

Sorrento Springs Quarterly



Summer/Fall Edition: Issue 6

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Greetings Sorrento Springs Resident,

The mission of this newsletter and the newsletter committee is to provide objective and factual content. **Any other communication regarding the newsletter, that is not found in our quarterly newsletter, is not endorsed or sponsored by the Newsletter Committee.** We are not the HOA and are a group of volunteers residing in Sorrento Springs. Our hope is that this quarterly will provide you with valuable information about our neighborhood. Your input is important in making our community a great one!

Please share any thoughts and comments with us, by contacting us at:

newsletter@eagleduneshoa.org

Best Regards,

Your Newsletter Committee

News From Your Community Association Manager

by Kent Taylor, LCAM

Amenity Center Coordinator

I am pleased to announce we now have a new part-time Amenity Center Coordinator to help manage the Amenity Center. Fred started in May and will help coordinate social events for the center and reservations for private parties at the Pavilion or Club House facilities. Fred can be reached at 352-449-9591 or via email at fred.eagledunes@gmail.com. Fred lives in the community and will be a great asset to the smooth operation of the amenity facilities. Fred is replacing Cathy Watkins, who recently moved out of the area.

Street Safety and Speed Limits

You may have noticed that many new “children at play” and “25 mile per hour speed limit” signs have been installed to help increase awareness to all residents of the need to slow down and drive safely in the neighborhood. Two stop signs were also added on Marbella Drive to help reduce the number of drivers that dive to fast on this stretch of road.

Landscape and Irrigation

The landscape company will be refreshing the mulch around the amenity center and entrances during early August. Town homes will have a mulch refresh in September. The irrigation system is being repaired weekly throughout the community. The irrigation technician performs a routine test on the entire system throughout the community once each month. If you notice a broken irrigation head, please report it to me and I will make sure the irrigation technician gets it repaired as soon as possible. I have made frequent request to the owner of the commercial tract at the corner of S.R. 44 and S.R. 437 to mow this tract of land and he has agreed to mow it once again in the very near future.

Development of Phase IV

The owner of the vacant lots in Phase IV, EMF Capital, asked for and was given permission to place signs in the community to sell lots to individuals interested in building a custom home there. In addition, they are working with a large homebuilder that has expressed interest in building in Phase IV. Further news on this could be available prior to the end of the year. Anyone building there will be required to submit

development plans similar to the existing home designs in the community to maintain a consistent look throughout the community.

Vandalism and Security

Unfortunately the community continues to experience occasional vandalism to both residential property and HOA property by a select few under age children. The HOA is working closely with the Lake County Sheriff's Office to identify the individuals involved. Anyone found guilty will be prosecuted to the fullest extent the law permits and the responsible homeowner will be assessed for the property damage. Anyone that has any information that may help identify and catch the individuals involved should contact officer Devin Godwin at 352-343-9529. The HOA has expanded it's use of off duty sheriff's officers for late night patrols once again in an effort to catch the individuals involved, have them arrested, and have them prosecuted. All residents can help in this effort by joining your Neighborhood Watch Program. We need your involvement and help in keeping the community safe for everyone. Anyone that sees any suspicious activity should call 911 and report the incident immediately, do not hesitate!

Vacant and Foreclosed Homes

There are many homes in the community that are vacant, some for sale or for rent and others going through foreclosure. This is happening all over central Florida and statewide as well. Many individuals have lost their jobs and their homes and have no choice except to walk away from their homes. In many cases the mortgage companies and financial institutions are delaying the foreclosure process to avoid becoming responsible for the property. This leaves the property in limbo with no one responsible for maintenance of the lawn and the condition of the home. Typically the electric and water are also turned off so the turf and landscape plants begin to die and the weeds take over. The HOA automatically places a lien on the home once the homeowner stops paying their assessment and after the required period of time prescribed by law initiates a lien foreclosure action for payment of the unpaid assessments. Under Florida law, any new owner purchasing the property will be responsible to pay any unpaid HOA assessments or special assessments before they can close on the property.

Continued from Page 1

The HOA will eventually get the assessments that are due, but exactly when is subject to when the property sells. Since there is such an extraordinary number of existing and new homes in inventory throughout the region, coupled with much tighter credit/banking regulations on obtaining a mortgage the length of time deplete the excess number of available homes on the market may take several years. In severe cases after proper legal notice is given the HOA can go in and mow and maintain the property and place a special assessment for the expense against the property. The HOA runs the risk that it will not be reimbursed until the home is sold, which could be an extended period of time.

