



Reminder:

## Your Annual General Meeting



*(light Refreshments)*

Wednesday, Dec. 6<sup>th</sup>, 2006

911 Wallace court.

6:30

Please attend if you are able.

We would like you to vote for **Yard of the Year**.

Get the latest info about our community and vote for your new board members.

Currently on the ballot are returning directors **Tracy Belikoff** and **Rod Pixley**.

If you cannot attend please submit your official ballot and send in your proxy to help us make quorum. You will have received a copy of next year's budget adopted by your board. Please let us know in advance if you have any questions or require further explanation.

### FALL GARAGE SALE

We had another successful Garage Sale. Although not as busy as our Spring Garage Sale, I believe it was just as hot! Our next community garage sale will be in the Spring of 2007 – Sat. April 14<sup>th</sup> and once again will be advertised in the Treasure Chest.

**If you have any ideas or would like to get involved, please feel free to contact me. I certainly welcome any help. Thank you!**

**Tracy Belikoff**

### Wasn't that a party!

"I just wanted to let you know my family and guests had such a great time on Saturday. In my 10 years here at Manderley this was by far the best event ever.

I just want to thank you for all the obvious hard work that was put into making this event happen."

"Great Party! My family truly enjoyed themselves."

*continued on page 2*

There are a lot of people we need to thank for their hard work and selflessness in preparation for this event to have been so successful.

This type of event takes a great deal of planning and organization over many months to bring to life and we have learned much from the experience.

There are many volunteers that went well beyond expectations and demonstrated exceptional dedication to the task at hand.

Our thanks and appreciation goes to many:

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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 so that it can be scanned into a computer and objectively compared to the existing colors allowed in the community. Noncompliance with the forgoing policy will result in automatic denial of the request.

**Kat McLane** - Our project lead  
*'thank YOU Kat, for your tireless enthusiasm for the project and your dedication to pulling us all together to focus on the FUN in it for all of us. I know there was a lot to do, a lot to concentrate on, and a lot of energy to expend. Without your "open door" we might not have felt so eager to be a part of it all. I thank you for the fun, learning, and friendships that have begun.'*

**Keith Belikoff** - Solicited and amassed an impressive list of prizes and sponsors who all contributed to reducing our costs and providing an exciting assortment of prizes and auction items. He was auction and raffle captain.

**Tracey Belikoff** – Welcome table captain

**Adam Rafalski** – Welcome table second

**Sharon Sanborn** - Created the buzz and excitement with her advert flyer and signs. She assisted in the children's activities and games.

**Cheryl Jackson** - Captured the party in photographs we will soon have on our webpage. If you have any pictures, please submit them via email and we will include them on the webpage.

**Melody Hoover** - Bake Table captain, prepared the homemade desserts and helped to organize our baking contest. (**Judges Mayor**

**Tom Greene, Commissioner Gary Brender, Pres. Rod Pixley, Director Tracy Belikoff)**

**Greg Hoover** - Bounce House supervisor

**Nikki Cannatelli** – Children's face and hair painting captain.

**Ayaz Dadia** – Assisted with raffle and silent auction and added helping hands at the event.

**Jennifer McGraw** – Children's craft table capt.

**Joan and Paul Evans** of Romana Rain Skin Care Center, live in our neighborhood and contributed coupons, gift certificates, massage therapists, cookies and provided the club with roasties for each meeting. Thanks Paul.

The party took many hours of setup and tear down to get everything in place and prepared for the guests. Stepping up to the plate were:

**Lance Beck, Doug Chapman, Rod Pixley, Cindy Rogers, Nikki Cannatelli, Cheryl Jackson, Kat McLane, Sharon Sanborn, Adam Rafalski, Inhan McGraw, Ayaz Daida, Tracy & Keith Belikoff, Paul Evans.**

**Todd Cannatelli** – kept the event clean and clear of litter on the event cleanup vehicle.

**Jay Vanheyde** helped **Rod Pixley, Daniel Sanchez, Ivan Blake, Meir Kroub** clean up and tear down afterward.

**Glenn Vandewater** - Furnished Karaoke to

the evening gathering and entertainment.

**Darren Patek** - Loaned us a generator to supply lights and power the karaoke machine.

**Ivan** and **Daniel** deserve huge kudos as these young men demonstrated the type of community spirit we are trying to foster in our neighborhood. They stepped in to help entertain the young children with games and activities. Thank you both, you demonstrated maturity and leadership.

Most of all we must thank all who attended, residents and guests alike. YOU made this an evening of fun and enjoyment. This was an opportunity for all to meet and get to know their neighbors just a little bit better, making Manderley's first Fall Festival a tremendous success.

Our next event, prior to the AGM, will be a traveling breakfast with hosts from the social club. All you will need to do is roll your window down as you drive out of the community on your way to work and outstretch your hand. The rest will take care of itself... Watch the front sign for details.

Social Club's First Event of 2007:

Next Project Lead: **Melody Hoover**

Scheduling a **Wine Tasting** in February. Those interested in helping Melody please contact her at 407-415-9558 or by email at [Social\\_planner@manderleyhoa.com](mailto:Social_planner@manderleyhoa.com)

#### **ABOUT YOUR SOCIAL CLUB**

It is a revolving team of members from our neighborhood who gather together for like interests and launch community events in order to foster a community spirit benefiting from socializing with many wonderful friends. If you have an interest in a particular event, just take the lead and others will assist to help make it happen, as was evidenced by the Fall Festival.

Ideas floated at the festival through the suggestion sheets were poker night, walking club and doggie day. Let us know your interests or ideas for fun.



**Fun is one of our main objectives.**

We hope to see you at our next gathering.

