

# Manderley Message

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ManderleyHOA.com

December 2007

## Manderley YOM

We need volunteers to continue the motivating tradition of the Manderley Home / Yard of the month rewards program. After two years of service the current committee is stepping down to let new blood review the properties for adherence to the criteria. This is an excellent chance to get involved. [architectural@manderleyhoa.com](mailto:architectural@manderleyhoa.com)

Manderley held its AGM (Annual General Meeting) December 5th, 2007 @ Lake Mary Senior's Center. We missed quorum on the first calling of the meeting which due to a statute change was set at 30% of the membership. On the second calling of the meeting we completed our current business and followed through with the published agenda.

We ratified the 2006 AGM minutes and discussed the budget for fiscal year 2008. We have created funds for our major expenses in the coming years and dedicated monies for anticipated future repairs

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Please slow down on the streets in Manderley. Running the stop signs and exceeding the speed limits are expensive fines and dangerous for our residents. School will be breaking soon and we have joggers and pedestrians enjoying the cooler weather on our Roadways. Thank you.

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The ARB Committee would like to remind members to submit their forms with landscape diagrams, permits or a paint swatch on a separate piece of cardboard with your ARC application. Please note the board has voted to accept a new palette of colors as recommended by the ARC and these are the only colors currently allowed to be painted in the community. (FS 720.3035)

to avoid a recurrence of any issues with our storm water system or any repairs to the perimeter of the community. Our president explained the reasoning behind the high water situation and the Association's proactive stance to prevent a recurrence with a fund designed to spread the cost out over several years. The fund is completely funded and it is not anticipated any new monies will be required for the next 5 years at a minimum.

The board presented a year in review with many of the projects initiated in 2006 being completed and many new ones being put through the phases. We covered the projects individually and walked the members through the process in keeping with the Board's philosophy of the quickest ROI or best value for the dollar which can delay projects longer than originally scheduled but does not interfere with liabilities or necessity. The membership appreciated the diligence and recognized the savings made over the year.

Our Architectural Review Committee (ARC) went all out on the rewards program this year and several homeowners in attendance were honored for their hard work and diligence in keeping their home and yard's appearance in top shape. Thank you so much to the ladies (**Kat McLane, Robin RounTree, Cheryl Jackson and Sharon Sanborn**) for their hard work and excellent display presentation.

The YOM annual rewards program had the toughest voting choices since the program's inception. We had to take an extended break and ended up with two homes tied at first place and three homes tied for third. Several can vouch for how difficult it was to choose. We have posted the winners and home pictures on our website for those members who have internet access.

A new award called Homes of Distinction was instituted in Manderley for 2007, we recognized several Yards. These homeowners deserve our appreciation for the visual affect on our neighborhood's overall appearance. The criteria were a 2006 YOM (Yard of the Month) winner had to maintain their property beyond YOM qualification standards for the entire year. The homeowner's were not informed of the award before hand and maintained their properties without expectation of recognition.

In the open forum, members were encouraged to share their ideas and questions regarding their community. We had a very productive discussion which provided the board with future direction based on the desires of our membership as represented by those in attendance. We discussed a SUU (storage utility unit), proposed changes to the fencing choices allowed members, concrete stamping or driveway blocks and many other upscale choices that would be beneficial to our property values. Based on the positive response by the membership your board will be pursuing the proper research and procedures to institute the changes. We discussed a project to obscure the view of the field, we all own, running alongside Rinehart Road. Rod will pursue discussions with the city and trailblazers to share the cost of a budget vegetative screen that will enhance the appearance of the trail while hiding the field from view. Higher cost alternatives had already been discounted by your board as unnecessary and not fitting within or fiscal policies of top value for our dollar. It remains important to consider the privacy of our neighbors whose homes border the brick wall separating our community from Rinehart.

We have placed the pictures from the meeting on the website for those members who were unable to attend the meeting in person. You will be able to feel the ambiance of the meeting and see the summary of the projects completed from 2006 and 2007. The long explanation is not included as the audio would be too large for the web but as they say a picture is worth a thousand words. This presentation is large (.15G) and hopefully you have a broadband connection to view. To keep the size down we have only included an Internet Explorer version. [http://manderleyhoa.com/2007\\_AGM.htm](http://manderleyhoa.com/2007_AGM.htm) (note: type in the capital letters)

Thanks to everyone that made it out to the meeting and provided support to your Manderley volunteers, it is appreciated. Consider donating some of your skills or time to the creation of a better neighborhood.

A short board meeting was held after the AGM to handle the community's December business and ARC permit applications that had come up within the last thirty days. As all terms run over into 2008 there was no general election of directors. An election of officers was held and the team has elected to maintain the status quo. Your officers will remain the same during the 2008 fiscal year.

