

# Manderley News

*A Publication from the Manderley Homeowners*

July 2000

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Manderley is managed by:  
**Specialty Management**  
444 W. New England Ave, Suite B  
Winter Park, FL 32789  
(407) 647-2622

## Homeowner General Membership Meeting- Report

We had a good turn out for the June general membership meeting. We heard discussion from board members and homeowners regarding the wall that Lennar promised would be built on the east side of Manderley. A vote was taken and unanimously passed that we accept the \$52,000 settlement that Lennar is offering in return for signed agreements that no further action will be taken against them in this matter.

We will be having another general membership meeting September 27<sup>th</sup> to further discuss this money and the wall. Please mark your calendars to attend! We must have a quorum of 50% attendance. You will be receiving letters reminding you of the date and time of this meeting as well as proxy forms to complete if you cannot attend.

## Neighborhood Speed Limit

Schools will be starting again soon and that means that our neighborhood bus stops will once again be full. Just a reminder that the neighborhood speed limit is **25 m.p.h.** Please watch for the children and their parents and keep your speed down. Thanks!

## New Architectural Review Board Process

With this newsletter you will receive a flow diagram that outlines our new Architectural Review Board (ARB) process. If you would like to make change to your home or yard, please submit an ARB form (available from any board member or from Specialty Management). Send your completed forms to: **Specialty Management Company-Attn. Andrea Bracken**

**444 West New England Ave., Suite B  
Winter Park, FL 32789.**

Routine requests will be presented for review an hour before board meetings and signed by the ARC committee. Exterior changes or unique requests will be discussed at the monthly board meetings and

voted on for approval. Please contact Kathleen Keller or any of the board members if you have questions.

## Maintenance Committee Reports

**Retention Ponds:** The Board has approved the repair of all 8 retention pond culverts. Every pond was experiencing washouts and needed to have rock or gravel put in at their base to prevent further erosion. All repairs are now underway. The front pond needed the most work and we shouldn't have future problems with it or any of the others. Cost of the project is \$3,025.

**Front Entrance Enhancement:** The Board also approved putting irrigation and flowers in the islands where the Rinehart trail meets Manderley Run. You should see this improvement over the next couple of weeks.

**Irrigation Problems:** Everyone may have been noticing that our common area grass was developing some burned out areas. We had a couple of zones in the front that were a problem in the back southeast corner. Our irrigation timer was evidently struck by lightning. It has been repaired along with the front zones. Everything should be greening up soon.

**Lawn Care Tip of The Month:** Make sure your mower blades are sharp. Dull blades can tear the grass instead of cutting it.

### **Manderley Homeowner's Association Board Members:**

Jeff Deen-407-862-2529

Cary Berman-407-328-4350

Darrell Jarvis-407-302-0059

Mryle Wiekert-407-330-0400

Kathleen Keller-407-324-747

Chrissi Moye-407-302-4002

Joyce Malone-407-322-0158

### **A Reminder:**

The association board meetings (see the Up-Coming Events column for dates and times) are not just for board members. We encourage all interested residents to attend and voice your concerns and opinions.

### **Keeping your pets safe**

We have noticed some stray animals in the neighborhood recently. Please remember that your pets must be on a leash when not in your yard.

### **Don't forget to get involved!**

All committees could use new members, so please call a board member or any committee member to find out how you can help. *Thank you!*

## **Up-Coming Events:**

**August 3rd, 2000**

**6:30 pm**

**Board Meeting**

**455 Randon Terrace**

All are encouraged to attend.

**September 27<sup>th</sup> 2000**

**7:000 p.m.,**

**580 Greenway Blvd.-Public**

**Library**

**General Membership**

**Meeting**

Community meeting. All homeowners are requested to attend to discuss critical issues for our community.