**NOTICE OF SEMI-ANNUAL GENERAL MEETING**

The semi-annual meeting will be held on **Tuesday April 12, 2022** at the Wedgewood Tennis Villas clubhouse located at 1401 Forest Hills Drive Winter Springs, FL . Meeting begins at 7 PM, sign in begins at 6:30 PM. Please join us!

**NOTICE OF HOMEOWNWERS SEMI-ANNUAL ASSESSMENT**

Assessment notices are mailed to homeowners twice a year, in the spring and in the fall. Please keep watch for your spring billing statement soon and make prompt payment. Thank you to all who make timely payments.

**STREET RESURFACING**

The road resurfacing project began on time (February 24, 2022). Paving was completed on March 4 as planned. Concrete curb work is scheduled for March 9. A barrier remains in place on Augusta National Blvd near West Winged Foot Circle because of a broken grate on a storm water drain. Replacement of that grate could take as long as 8 weeks. Flooding concerns on West Winged Foot Circle have been attributed to removal of an existing asphalt berm during milling. Mitigation strategies are under consideration. Thank you to all for your patience and understanding during the road resurfacing project. Thank you to resident Ken Morgan for contributing his oversight and expertise to this project.

**BOARD OF DIRECTORS AND OFFICERS**

Th*ank you to our neighbor Alia Atkinson who recently answered the call to join the Board. She was installed as a Director at the March 8 Board meeting. Welcome Alia!*

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|  **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 | **Alia Atkinson (new March 2022)** |
| Director | Michael Bahe |

**NEIGHBORHOOD COMMITTEES**

The December issue of the Divot provided information about help needed on various committees. There is much work in the community that needs to be accomplished Please consider joining your neighbors to work on a neighborhood committee! If you are interested, please contact Diana McCreight at Vista CAM and ask her to forward your contact information to the appropriate committee chair.

**ARCHITECTURAL CONTROL COMMITTEE (ACC)**

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 unapproved changes. The ACC request form and instructions are available at the link following:

<https://countryclubvillageattuscawilla.com/acc-request>

**TREE REMOVAL**

Years ago, the City of Winter Springs established itself as a TREE FRIENDLY COMMUNITY.  Rules were created to set guidelines for tree removal, and an official city arborist was assigned to help citizens comply with the new rules.  Some of these rules are:

* Property owners *must obtain a permit* from the city to remove a tree(s)
* The City Arborist will consult with property owners to assess the health of the tree(s)
* A tree surgeon -- licensed by the city -- should be hired to remove large trees
* If a healthy tree is removed, the property owner must replace it with new trees to be planted on the property, or donated to be planted elsewhere in the city.  The number of replacement trees will be a function of the diameter of the removed trees.

If a diseased or damaged tree is not removed, it could fall and damage an adjacent property. Also, If a tree surgeon performs work in Winter Springs, the city will ensure that the company is competent and insured -- thereby protecting both the home owner, and their neighbors.

**Please note that, in addition to city rules, ACC approval must be obtained when removing a tree from your property**. The city rules and CCV process protects property owners and residents.

See this link for city of Winter Springs permit application and process: <https://www.winterspringsfl.org/cd/webform/residential-arbor-permit-application>

 [Chapter 5, Sec. 5-6,](https://library.municode.com/fl/winter_springs/codes/code_of_ordinances?nodeId=PTIICOOR_CH5TRPRPR_S5-6PEAP) of the City of Winter Springs Arbor Ordinance requires that a

permit application is submitted to the City and a fee paid for each tree removal of 4” DBH\* or larger... In addition, [Chapter 5, Sec. 5-9](https://library.municode.com/fl/winter_springs/codes/code_of_ordinances?nodeId=PTIICOOR_CH5TRPRPR_S5-9TRREGU), of the City’s Arbor Ordinance

requires that all trees which are removed or destroyed and are subject to replacement, be replaced by a species… approved by the City Arborist.

Tree removal in CCV can only be conducted by a company licensed by the City of Winter Springs. The city maintains a list of licensed contractors. You can find that list at:

<https://www.winterspringsfl.org/sites/default/files/fileattachments/community_development/page/2141/licensed_tree_companies.pdf>

 See following link for more information about tree removal and replacement.