2009 Budget Planning

The HOA is in the early stages of beginning to plan for the 2009 budget. Once a draft budget and assessment is completed a Board Meeting will be scheduled for the Board to review and approve the 2009 budget and assessment. All homeowners will receive an official notice as usual to include the date, time and location of the meeting. This meeting will be held in either late September or early October. Homeowners are invited to attend, but attendance is not mandatory.

Florida Gas Pile Line Replacement to Begin

Florida Gas has contacted the HOA and received permission to replace the gas pipeline on their easement between now and the end of the year. The Federal Government requires the gas line to be upgraded to a thicker pipe once the population in the area reaches a certain level. The pipeline easement runs just west of the tennis courts and between Terragona Drive and Sardinia Drive and under Campanero Drive over to S.R. 44. Florida Gas will be responsible to replace all landscape areas to the same condition they were prior to the start of the project. Any protected wild life will be relocated in advance of the work being started.

If you have topics you would like to see addressed at the next meeting, please submit your ideas in writing via mail or send an email to Kent Taylor, Community Association Manager, in advance of the meeting. You can also reach your Community Association Manager by telephone at 407-781-1181 the best way is by email at ktaylor@lelandmanagement.com.

As a reminder, the HOA web site is a good place to find information that you might need concerning the community. Please visit www.eagleduneshoa.org.

Ladies...are you interested in joining a Bunko group as a sub or starting a new group? If so contact Eleanor Bailey at steffeless@aol.com.



Leland Management Contact Information

Gates, gate roster, gate code, gate remotes, pool key -
Telephone: 407-781-1169

Assessment notices, late fees, coupon books, etc. - Telephone: 407-447-9955

Architectural Review Committee application status or questions - Telephone: 407-781-1406 /
arb@lelandmanagement.com

All other Association matters contact Kent Taylor, LCAM - Telephone: 407-781-1181 or via email at ktaylor@lelandmanagement.com.

EagleDunesHOA.org Web Site

In May we launched a new version of our official neighborhood web site, EagleDunesHOA.org. The intention of our new site is to both represent our neighborhood in a positive light and facilitate communication. Please visit EagleDunesHOA.org and register your email address to receive updates regarding events and crime watch.

Our new site has:

- Homepage Announcements, Articles, Upcoming Events and Surveys
- Crime Watch Information
- Neighborhood Directory - You can opt to display your contact information to the entire neighborhood or limit it to display only to your street neighbors.
- Neighborhood Calendar
- Neighborhood Classifieds - Items & Services For Sale
- Newsletter Back Issues
- Facility Reservation Calendar and Request Form
- Contacts for HOA Management
- HOA Documents
- Street Maps & Directions
- Local Links (Library, Parks, Schools, Utilities, etc)
- Word Search of HOA Documents and Newsletter Issues
- Sorrento Weather
- Q and A and Financials *recently added*

A Reminder from Eagle Dunes Golf Club....



By Allen Self, Eagle Dunes Country Club

In recent weeks we have seen vandalism on and off the golf course increase from a few homeowners living in Sorrento Springs. Some examples of this has been juniors reported by golfers damaging the # 8 green by taking large divots out of the putting surface. Juniors have been caught riding bicycles or small motor bikes through the sand areas and across the putting greens, and on multiple occasions we have had to escort juniors off the golf course property that have been caught walking on the driving range picking up range balls and keeping them. We continually have to escort juniors off the golf course property that are walking on the golf course during play looking for golf balls around lakes and approaching golfers trying to sell the balls. I personally witnessed a junior on the # 9 green taking the flagstick and jabbing it into the ground as he walked across the putting green. The vandalism is beginning to escalate from the above examples to a recent arrest of a teenager caught stealing golf carts from the cart storage building and damaging them while riding them across the property. In this instance multiple people broke into our cart storage building after dark and drove our golf carts through the development to a pool party at the Sorrento Springs swimming pool. At that point we think others joined in and drove the carts across the development while ramming them into each other and doing large amounts of damage to the carts. Please keep in mind that only registered golfers are allowed on the golf course property. Residents are not allowed to walk, drive, or practice golf on the golf course without first checking in at the clubhouse. We work hard at maintaining a nice conditioned golf course that will only help to maintain property values in the Sorrento Springs development. We need your help in reporting individuals seen walking or joyriding on the golf course and/or possibly doing damage to the golf course at 352-357-0123. We appreciate your assistance in this matter and hope to see you soon at Eagle Dunes Golf Club.