### **Congratulations for Home/Yard of the Month December**

#### **HONORABLE MENTIONS:**

**Randon Terrace: ?**

**Manderley Run: ?**

**Lake Coven Court: ?**

**Regina Lane: ?**



**We would like to thank our Home/Yard of the Month selection committee for their dedication to the task, the creation of selection criteria, the production of certificates of recognition and the rewards program. Cheryl Jackson, Kat McLane, Robin Rountree and Sharon Sanborn have been volunteering in the capacity during 2006 and 2007. We are looking for replacement volunteers during 2008 to continue the tradition and manage the task and budget.**

**Please send an email offering your name to  
[architectural@manderleyhoa.com](mailto:architectural@manderleyhoa.com).**

The creation of the letters and monitoring of properties for the adherence to the covenants is the responsibility of our management company and is not a part of the Home/Yard of the Month selection committee's duties.

*ARC Committee*

### **President's message**

I hope everyone had a great holiday with family and friends over the long weekend. I am sure we all have a lot to be very thankful for in our lives.

We had another year with a fun AGM and received some very valued feedback from our membership. Again speeding was brought up as a concern. Our traffic study last year showed a very small minority of drivers driving dangerously fast on our roadways. We recorded speeds in the forties and will be directing the Lake Mary Police Department toward the particular individuals who do not respect the dangers they pose to our children, pets and pedestrians. You can help by reporting the license number and make of car being driven to a board member or the LMPD 407-585-1330.

We are coming up to another holiday season and whether you are in the middle of Hanukah, Bodhi, preparing for Dhu al-Hijjah, looking forward to Christmas celebrations, Kwanzaa or maybe Litha another year is closing on us and we are looking down the road at resolutions and plans for a prosperous year. Please be considerate of those who are less fortunate and consider giving to your office collection activities, the angel tree or donate those lightly used items you will be replacing this year to a worthy charity. We can all make this time of year more pleasant for everyone with very little effort.

I would like to thank all of the tireless volunteers Manderley had this year, your board, committee and club members who donate freely of their time and labors, and many of our membership for simply understanding that this is community service and not our vocation. We all accept the responsibility and take on the duties in addition to running our business, personal and public lives so when we get compliments like those at the festival and AGM, it is appreciated.

We are in constant need of volunteers be it on a project basis or for an annual commitment to a committee. Please consider donating some of your personal time to community activities this year.

My best wishes to you and your family for a prosperous year in 2008.

Rod Pixley

## Upcoming Events

**Manderley Community annual dues payment is January 1, 2008**

### Manderley Chili Cook-off

February 23<sup>rd</sup>, 2008

Watch for details

Contact [social\\_planner@manderleyHOA.com](mailto:social_planner@manderleyHOA.com)

To volunteer to help or for entry info.

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### Manderley Spring Garage Sale

March 15<sup>th</sup>, 2008

### **Interested in Advertising your Business or Event in Manderley's Newsletter?**

This space can be purchased to offset the cost to our homeowners

Contact [communication@manderleyhoa.com](mailto:communication@manderleyhoa.com)

### **For More information**

**THE ORLANDO REGIONAL REALTOR® ASSOCIATION'S MAGAZINE, MOVE, CENTRAL FLORIDA'S OFFICIAL RELOCATION GUIDE** presents Manderley Subdivision as an upscale choice in the area of Lake Mary and the I4 corridor. It is mentioned along with Heathrow and Timacuan as an upscale neighborhood worthy of considering when relocating into the area. There are several large corporate offices located in the area. Your board and ARC are willing to hear the ideas from members that can add to the impression and solidify the reputation of our neighborhood. One of the main goals of the Board of Directors is to increase your property values in Manderley.

## **Did you know?**

**Lake Mary FARMER'S MARKET**  
The market will be every Saturday from Nov. 10, 2007 - May 31, 2008 from 8 am - 1 pm located at City Hall.

**CENTRAL PARK MOVIE NIGHT**  
Movie in the park night the 2nd Thursday of each month at dusk on the City Hall grounds. The next movie will be on January 10th featuring Harry Potter and the Order of the Phoenix.

Need a recycling bin? They are free from the City call 407-585-1400

All violations are monitored and letters are sent out by the Management Company. Any member can report a violation to **SPECIALTY MANAGEMENT** – Kevin Ray  
**882 Jackson Avenue Winter Park, FL 32878**  
**407.647.2622 fax 407.647.3226**  
- [Kray@smcof.com](mailto:Kray@smcof.com)

We are interested in your opinions. Do you have an article of interest to the community then send it in to our email address.

[communication@manderleyhoa.com](mailto:communication@manderleyhoa.com)

Manderley has a Circle of Friends section in the newsgroup. Advertise your interests to others to start a group. We have had Plant exchange, Holdem Tournaments, Karaoke nights, wine tasting join the Newsgroup at <http://manderleyhoa.com/community/index.php?showforum=7>

Our newsgroup requires user registration to protect us all from email harvesters and spam posts. We clear out old posts regularly to keep the size and clutter down.

**SEMINOLE COUNTY FAST FACTS -**  
AREA in SQUARE MILES 298  
POPULATION 398,569  
2010 PROJECTED POPULATION 430,098  
Households (2000) 139,572  
Retail sales (2002) 5,082,697,000  
Total number of firms (2002) 36,551