

Sorrento Springs Quarterly



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

Community News

Our Neighborhood has gone through a transition this year with the induction of the New HOA Board which was elected in June of this year. In addition to the HOA Board, committees have been formed consisting of community residents to review all services, contracts, income and expenses.

Each Committee had specific areas to concentrate on:

Security Chairperson – David Gallo

Review existing contracts and services, assess additional security needs to reduce crime and vandalism in the community and review bids for services needed. This is an important area as that activity had grown over the last year and it hurts the neighborhood image and home values

Landscape Chairperson – Mark Thomas

Review all existing services, quality of work, assess needs and prepare for new bids. This has been a large undertaking to achieve two main goals – quality work to enhance the community esthetics for all homeowners at a reasonable cost.

Architectural Review Chairperson– David Warden

Review all proposals for architectural changes submitted by homeowners. Reach out to properties that may not be following the community rules. Such violations include but not exclusive to vehicles on the street, boats or trailers in the yard or driveways, unkept lawns or landscaping, etc. Again these may seem minor considerations to most but this impacts the community value and all of our property values.

Budget Chairperson– Gail Bolser

Review all expenses and projected income for a balanced budget in 2010. Work with other committee chairs on any new proposals and bids that may impact the budget for 2010 expenses to reduce. Review the amount of delinquent homeowner assessments that impact projected income to pay for needed services in the community.

New HOA Board Members

President - Tom Fey (three year term)

Vice President - Matt Doan (one year term)

Secretary - Sheri McKee (two year term)

Treasurer James Koerner (one year term)

Director - Scott Wilkins (two year term)

Board of Directors Meeting Schedule:

The meeting schedule for the Board of Directors will be posted on the HOA web site for access by all homeowners. Notice signs that include the date, time and place will be posted on the Amenity Center bulletin boards as well as at each gated entrance to the community approximately one week before the meeting. All homeowners are invited to attend the meetings.

Board Meeting Minutes and HOA Financial Reports

Board meeting minutes and monthly financial results will be posted on the community HOA web site once they are available.

The HOA web site is a good place to find information that you might need concerning the community.

Please visit www.eagleduneshoa.org.

Register to receive information about your community.

Have you registered?



Additional Community News Continued from page 1

Receive the Community Newsletter via email

The Board of Directors would like to encourage homeowners to sign up to have future versions of the newsletter via email to help reduce our printing and mailing cost. If you would be willing to receive the newsletter via email instead of in a printed form, please send an email request to the HOA to ktaylor@lelandmanagement.com. The management company will begin to assemble an email distribution list and/or consider use of the email blast capability through the HOA web site.

New Landscape Company Awarded the HOA Contract

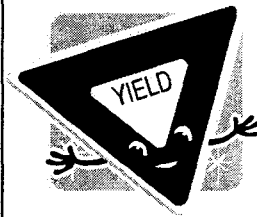
The Board of Directors issued a request for proposal for landscape services for the HOA earlier this summer and the results were received and reviewed by both the Grounds Committee and the Board of Directors. The Board of Directors awarded the contract to TruGreen Lawn Care at their October 27, 2009 meeting. Servello and Sons Landscape company has been given notice that their contract will end November 30, 2009. TruGreen will begin maintaining the common area and the town home landscape beginning December 1, 2009.

The Country Greens Community Development District (CDD) that maintains the storm water management areas inside the community and the area of landscape outside the gates and perimeter of the community also has selected a new landscape company. They have hired Valley Crest to maintain the CDD property and have cancelled their contract with Servello and Sons.

New Pool Services Company Awarded the HOA Contract

The Board of Directors issued a request for proposal for pool/spa maintenance services recently and the results were presented to the Board at their last meeting. The Board awarded All Pool Repair the contract to maintain the community pool and spa beginning December 1, 2009. Prestige Pools will continue to maintain the pool until November 30, 2009.

Amenity Center Coordinator - Fred Bernak (Eagle Dunes homeowner) maintains the Amenity Center Social Calendar and can assist residents with their reservation request for private parties at the Amenity Center. A reservation request form can be located on the HOA web site. This form must be completed and submitted along with a refundable deposit check in the amount of \$200.00 made out to the Eagle Dunes HOA. If the area is cleaned up and there is no damage after the event is finished the deposit will be returned. Instructions for reserving the Amenity Center are on the form as well as the rules governing the use of the facility. Fred can be reached at 352-449-9591 or via email at fredydb@embarqmail.com.



Street Safety and Speed Limits

Please take notice of the many "children at play" and "25 mile per hour speed limit" signs throughout our community. They are installed to help increase awareness to all residents of the need to slow

down and drive safely in the neighborhood. The school year is in full swing and we need to be aware of the many children throughout our community and ensure their safety as well as our own.

Street Parking Is A Safety Concern to Homeowners; the Board of Directors is considering implementing stricter parking rules in the community for street parking. Vehicles parked on the streets that impede traffic flow and cause a safety concern will have notices placed on them by members of the Grounds and Security Committees to help create awareness on the part of homeowners and guests that their vehicle may be the cause of concern. If there is no reduction in the number and frequency of vehicles parking in the streets on a regular basis, a towing policy may be adopted by the Board to have offending vehicles removed from the community. Please do your part and do not park on the street, sidewalk or grass areas.



ARC Meetings

The ARC will meet once each month to review applications submitted by homeowners for exterior modifications to their homes and/or landscape. A notice of the date and time of the meeting will be posted at the Amenity Center bulletin boards and on notice signs at the entrances. All homeowners are invited to attend these meetings, but attendance is not mandatory. ARB application forms can be found on the HOA web site. Instructions on how to complete and where to submit the ARB form and what type of supporting documentation is required is listed on the form. Once the committee has completed their review of the application homeowners will receive a letter in the mail stating results of the review meeting along with a copy of the signed application for their records. Questions on the ARC process can be sent to arb@lelandmanagement.com.