Sorrento Springs Classifieds

ADVERTISERS – Attention all lawn and pool maintenance, house cleaning, pest control and other small businesses! Sorrento Springs newsletter is looking for advertisers for our next quarterly issue. Don't miss out on the opportunity to be the first to have your ad seen by over 400 homeowners in the new Sorrento Springs newsletter. For pricing and availability, please contact the newsletter group at newsletter@eagleduneshoa.org.

ITEMS FOR SALE – Do you live in the neighborhood and have items for sale? List them in our next newsletter. Contact newsletter@eagleduneshoa.org to have your information posted



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BACK TO SCHOOL—August 18th



Lake County School Bus Access to the Community

The HOA has been in touch with the county and has agreed once again this year to open the gates for the school buses each morning and afternoon. The gates will begin opening soon at the request of the county.

When driving throughout the neighborhood, please be aware

Of the children loading on and off the school buses throughout the morning and afternoons.

Neighborhood Crime Watch

By Tina Sills

According to Lake County Sheriff's Office Crime Watch Coordinator, Deputy Walter Wolf, neighborhoods often wait until crime is a serious problem before launching an organized crime watch program. Let's not let that happen to our beautiful neighborhood!

The two main goals of our watch program is to keep neighbors informed of incidents in the neighborhood and to encourage everyone to call the Lake County Sheriff's Office if they see suspicious activity. Of course, dial 911 in an emergency. If it is not an emergency, call 352-343-2101. In fact, please save this number on your cell phone so you have it handy.

Our new web site at EagleDunesHOA.org is the main tool we use to keep everyone informed and organized. If you have not done so already, please register at EagleDunesHOA.org. If you rent your home to another family, inform and encourage your renter to participate in our crime watch and register their household at our web site.

There are 450 homes in Sorrento Springs. In order to better manage such a large number of households, the neighborhood has been segmented into "blocks" of 10-20 homes. There are 30 of these "blocks". So far, only twelve of them have Watch Block Captains. The main role of the Watch Block Captain is to help keep your neighbors informed. Visit EagleDunesHOA.org/CrimeWatch to see if your block needs a captain. If you have any questions regarding our Crime Watch Program, send an email to crimewatch@eagleduneshoa.org.

What Crime Watch IS and IS NOT:

Neighborhood Watch groups are crime prevention programs in which individual citizens work to 1) make their own homes and families less inviting targets for crime, and 2) cooperate with law enforcement through block and neighborhood groups to control crime throughout the community.

Neighborhood Watch is now the most successful anti-crime initiative in the country and the most effective and least expensive tool for restoring the safe, pleasant environment we all want for our families!

Neighborhood Watch groups are **NOT** vigilantes and do not assume the role of the police. They only ask neighbors to be alert, observant, and caring — and to report suspicious activity or crimes immediately to the police.

Neighborhood Watch is **NOT** a new idea; in fact, it is based on one of the oldest and simplest concepts known to man — neighbor helping neighbor. Dedicated, enthusiastic residents are trained to notice suspicious activities and report them, not only to law enforcement officials, but also to each other.



Neighborhood Party

Saturday, September 20th
at the
Neighborhood Pool & Pavilion

More details to come...

Real Estate Update

by Craig Henderson

As the Real Estate market continues to correct and adjust, all newer neighborhoods (like ours) are seeing the most dramatic swing in property prices. The overall value is still here; however, with too much supply and not enough demand, there is still a lot of downward pressure on sale prices of homes in Sorrento Springs.

From Sept 07 to Aug 08, 14 listings have sold. The average 4 bed, 3bath, 2510 sqft house had a listing price of \$260k and a selling price of \$249.5k. This works out to an average selling price of \$100 per square foot for 2008. The average selling time on the market has been 173 day.

Again, most homeowners would benefit by checking their tax bills from this year and preparing for next Fall. It could really pay off to set your assessed value as low as possible to lock in the long term savings that the new Homestead Exemption rules allow.

If you have any questions or comments, please feel free to contact your local real estate professional.

*Source: MFRMLS data from 14 Sold Listings from 09/01/2007 to present.

If you would like to ask a question for the next quarterly or request that a specific topic be addressed, please e-mail your newsletter committee at: newsletter@eagleduneshoa.org

