

Manderley Message

Volume 06, Issue 6

www.manderleyhoa.com

October 2006

Save the date

**Community Garage Sale 21 October (permits from the city)
Information Tracy Belikoff 407-321-7354**

Manderley Fall Festival 4 November

Prize draws, raffles, silent auction, fun and games - Info to follow

RSVP – email: Social_planner@manderleyhoa.com

Phone: Cheryl 407-461-6007 Kat 407-323-0069 Tracy 407-312-2528

**Annual General Meeting (AGM) 6 December 6:30 – 9:30
911 Wallace Court (left off Rinehart Road, next lights north)
Vote for Directors, review 2007 budget, 2007 improvement plans
2007 dues \$484 per year**

Neighborhood Complaints

We have had a few neighbors who have made complaints that did not follow the prescribed procedure of calling into Specialty or making a written complaint. This prevents the dissemination of information that may already be known to the

board members or Management Company and does not allow for a direct answer. People have called in the city or other agencies when the information could have already been available from internal sources.

For everyone's information the construction refuse bin will be removed next week as the project on the interior is nearly completed. Rod was offered a personal tour of the property to inspect the new flooring and changes. It is very impressive and will add a lot of value to the home.

Ali had completed the first renovation to modernize and raise the value of his property. Through plumber's mistake, a pipe burst that

flooded the upper story of the home destroying all the new flooring, the ground floor ceiling and soaking the drywall. He let the association know before having to recommence the work. During the construction he had to make accommodation for

Budget for 2007

Manderley is facing the same issue as many homeowners and condo associations in the coming year and that is the increase in pricing affected by the high costs of fuel and materials.

The cost of metals is affecting the chemical pricing for weed control and aquatic management; the insurance industry has introduced wind damage as a parameter for determining liability in the state and our premium has increased from \$1878 to \$7954 per annum; the cost of fuel for the landscape equipment and delivery of goods are all affecting the budgeting process your board has been managing over the last couple of months. We did not have a large turnout to the budget discussions meeting advertised on our front board for the latest board meeting, indicating, as members we are all mostly just concerned with the bottom line. We are planning improvement on the community signage and front entrance appearance for our 2007 projects and have left the storm water as funded. Your dues will be \$484 for 2007.

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Email Distribution of Information

Did you know we have an email distribution list for receiving information, police bulletins and announcements between newsletters?

You can sign up on the website Manderleyhoa.com or send an email to Manderley@cfl.rr.com to join.

We have news items go out to the members immediately as they become an issue so you can stay informed that way as well.

Here is an example email:

-----Original Message-----

From: manderley@cfl.rr.com

To: manderley@cfl.rr.com

Sent: Thu, 28 Sep 2006 8:26 AM

Subject: Manderley Community

Good Morning:

I am counseling a homeowner on rectifying a situation and assisting him to bring his property into compliance with our minimum standards. He has had a problem retaining a trustworthy lawn service. I am asking our members for recommendations of companies they are satisfied with.

My criteria are the rate, contact information and level of satisfaction. If you could provide a score out of 1 to 10, the rate they charge per visit or per month and the name and contact information that would be of benefit to ending some issues we have had with overgrown yards.

Your Social Club is planning a community family event on 4Nov06, please mark your calendars and join us for a fall festival with prize draws, children's crafts and refreshments in a fun way to meet your neighbors. There will be a newsletter distributed once further details have been solidified. For information or to volunteer send a request to social_planner@manderleyhoa.com.

You may have been approached to sign a petition in the community. This board is not involved and finds these kinds of politics no longer necessary. In fact we have an open door policy and information is readily available, we encourage your participation at our meetings and value your feedback. All of the members

that had requested information on the main issue, prior to this measure, expressed satisfaction with the speed and quality of to this measure, expressed satisfaction with the speed and quality of the response. As a member you have many options. Please feel free to contact the management company or a board member directly. Our policy remains that contacting Specialty Management in writing via letter, fax or email will result in the matter being addressed at the next scheduled board meeting. To ensure we can provide proper feedback we require of a member to identify themselves and discourage anonymous complaints as this often results in a single disgruntled individual registering numerous complaints about an issue or singling out someone for purely personal reasons.

The pond leveling has been completed which was the last impediment to being able to run the mowers over the uneven ground. We are now moving to investigating getting our ponds certified and filing our paperwork with the state. The Stormwater committee managed to negotiate the required repairs, up to the point of completion we are at today, within our budget constraints and anticipate the ability to continue using the fund created in 2006 to complete maintenance into 2007. At this time we do not foresee any additions to the stormwater maintenance fund being budgeted into our 2007 dues.