Vandalism and Security

Unfortunately the community continues to experience occasional vandalism to both residential property and HOA property. The HOA has hired a security firm and that significant efforts are being made to improve security in the community for the benefit of all homeowners and residents which will include regular security at the recreation area, patrols through the community, and responding to security system alerts as needed. The HOA is also working out a formal arrangement with the LCSO to provide traffic enforcement in the community.

Of special note, residents should be prepared to show some form of identification when entering the recreation area. Anyone that does not have proof of residency on their person may be asked to leave. Anyone 15 years or younger must be accompanied by an adult resident over the age of 18 continuously. The hours of the pool and spa area are dawn to dusk. Anyone caught in the pool or spa after this time will have their pool privileges revoked for the household. Only three guests per household are permitted without prior approval. The entire recreation center is under camera surveillance and monitored 7 days a week. Trespassers will be prosecuted to the fullest extent of the law

If you see any suspicious activity around our community please contact the Lake County Sheriff's Office. For non-emergencies they can be reached at 352-343-2101.

Recent Vandalism

Anyone having any information on the graffiti that was recently done on the bottom and sides of the pool should call Detective Demko at 352-343-9529 and refer to case number 09161128.

2010 Budget and Assessment Approved

The Board of Directors met on October 27, 2009 and approved the 2010 budget and assessment. Single family home assessments will be \$257.00 per quarter next year and Town Home assessments will be \$252.00 per month. A copy of the final budget will be posted to the HOA web site shortly. Coupon books for 2010 along with a copy of the budget will be mailed to all homeowners in early December 2009. If you have not received your coupon book by mid December, please contact the Billing and Assessment Department at 407-447-9955 to request a duplicate.

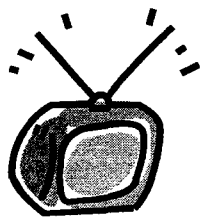
Sorrento Springs Classifieds

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. 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



Comcast Cable



Non Payment of Assessment Can Lead to Cable Service Suspension

The Board of Directors has approved a policy to suspend cable television service to homeowners that have not paid their assessments and have not worked out a plan to repay them with the HOA. A separate notices is being placed in the Late Notice statements sent to homeowners informing them that if they have a history of non payment and are carrying a significant outstanding balance for an extended period of time that the HOA may have their cable television service provided through the HOA Comcast Cable bulk cable agreement suspended until payment arrangements are made. There will be a \$25.00 administrative turn off fee assessed by the HOA to each homeowner and a \$25.00 turn on fee charged by Comcast if the cable is turned off due to non payment of an assessment, late fees, interest, and any legal fees.



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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

The Lighter Side...

Downeast Maine Pumpkin Bread Recipe

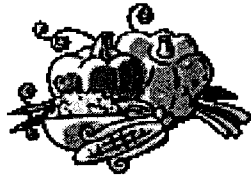
(from Allrecipes.com)

Prep Time: 15 Minutes

Cook Time: 50 Minutes Ready

In: 1 Hour 5 Minutes

Servings: 24



Ingredients:

- 1 (15 ounce) can pumpkin puree
- 4 eggs
- 1 cup vegetable oil
- 2/3 cup water
- 3 cups white sugar
- 3 1/2 cups all-purpose flour 2 teaspoons baking soda
- 1 1/2 teaspoons salt
- 1 teaspoon ground cinnamon
- 1 teaspoon ground nutmeg
- 1/2 teaspoon ground cloves
- 1/4 teaspoon ground ginger

Directions:

1. Preheat oven to 350 degrees F (175 degrees C). Grease and flour three 7x3 inch loaf pans.
2. In a large bowl, mix together pumpkin puree, eggs, oil, water and sugar until well blended. In a separate bowl, whisk together the flour, baking soda, salt, cinnamon, nutmeg, cloves and ginger. Stir the dry ingredients into the pumpkin mixture until just blended. Pour into the prepared pans.
3. Bake for about 50 minutes in the preheated oven. Loaves are done when toothpick inserted in center comes out clean.



TOWN HOME LANDSCAPE COMMITTEE VOLUNTEERS NEEDED

The HOA is seeking several homeowner volunteers for the town home landscape committee to help provide regular feedback to the Grounds Committee Chair and the management company on the status of the town home landscape to help improve quality control. One of the changes the HOA will be making with the new landscape company that will be starting December 1, 2009 is to have monthly meetings with the landscape supervisor to go over landscape and irrigation matters to help insure a higher level of quality control. Input from town home homeowners from the Tuscany town homes and the Sardinia/Campeon town homes on a regular basis would be very helpful. Ideally, we would like to get three homeowners from each of the two town home sections. If you are interested in participating, please contact Kent Taylor, Community Association Manager, at ktaylor@lelandmanagement.com.

Leland Management Contact Information

Community Association Manager :Kent Taylor
407-781-1181 407-781-1181 Fax: 407-781-1298

Gates (access, remotes, passcodes, roster, pool pass key): Laura Mills at 407-781-1169 407-781-1169

Amenity Center Coordinator: 352-449-9591 352-449-9591

Billing & Assessment Department - 407-447-9955 for questions regarding matters related to payment of assessments or the balance on your account.

Committee Volunteers Needed

 * If you are interested in volunteering to be on a neighborhood committee, please contact Kent Taylor, Community Association Manager, at ktaylor@lelandmanagement.com. Committees that are seeking volunteers are the Neighborhood Watch, Social, and Grounds Committees.

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Ladies...are you interested in getting on the community bunko sub list or starting a new bunko group? If so contact Eleanor at stefless@aol.com or 352-483-2954.

