

# THE DIVOT

A publication for residents of *Country Club Village at Tuscowilla*  
*August 2021*

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## NOTICE OF SEMI-ANNUAL GENERAL MEETING

The next semi-annual meeting for the general membership will be **October 12, 2021** at the Wedgewood Tennis Villas, 1401 Forest Hills Drive Winter Springs, FL 32708. Meeting begins at 7:00 PM, sign in begins at 6:30 PM

In order to hold an *official* General Meeting, a quorum of 1/10 of homeowners (25) must be established. Your attendance and input are welcome. Please join us for this important meeting.

## BOARD OF DIRECTOR VACANCIES

We will be holding an election for open Board of Directors positions at the October meeting. There will be 5 vacancies, including one current board member who may run for another two-year term.

*Please consider becoming a board member.* You may nominate yourself or (with their concurrence) another CCV property owner. No experience required. Vista provides support for the Board. Our Bylaws call for a board of nine (9) directors but in recent years we have not had that many. If we can not get at least five (5) directors, the Board will be unable to conduct HOA business.

The nomination form is available online through our website [www.countryclubvillageattuscowilla.com](http://www.countryclubvillageattuscowilla.com) Once you log in, choose the "Documents" folder, then select "Nomination Committee" to access the form. The form must be completed and **submitted by September 1<sup>st</sup>** in order to appear on the ballot that is mailed out prior to the October meeting.

**Vista will mail out ballots with instructions for voting at the end of September.** You may contact Diana McCreight at Vista 407.682.3443 ext 1231 to answer any questions.

The last four – six years very few neighbors have come forward to serve on our Board of Directors. Our Bylaws call for a board of nine (9) directors. If we get to less than a quorum (5) of board members required, the board will be unable to conduct its business. Included with this Divot is an article: What Happens When Nobody Wants To Serve On An HOA Board. The link to the article is below:

<https://www.theledger.com/news/20180307/law-what-happens-when-nobody-wants-to-serve-on-hoa-board>

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2020/2021 CCV Officers and Directors	
President	George Rishell
Vice President	<b>Vacant</b>
Secretary	John Foster
Treasurer	John Foster
Director	Dave Thomas
Director	Eileen Carey
Director	Michael Bahe
Director	<b>Vacant</b>
Director	<b>Vacant</b>

## MESSAGE FROM THE BOARD

Dear Neighbors,

One of the most important things to us all as homeowners is maintaining our property values. Our homes represent a significant investment and financial commitment and we all would like to see our property at least maintain if not increase in value. With this in mind the Florida Legislature passed laws requiring the establishment of homeowner associations for developments like ours. When each of us purchased property here in the Country Club Village at Tusawilla we received a copy of the "Notice of Regulations and Maintenance Agreement" at closing which sets forth how the Homeowners Association is made up and the rules that we must follow. This Notice of Regulations and Maintenance Agreement is also available on the CCV website.

One of the most important committees established by the Notice of Regulations is the Architectural Control Committee, or ACC. The Notice of Regulations requires that property owners must submit a request to the ACC before any changes can be made to the exterior of the house or property. This includes landscaping, windows, roofing, painting and changes to walkways, patios and driveways such as pavers even tree removal and mailboxes. Part of the reason these changes must be approved is to maintain the character of the neighborhood we all call home. But another, and just as important reason, is to protect you as the property owner.

The ACC change request requires you to submit a plat of your property and where you plan to make the changes. This allows the ACC committee to ensure that your project will not infringe on common areas or damage infrastructure owned by the HOA. In addition, many utilities run underground adjacent to our streets in easements owned by the HOA.

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Most ACC requests are approved; remember the members on the ACC committee and Board of Directors are your neighbors. The easiest way to avoid complications and needless expense is to simply submit an ACC request before beginning your project. The form is available online on the CCV website or you can request one from our management company.

## NEW BUDGET-BOD VOTE AT SEPTEMBER MEETING

In August, the Board plans to discuss a preliminary budget for the upcoming 2021-2022 fiscal year. The budget provides for continued management and maintenance of our community and includes the reserve account which is used for repair/replacement of community assets. Current plans for expenditures includes repaving all roads in the community in 2023. *The Board will vote on the budget at their September 14, 2021 meeting.* The proposed budget will be available for members who attend the Board meeting. The new budget will be presented at the October 12, 2021 Semi-Annual Membership meeting.