The next community event will be the [Fall Garage sale](#) on Saturday, October 21st. If you have any further ideas or would like to get involved, please feel free to contact Tracy Belikoff (407) 321-7354

We have two Board Member positions up for election this year. So far Nominations have been received for Tracy Belikoff as a returning board member and Rod Pixley as a returning board member. Anyone wishing to nominate a member for consideration for a board position (residency required) or join the nomination committee should send an email to nominations@manderleyhoa.com.

Dues which have been or remain unpaid are subject to interest and as per our rules it is intended to be coercive. I believe it is very high and dues should be paid to avoid this penalty. We have proceeded to lien for anyone who has not paid from the beginning of the year. Those who may have forgotten the second installment should act quickly.

Thank you for your time. Have a nice day.
Rod Pixley
President
ManderleyHoa



Lake Mary Police Department Community Alert

Chief Richard Beary

165 E. Crystal Lake Avenue Lake Mary, FL 32746

On Saturday, 9/23/06, between the hours of 1600 - 1630 hrs., a resident at 151 Root Trail, Palm Beach, FL. reported that a woman knocked on her side door claiming to be from FPL and needed to check her meter. The female suspect walked with the elderly resident/victim to the rear patio asking several questions attempting to distract the resident. The victim stated that they were in the rear area for approximately a half hour, when a male voice coming from inside the house said, " I'm going down the street to check another property." The female suspect stated she would be right back but never returned.

The resident became suspicious and went down the street and spoke to a neighbor who called FPL. FPL advised that no work teams were in the area.

Jewelry and cash were taken.

The suspects are described as a male and a female. The female was between 5'1" - 5'2", 30- 40 years old, wearing a pink short sleeve shirt, blue jeans, white sneakers and a dark blue baseball cap. The male wore a black baseball hat. No further descriptions were available.

SIMILAR INCIDENTS WERE REPORTED EARLIER THIS YEAR.....

03/04/06 - SATURDAY- 3 individuals who spoke little English, claimed to be FPL workers, checking for shortages. (06-362) Suspect #1 - Male, possibly Hispanic, 5'6" - 5'8", 35 - 40 years old, thin build, dk hair, clean shaven, no glasses, Hispanic accent, spoke English well, orange vest, spoke on a cell phone.

Suspect #2 - Male, possibly Hispanic, 5'2", 19 year old, heavy Hispanic accent, dk hair, clean shaven, thin build, orange vest, small legal pad with pencil, wearing blue jeans.

Suspect #3 - Female, possibly Hispanic, 4'8", 10 -12 years old, medium build, dark hair, heavy Hispanic accent, wearing a white hard hat.

03/13/06 - MONDAY - 1400-1430 hrs., 2 individuals claiming to be FPL workers . One male, 20's, black hair baggy pants, orange Hard hat, one female, 20's, hard hat. Suspect vehicle described as a white pick up truck with partial tag "522."

Imposter burglars work in teams of two or more males and may even use females or children to gain the confidence of targeted victims. The males may wear uniforms, have fictitious ID, and pose as utility workers, inspectors, tree trimmers, painters, cable repair, exterminators or any type of worker in order to gain confidence of the victim, and enter the residence. They also use "distraction methods", branching off in different directions of the home, while stealing valuables. The elderly are targeted and the crimes are usually committed during daylight hours. The suspects are known to use vans, SUVs and pick up trucks.

If you have any questions or concerns about this matter please contact PFC Anthony Seda at (407) 585-1305 or e-mail him at aseda@lakemaryfl.com If you see someone suspicious or believe you may be part of a scam please contact the Lake Mary Police Department at (407) 585-1300. You can also call the City of Lake Mary Information Line at (407) 585-1333 to hear daily activity reports throughout the City.

For your information
Rod Pixley
President
ManderleyHoa

Manderley Community Garage Sale

The garage sale for the community will be held on the 21st of October. Tracy Belikoff has again volunteered to advertise and organize the event. Homeowners require a city permit (Cost \$5 obtained from the city) to participate and it is their responsibility to obtain one prior to the Saturday event.

