

THE DIVOT

A publication for homeowners & residents of *Country Club Village*

December 2021

For community-related issues, contact *Diana McCreight at Vista Management*
407.682.3443 ext. 1231 or dmccreight@vistacamfl.com

PLEASE READ THIS VERY IMPORTANT NEWSLETTER

STREET PAVING

In order to avoid increased costs due to inflation, the BOD voted to schedule the repaving of village streets to this year instead of next year. The Board has engaged a contractor to begin repaving as soon as possible. Some curbs will be replaced in early February. Curbs will cure for approximately 14-21 days. After that, the contractor will begin milling and resurfacing the roads. That work is estimated to take about 5 workdays.

ALL VEHICLES MUST BE KEPT OFF THE ROADWAYS DURING REPAVING WORK. FAILURE TO DO SO MAY RESULT IN YOUR VEHICLE BEING TOWED AWAY – AT YOUR EXPENSE.

PLEASE plan for this disruption in February and March. You may wish to consider delaying personal projects that would bring additional vehicles, such as tree trimmers, into the neighborhood during the paving.

BOARD OF DIRECTORS AND OFFICERS

The October membership meeting was held on October 12, 2021. Michael Bahe and John Foster remain on the board. New board members are shown in the table below.
We need one more director. Please consider stepping forward to serve!

The mission of the Board of Directors is:

- 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

2020/2021 CCV Officers and Directors

President	Joe Yarusinski
Vice President	Susan Blair
Secretary	Sharon Lynn
Treasurer	John Foster
Director	Natasha Botes
Director	Ed Pelczar
Director	Sue Gaddone
Director	VACANT
Director	Michael Bahe

NEIGHBORHOOD COMMITTEES

ARCHITECTURAL CONTROL- Michael Bahe + 2 members

- Colors subcommittee -- + 2 members
- Mailbox subcommittee -- + 2 members

BEAUTIFICATION- Natasha Botes + 2 members (realtor sales experience preferred)

COMMUNICATIONS -- Kathy Morton

- Divot subcommittee
- Website subcommittee + 1 member (computer experience preferred)
- Documents subcommittee + 1 member (writing experience preferred)

COMMUNITY SPIRIT -- Sue Gaddone + 2 members

- LEO subcommittee
- Welcoming subcommittee
- Holiday Decorations
- Community Garage Sale

FINANCE- John Foster / Joe Yarusinski + 2 people (financial experience or previous treasurers preferred)

INFRASTRUCTURE/ROADS- Joe Yarusinski / Ken Morgan + 2 people (engineering or construction experience preferred)

LEGAL -- Joe Yarusinski / Susan Blair

MAINTENANCE -- Ed Pelczar / Sallie Jackson (landscape only) + 2 members

NOMINATIONS -- Natasha Botes

There is much work in the community that needs to be done. This cannot be accomplished with only eleven participants. At least sixteen more people are needed. Please consider joining your neighbors to work on a neighborhood committee! If you are interested, please contact Diana McCreight at Vista and ask her to forward your contact information to the appropriate committee chair.

COMMITTEE ACTIVITIES:

COMMUNITY SPIRIT

- Community holiday decorations at the front entrance were delayed due to needed repairs to the community sign. ***Please consider stepping forward now to plan the 2022 holiday decorations.***

The annual community garage sale is scheduled for the fall, 2022. Sally Hamby led this effort in the past. She will provide guidance to a new leader for 2022.

MAINTENANCE

2021 Accomplishments:

- All of the street name signs were replaced
- A serious pothole problem on East Pebble Beach Circle was repaired
- The broken name sign at the front of the community was replaced
- Failing trees were removed from the common area
- Palm trees in the common areas were booted (trimmed)

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- Roses at the front drive into the community have been removed and will be replaced with plants that are easier to care for

2022 Objectives:

- The BOD voted to remove the lights that wrap around the trees at the front circle. This is due to frequent failures and the high cost of repairs.
- Mulch will soon be refreshed throughout the common areas.

Eastwood Tuff Turf Services:

- Service is generally provided on Mondays and Tuesdays but subject to change with prior HOA Board approval during holiday weeks. Mowing shall be done no less than once a week during the Summer Schedule and every two weeks during the Winter Schedule.
- ALL homes with "Do Not Mow" or "No Service" signs will receive *no services* from Eastwood Tuff Turf (lawn care). If a homeowner encounters an issue with any lawn service (i.e. Eastwood or Massey), please notify our property management company via Diana McCreight at (407) 682-3443. Ext 1231 or via email to workorders@vistacamfl.com.

Massey Lawn & Shrub Care

The Lawn and Shrub Care Service is the first full week of the month on Thursday and Friday. The service alternates each month between lawn and shrub care. The HOA's contract is a monthly service. Homeowners wishing for additional service should consider obtaining a service provider of their choice at their expense.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Alterations to Property:

- Please note that you must submit an ACC request and obtain approval PRIOR TO making any changes to your home exterior and property. Failure to comply may result in additional costs to the homeowner to remove the changes.
- Residents must not place yard trash in the streets. Any yard waste should be bagged for Wednesday pickup by Waste Management.
- Also, please do not place yard waste, plantings, décor or any other items in common areas. The association can be held liable for injury or damage that happens in common areas. Please help us avoid problems!

Tree Removal:

The City of Winter Springs is a tree friendly community. All tree removals require a permit from the city as well as ACC approval. Per Winter Springs City code 5.9e: any person or entity engaged in the business of tree removal or pruning shall be licensed by the City on an annual basis. It shall be unlawful for any person or entity to engage in the business of tree removal or pruning within the City of Winter Springs without a license required under this subsection. It shall also be unlawful for any such person or entity to fail to obtain a permit on behalf of a property owner pursuant to Section 5-4(a) of this Chapter.