## MARK YOUR CALENDAR

The September 14, 2021 Board meeting will be conducted in person at the Wedgewood Tennis Villas clubhouse. Meeting begins at 7 PM. Board meetings are held on the second Tuesday of each month. Notice of the meetings is posted in the round about at the front of the neighborhood two days before each meeting. Please refer to the sign to determine the location of each meeting. Due to Covid-19 considerations most meetings during 2021 have been conducted via Zoom or telephone conference call. Any member may attend a Board meeting.

Annual meetings for the general membership are held in October and April. Please attend the annual meetings. We need your presence to establish a quorum (25) so that the meeting is considered "official".

## DID YOU KNOW?

If you have a "birdhouse" style mailbox that needs replacement you can find ACC approved replacements online. See links below:

[https://asapmailbox.com/mailbox-shop/index.php?route=product/product&path=59&product\\_id=55](https://asapmailbox.com/mailbox-shop/index.php?route=product/product&path=59&product_id=55)

<https://www.ebay.com/itm/NEW-Cedar-Wrapped-Mailbox-Cedar-Slats-Encasing-A-Galvanized-Steel-Mailbox/254559502126>

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## COMMUNITY SPIRIT

**LEO:** (LETS' EAT OUT) Is back after a long hiatus caused by Covid-19.! Socialize and get to know your neighbors. This group meets at a local restaurant on the third Tuesday of each month. You can register to receive email reminders. There is also a sign posted at the front round about prior to each event. RSVP is necessary.

**Holiday Decorations:** If you are interested in participating in our annual holiday decoration plan please contact a board or committee member to let us know. We need your help to establish a plan and to install the décor in December.

## VOTE SOON FOR NEW PAINT COLORS

The Board has proposed adding the following colors to our house paint palette:

SW7504 *Keystone Gray* to group A, SW2851 *Sage Green Light* to group B

Homeowners will soon have an opportunity to vote on this proposal. Prior to the annual meeting, Vista plans to send a mailer with ballot and instructions concerning new paint colors.

Please do not return your paint color ballot in the same envelope as your Board of Director ballot. Each must be in its own envelope. Don't forget to sign the outside of the ballot return envelope or your ballot will not be counted.

## DIVOT SCHEDULE

The Divot is published three times a year. The **March** issue provides notification of the April General Meeting. The **August/September** issue provides notification of budget discussions, the October General Meeting and the annual election of directors. The **November/December** issue announces the new Board of Directors and officers.

Current and past issues of the Divot are available under the Resident Log In section of the community website. Look under "Documents" and select "Divot"

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## Beautification

All fire hydrants within our community were recently painted by the City of Winter Springs. This improved the appearance of the hydrants substantially as they had become unsightly due to rust and chipped paint.

There are multiple utility connection boxes throughout the community. Many appear damaged and/or have exposed wiring. If you have such an issue near your home, please contact the utility (EX: ATT/Spectrum) directly and ask for a repair/replacement.

Please ensure that driveways and walkways are kept weed free as required by our community documents. *This includes paver drives and walks.* Don't wait for a violation letter to be delivered to you before you undertake this maintenance.

## General Information

The community website can be found at: <https://countryclubvillageattusawilla.com/>

Look for the **Resident Login** feature on the Vista CAM Portal. ***If you do not have a resident log in name and password, contact Diana McCreight at Vista CAM to ask for assistance.*** This section will provide access that allows homeowners to submit questions, service requests, make payments, check your balance, request a welcome package, *submit architectural requests* and much more! Access the portal through the Country Club Village website located at: <https://countryclubvillageattusawilla.com/>

For routine maintenance issues including lawn care or chemical treatment please email: [workorders@vistacamfl.com](mailto:workorders@vistacamfl.com) . Your email is sent directly to the responsible contractor(s), Vista and a CCV representative. This is the best way for contractor performance to be identified and monitored and the quickest way to resolve your issue. You may also contact our VISTA CAM representative, Diana McCreight/Vista Management at [dmccreight@vistacamfl.com](mailto:dmccreight@vistacamfl.com). Phone 407.682.3443 ext 1231