Manderley Fall Festival

Your Manderley Social Club is planning a Block Party event for Saturday the 4th of November. There will be games for the kids, prize draws, raffles and silent auctions. Discount coupons from neighboring businesses will be offered. Tracy and Keith Belikoff have obtained an extensive prize list. Donors are businesses from within our larger community. The list includes Hop Sings Chinese, Lees palace, Chicago Taste, Delano Café, Brusters, Backyard BBQ, Giovanni's, Nick-N –Willy's, Jinja Bar & Bistro, Hooter's, Keller's BBQ, Vivonas, Edible arrangements, Platinum Nail Spa, Tan USA, For your Nail plus Tan, Girls Day Out Boutique, Romana Rain Skin Care Center, Loosen Up spas, Pace Fitness, Lift Personal training, Timacuan Golf, Wynne Family Chiro, Play it again sports, Plasterrific, M&E Photography, Hollywood Houndz, Pets Planet, and Lake Mary Carwash. So far we have eclipsed \$2000 in gifts and the list is growing. Please support these businesses in appreciation. We will have masseuses, informational presentations, dinner, music and events. Information will be delivered via flyer to your home.

If your business would like to donate a prize to the pool, provide discount coupons to the participants or become involved in sponsorship contact a social club member or Keith directly.

We will have hotdogs and drinks for the kids. There will be water, soft drinks and some mix provided. Discretion is requested if you intend to BYOB. The roadway at the south end of Lake Barney (between 312 and 299 Randon) will be blocked off for the day and residents will be requested to use the entrance between 100 and 107 Randon to gain access to homes in the circle around Lake Barney. We require RSVP to complete our planning. Please include your address, number of adults and children and preference for veggie-burger, hamburger, or chicken burger. Guests of members are allowed to attend for a charge of \$5 per person.

We can still use volunteers to assist with running the games, setup and tear down, cleanup, etc.

RSVP:

Email: Social_planner@manderleyhoa.com

Phone: Cheryl 407-461-6007 Kat 407-323-0069 Tracy 407-312-2528

Manderley AGM

Our AGM will be held at the city building in the senior's club meeting center from 6:30PM to 9:30PM during the 6th of December. All members are invited. A copy of the budget and nominated board members will be delivered to your home along with an agenda 30 days prior to the meeting. There have been no proposed rule changes submitted at this time. Please bring any rule change proposals to the attention of the board two weeks prior to the last board meeting of the year which is scheduled for the 1st of November.

Your board has discussed a capital project that will see improvement and modernization of the community signage, cleaning and preventative maintenance on the front entranceway brick and concrete and sprucing up the landscaping where we have dying foliage. Details will be available.

Need a copy of an old newsletter? - <http://www.manderleyhoa.com/community/index.php?showtopic=19>

This list is used by the management company during inspections.

Each home is expected to be able to pass

Date: _____ **these criteria upon visual inspection**

Inspection times vary from month to month or week to week

Address: _____

- Lawn not mowed
- Edging around sidewalks and driveway not done
- Plant beds not weeded
- Plant beds not edged
- Mulch needs to be replaced.
- Borders around flower beds is inconsistent (all border material should be the same)
- Overgrown shrubs and/or plants not trimmed and maintained.
- Overgrown trees need to be trimmed
- Dead trees need to be removed and replaced
- Weeds and grass growing in cracks on driveway need to be removed
- Driveway stained, needs to be pressure washed.
- Trash or recycling containers not removed or stored out of view.
- Toys and/or other recreation equipment not stored out of view.
- Commercial vehicles are not permitted to be parked anywhere in the community.
- Vehicles parked in driveway blocking access to sidewalk.
- Basketball goal not properly stored. (needs to be pulled up near home when not in use).
- Fence in need of cleaning
- Fence in need of repair
- Roof needs to be cleaned
- Soffits needs to be cleaned
- Fascia needs to be cleaned
- Pool pump, Water softener or other equipment in need of screening
- Pets not properly leashed or causing a nuisance.
- Unit in need of painting.
- Mailbox in need of repair(s) or replacing.
- _____
- _____
- _____
- _____



Architectural Review Committee & Board of Directors
Architectural Approval Request Form

Manderley Homeowner: This request form is to be completed by the homeowner and submitted to the Architectural Review Board (ARB) for approval before any work commences. If you have any questions concerning the application, please refer to Section 1 in our bylaws or contact Amanda Vander Vleit at SPECIALTY MANAGEMENT 407.647.2622 or fax 407.647.3226. Requests must conform to local zoning and building regulations and you must obtain any required permits for fences, tree removal, etc. before the Board approves your request.