BE NEIGHORLY

It is a requirement of the City of Winter Springs and the CCV HOA that parking be restricted to garages and driveways. Vehicles parked on village roadways impede on traffic flow, interfere with trash pickup and mail delivery, and may prevent the passage of police, fire and/or EMT equipment. Of course, there are occasional times when no

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other alternatives are possible – for contractor activities, guests, and special events. When that happens, please remember to park at least 15 feet from fire hydrants, and do not block a neighbor’s driveway. For more information, please visit the City of Winter Springs online resources at:

<https://www.winterspringsfl.org/police/page/code-enforcement>

MARK YOUR CALENDAR

Upcoming 2022 meetings are scheduled as follows:

January 11 - Board meeting
February 8 - Board meeting
March 8 - Board meeting
April 12- Semiannual general meeting

CONTACT INFORMATION

Phone numbers, email addresses and street addresses for Directors and Committee Members is not published in order to protect people from unnecessary solicitations, harassment and threats of physical violence. This is unfortunate, but necessary. We are all familiar with unpleasant experiences suffered by other public figures. Homeowners should direct any inquiries or concerns to Vista, our property management company per the following procedures.

Homeowners, look for the **Resident Login** feature on the Vista CAM Portal. This section will provide access that allows you 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://countryclubvillageattuscawilla.com/>

For routine maintenance issues regarding lawn care or chemical treatment please email: 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.

Vista Contacts:

General Inquires:

info@vistacamfl.com

Violations: violations@vistacamfl.com

ARB/ACC applications: arb@vistacamfl.com

Collection and Closings Questions:

Estoppels Questionnaires, or Documents: www.homewisedocs.com

Collections: collections@vistacamfl.com

New Owners: welcome@vistacamfl.com

Payment Questions: Payments: payments@vistacamfl.com

Other items may be directed to Diana McCreight at dmccreight@vistacamfl.com

For questions, suggestions or comments on the CCV website, please e-mail us by selecting the “Contact” button on our website:

<https://countryclubvillageattuscawilla.com/>

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2021 BUDGET

The financial summary for the 2020 – 2021 fiscal year which ended on October 30, is provided below.

TREASURER'S REPORT October 30 2021

		YTD	YTD	YTD	Yearly	Remaining
		Actual	Pct Budget	Variance	Budget	Budget
Current Assets						
10050	BB&T Operating Account	\$135,276				
10300	BB&T Reserves	\$69,623				
10450	Schwab Investment Reserves	\$257,160				
14100	Prepaid Insurance	\$0				
16330	Utility Deposits	\$1,552				
16350	Prepaid Meeting Room	\$18				
Total Current Assets		\$463,629				

Operating Expenses End of month target Oct 100%

Ground Maintenance						
45100	Landscape	\$91,884	100%	\$116	\$92,000	\$116
45200	Fertilizer / Pest	\$35,484	99%	\$516	\$36,000	\$516
45250	Common Area Planting / Mulch	\$2,118	61%	\$1,382	\$3,500	\$1,383
45300	Tree Service / Palm Trees	\$15,100	101%	(\$100)	\$15,000	(\$100)
45500	Irrigation Service / Repairs	\$4,665	31%	\$10,335	\$15,000	\$10,335
45600	Pond Maintenance	\$1,086	101%	(\$6)	\$1,080	(\$6)
45650	Under Drain Clean & TV	\$490	20%	\$1,910	\$2,400	\$1,910
45850	Holiday Decorations	\$695	69%	\$305	\$1,000	\$305
45910	Misc Upkeep / Common Area	\$798	40%	\$1,202	\$2,000	\$1,202
45950	Beautification	\$2,711	136%	(\$711)	\$2,000	(\$711)
45960	Welcome Package	\$177	35%	\$323	\$500	\$323
45990	Road Radar Inspection	\$1,000	200%	(\$500)	\$500	(\$500)
Total Ground Maintenance		\$156,208	91%	\$14,772	\$170,980	\$14,772

Utilities						
46100	Lights & Power	\$12,491	96%	\$508	\$13,000	\$509
Total Utilities		\$12,491	96%	\$508	\$13,000	\$509

Management & Administration						
55100	Management Fees	\$13,650	98%	\$350	\$14,000	\$350
55200	Postage / Copies	\$4,231	106%	(\$230)	\$4,000	(\$231)
55250	Website	\$960	101%	(\$9)	\$950	(\$10)
55300	Insurance	\$4,433	96%	\$167	\$4,600	\$167
55400	Taxes / Fees	\$481	22%	\$1,719	\$2,200	\$1,719
55600	Legal Fees	\$7,626	254%	(\$4,625)	\$3,000	(\$4,626)
55650	CPA Fees	\$1,200	109%	(\$100)	\$1,100	(\$100)
55700	Misc Admin Cost	\$1,326	41%	\$1,874	\$3,200	\$1,874
55720	Bad Debt	(\$1,306)	-131%	\$2,306	\$1,000	\$2,306
Total Management & Administration		\$32,600	96%	\$1,453	\$34,050	\$1,450

Reserves						
60270	Capital Improvement Allocation	\$66,230	100%	\$0	\$66,230	(\$0)
Total Reserves		\$66,230	100%	\$0	\$66,230	(\$0)
Total Expenses		\$267,528	94%	\$16,733	\$284,260	\$16,732

We ended our fiscal year under our budget by \$16,733. With the carry-over from the previous year operating budget we have a surplus of \$40,830. Currently we have collected \$94,446.41 in pre-assessments.

We currently have an outstanding collection balance for assessments, interest, and fees of \$26.93.