<https://www.winterspringsfl.org/cd/page/arbor-replacement-removal>

**BE NEIGHBORLY**

Please be advised that it is NOT permissible to bag pet waste and leave the bag on the ground. Please take it with you and dispose of it properly. For information about parking in our neighborhood, please visit the City of Winter Springs online resources at:

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

**FACEBOOK**

CCV residents have established a Facebook page so that they have an informal forum for neighborhood/local issues. Please note that the Facebook page is for residents, by residents. It is NOT monitored by the Board or by Vista CAM and is not an appropriate method to raise concerns the Board needs to address. Please refer to the section below named “Contact Information” if you wish to raise concerns or if you have questions. If interested, you can use the Facebook app to search “Country Club Village at Tuscawilla”.

**PARKING/STREET SAFETY**

Due to changing demographics within CCV it seems that there are more drivers (per household) than ever before This may result in more cars per household and insufficient space to park them.  It seems appropriate to address this situation at the April General Meeting in order to discuss this among the property owners and possibly to explore possible solutions.

The posted speed limit in CCV is 20 mph.  This is prominently posted on traffic signs and frequently mentioned in The Divot.  However, problems persist, and in some cases, it's getting dangerous.

Several years ago, the narrow, twisty section of ANB, between Winter Springs Blvd and the first circle was enhanced with a sidewalk to keep pedestrians safely out of the roadway.  The rest of ANB is wider and can accommodate both pedestrians and vehicles.  But some people continue to exceed the speed limit, endangering dog walkers, folks out for a stroll, and kids walking to their bus stop  Likewise, with more kids, small yards, and limited play areas, some children are using ANB as their playground.  There are some possible solutions to this problem

* establish some designated “play safe space” in common areas
* post more signs for Speed Limits and Children Playing
* install traffic control devices -- speed bumps and/or speed humps in critical areas

This issue could be discussed at the April General Meeting and property owners can be solicited for their input.

**ELECTRONIC COMMUNICATION PREFERENCE**

Back when CCV first came into being, all 'official' communications between the residents, the Board of Directors and the Property Management firm had to be in writing.  When the internet became popular around 2000, a significant amount of communication could be done electronically.  This was easier, faster and cheaper than postal mail.  Property owners were invited to choose their preferred method of communication, and The Divot was distributed both by email and postal mail.

Today, just about everybody has access to electronic communication channels, either via computer, electronic note pad, or cell phone.  There are electronic means to notify residents of emergencies (e.g. hurricane announcements and power outages), and to solicit property owners' input on community issues via social media and SurveyMonkey software.

**PLEASE BE ADVISED that it is the BOD's intent to continue expanding electronic communication channels with the ultimate goal of minimizing paper communications in the future.**

**HOA MEMBERSHIP/ ACTIVITY CLARIFICATION**

Earlier this year, the BOD solicited our association attorney to define the relationship between the HOA, the Property Owners, and other residents in CCV.  As defined in the HOA documents, the attorney confirmed that only Property Owners (i.e. persons listed on property deeds) can hold the position of Director on the Board of Directors of CCV.

Further, there being no other conditions identified in the HOA documents, it was the discretion of the Board to define the limitations of participation by other people regarding community matters.

 That being the case, the Board identified three general categories of people in our community

* Property Owners -- persons listed on the deed
* Spouses / 'Significant Others' -- persons involved with the Property Owner
* Renters

The Board further defined four types of HOA activities and determined which category of people could be involved with each:

1. Fill the role of Director  -- Property Owners, only (per the HOA docs)
2. Attend HOA meetings -- Property Owners and Spouses / 'Significant Others'
3. Speak at HOA meetings -- Property Owners and Spouses / 'Significant Others' if granted permission by the Property Owners to do so
4. Chair committees -- Property Owners, only
5. Sit on committees -- Property Owners and Spouses / 'Significant Others'

**CONTACT INFORMATION**

Homeowners should direct any inquiries or concerns to Vista CAM, 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](http://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/>