IDEAS AND CONCERNS

The BOD encourages your participation. If you have any comments, concerns, or recommendations you want to share, or if you want to contribute some of your time to support these items, please contact the appropriate person:

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MARK YOUR CALENDAR

The 2014 – 2015 BOD meetings are scheduled as follows:

Dec 10 – 7:00 PM

Jan 13 – 7:00 PM

Feb 10 – 7:00 PM

Mar 10 – 7:00 PM

Apr 14 – **7:00 PM -- GENERAL MEETING**

May 12 – 7:00 PM

Jun 9 – 7:00 PM

Jul 14 – 7:00 PM

Aug 11 – 7:00 PM

Sep 8 – 7:00 PM

Oct 13 – **7:00 PM – GENERAL MEETING**

Nov 10 – 7:00 PM

Dec 8 – 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 1231. 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	Position
Boyd	Mary	1392 ANB		marygboyd@bellsouth.net	Comm Spirit
Campese	Lou	1038 PBW		bishop@theparish.org	Nominations
Durall	Ed	1121 WFW	407 359 5943	edurall@aol.com	President
Gaddone	Sue	1136 WFW	407 542 7315	jsgadfl@cfl.rr.com	Treasurer
Jackson	Sallie	1046 PBE	407 538 0665	Sallie913@aol.com	Maintenance
Nixon	Barb	1034 PBE	407 365 6825	arahnixon@aol.com	Secretary
Pisani	Ed	1136 WFW		design@bouncemarketing.org	Divot
Wilson	Chris	1355 ANB	407 808 3912	Phila_wilsons@msn.com	Beautification
Yarusinski	Joe	1166 WFE	407 310 7472	jyarusinski@att.net	VP / ACC