NAME of Property Owner:

Address:	LOT#
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Phone (Home):	Phone (Work):
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Email:

Approval is hereby requested to make the following modification, alteration or addition to my home or lot. By making this request, I hereby agree to repair any damages caused to common or limited common areas as a result of this work and will restore these areas to their original condition within two weeks of completion. I have attached a copy of my survey with the proposed work drawn in (if applicable) approximately to scale.

Have you received approval from the City of Lake Mary and attached a copy of any related permits? Yes No

This approval request is for:

- | | |
|---|--|
| <input type="checkbox"/> Pool or Spa | <input type="checkbox"/> Painting Exterior: (Specify materials and include color chip samples) |
| <input type="checkbox"/> Landscaping or Fencing | <input type="checkbox"/> Roof Repair/Replacement (Include type, color and grade) |
| <input type="checkbox"/> Other (use additional sheets if necessary) | |

Signature of Homeowner:	Date:
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TO BE COMPLETED BY ARCHITECTURAL REVIEW BOARD

ARB decision:

- Approved unconditionally.
- Plans incomplete - Information Needed:
- Approved with the following conditions:
- Denied:

Please resubmit application and plans to the ARB within fourteen (14) days of receipt of this notice. Be advised that no work can be performed until the ARB has rendered a written, unconditional approval. Thank you for your cooperation.

By:	Date	Request Number
Architectural Review Board	Manderley HOA, Inc.	

Please fax or mail your ARB requests for home exterior changes to:

SPECIALTY MANAGEMENT Company of Central Florida, Inc.
 882 Jackson Avenue Winter Park, FL 32789 fax #407.647.3226

Board of Directors

President:	<u>Rod Pixley</u>	(407)-323-0069
Vice President:	<u>Lance Beck</u>	(407) 321-6909
Secretary:	<u>Rick Gardner</u>	(407) 323-5169
Treasurer:	<u>Ira Blake</u>	(407) 797-0657
Board Member:	<u>Doug Chapman</u>	(321)-689-6180
Board Member:	<u>Todd A.Cannatelli</u>	(321) 278-6848
Board Member:	<u>Tracy Belikoff</u>	(407) 321-7354

Your board encourages your feedback and ideas. We have a process of handling complaints from members at a board meeting. Simply inform **Kevin Ray** at Specialty Management via fax at 407.647.3226 or email at kray@smcofc.com and we will bring it up at the next meeting.

Architectural Review Committee

architectural@manderleyhoa.com

Kat McLane	407.323.0069
Cheryl Jackson	407.461.6007
Sharon Sanborn	407.321.3993
Tracy Belikoff	407 321-7354 (Board rep)

Property inspections took place the first week of October. Please address any items noticed in a letter you may have received. The percentage of homes requiring improvement to meet minimum standards has greatly diminished since commencement of the program last November. Thank you

Any improvement to improve your home's value is diminished if it lacks curb appeal. The outward appearance of your home's landscaping affects the perception of the viewer. Neatly trimmed bushes and an edged lawn give the impression of a well kept home inside. Normal everyday maintenance can affect the way your home is viewed by potential buyers. Take care to provide proper curb appeal to your home's exterior to preserve value in the property and your community.



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3733 Lake Emma Rd
Lake Mary, FL 32746
www.FloridaHouseHunting.com



Owned And Operated By NRT Incorporated.

Useful Numbers

Lake Mary City Numbers

Bus Routes	407-841-LYNX
Animal Control	407-665-5201
Drivers License	407-327-4760
Crystal Lake Elementary	407-871-8150
Lake Mary Elementary School	407-320-5650
Lake Mary High School	407-320-9550
Lake Mary Library	407-321-2419
Post Office	1-800-275-8777
Schools	407-320-0000

Seminole Numbers

Seminole County Courthouse	407-665-4330
County Health Department	407-665-3200
Seminole County Library	407-321-2419
Seminole County School Board	407-320-0000
Seminole County Services Building	407-665-1130
Seminole High School	407-320-5050
Vehicle Registration	407-665-1000
Water, Sewer, Refuse	407-585-1448

Yard Care Tips

Grub

Grubs are a root-feeding headache. New preventative products have given us more tools to help in the battle. Grubs are the immature (larval) stage of beetles. Beetles lay their eggs 1 to 2 inches deep in the soil and the eggs hatch in 2 to 4 weeks. Young grubs feed on grass roots immediately. Turf rolls back like carpet, turns yellow and dies quickly.

Treatment Apply Diazanone -late April to mid-May and Mid-August to October.