***FALL FESTIVAL APPRECIATION***

Manderley would like to extend a big **THANK YOU** to all of the local businesses that sponsored our Fall Festival. We can all show our appreciation by supporting these local vendors with our patronage. We applaud Rinehart Road Publix for donations & Barbequing our dinner on the grill they provided. Thank you Max and Jeff. Special commendation to Romana Rain Skin Care Center, they live here in our neighborhood!

**Backyard Boys Bar-B-Q**

312 N Entrance Rd (Mall Area)

**Bruster's Real Ice Cream**

4355 W Lake Mary Blvd

**Chicago Taste Restaurant**

3005 W Lake Mary Blvd

**Delano Café**

142 W Lakeview Ave

**Edible Arrangements**

3859 Lake Emma Rd

**For Your Nails, Plus Tan**

857 Rinehart Rd

**Giovanni's Italian Restaurant**

875 Rinehart Road

**Girls Day Out Beauty Bar & Boutique**

142 W Lakeview Ave

**Hollywood Houndz Boutique & Spa**

4243 W Lake Mary Blvd

**Hooters**

550 Towne Center Cir

**Hop Sings Chinese Restaurant**

1181 Rinehart Rd

**Jinja Bar & Bistro**

1541 International Pkwy

**Joe's Crab Shack**

4659 W 1<sup>st</sup> St

**Keller's Real Smoked BBQ**

3893 Lake Emma Rd

**Lake Mary Car Wash**

3720 Lake Emma Rd

**Lee's Palace**

841 Rinehart Rd

**Lift of Lake Mary**

105 Waymont Ct

**Loosen Up Spas**

3424 W SR 46

**M & E Image & Design**

103 Commerce St

**Nick-N-Willy's Take-N-Bake Pizza**

3801 W Lake Mary Blvd

**Pace Ladies Fitness**

142 W Lakeview Ave

**Pet's Planet**

1169 Rinehart Rd

**Plaster-rific**

3821 Lake Emma Rd

**Platinum Nail & Spa**

1173 Rinehart Rd

**Play It Agian Sports**

3879 Lake Emma Rd

**Publix**

825 Rinehart Rd

***Romana Rain Skin Care Center***

165 Wekiva Spgs Rd - Longwood

**Smitty's Ice Cream**

3990 W Lake Mary Blvd

**Sunshine Express Boat Cruises**

Clermont

**Tan USA**

Park Place at Heathrow

**Thirsty Whale Too Sports Bar**

3871 Lake Emma Rd

**Timacuan Golf & Country Club**

550 Timacuan Blvd

**Vivona's Fine Italian Pizzeria**

1665 WP Ball Blvd

**Wynne Family Chiropractic**

365 Waymont Ct

## Board of Directors

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

Your ARC committee is proud to present Yards of the Month to:

Roberta and Glenn Vandewater  
#251 Randon Terrace

Laurie and Jay Vanheyde  
#585 Lake Coven Court.

Honorable mentions:

**RANDON TERRACE:**

125,130,160,167,173,179,203,209,226,233,281,  
312,324,330,341,347,359,371,402,419,425,431,  
443,467,485,492,498,503,528,545,563,599,605

**LAKE COVEN COURT:**

584,590,597

**MANDERLEY RUN:**

520,544,599,605,628,635,689

**SAMANTHA LANE:**

623,629,634

**REGINA LANE:**

615,626,632,645,656,663

For those homes that exceed expectations we enjoy giving them recognition. We look forward through out the year to do just that. Also we are introducing a new reward at the Annual General Meeting where the homeowners that attend will have an opportunity to place their vote for the yards (2) of the year from the recipients of the yards of the month. Winners chosen by their peers will be presented with a prize. Good Luck

Thank you all for continuing to make our community look beautiful.

### **Arc committee**

Kat McLane  
Sharon Sanborn  
Cheryl Jackson

## President's message

We have had quite a busy year this year.

### **December-**

Officers were elected

Violations emphasis voted in at the 2005 AGM commenced with a neighborhood walk thru to identify troubled properties for discussion.

### **January –**

The board set goals to consider

Focus was on the main storm water issue.

### **February –**

Board set up Policy & Procedures committee

Goals were defined by directors

### **March –**

#### **Special meeting Fencing**

Motion to amend the fence rule to compensate irregular lot owners was defeated by proxy holders. There was a failure to create a rule to handle the exceptional circumstances of irregular shaped lots with larger side areas.

**Board** - Glenn Vandewater had resigned and a replacement director failed to get a majority vote.

\$6500 dollars were allotted to the storm water issue for pretreatment of ponds.

Code of conduct for directors was tabled.

### **April –**

First fines issued for bylaw violations.

Variance on rule XIV section 2 under section 27 granted to create an agreement to settle

Board signed privacy documents for information reviewed during lease applications.

Approved Code of Conduct for directors

### **May –**

Joyce Malone resigned.

Tony Purstell took a new job and resigned.

Garage sale date decided

An audit of the Association's financial books was recommended and authorized

Tape Recording of the Board meetings was replaced with regular minutes.

Tracy Belikoff was appointed by the board and filled a director's vacancy,

The board was reduced to 7 members

The 4way stop landscaping and front entrance lighting was added as projects to be updated.

Policy and Procedures committee returned with individual director responsibilities and were sent back to committee to concentrate on tasks.

## **June –**

Financial audit reviewed and accepted

Collections start on all homes who had not paid since the beginning of the year

Storm water pond and weir completed the first phase of tilling and dredging.

The 4way stop was prepared for new landscaping.

Lease guidelines were adopted and the filter at the front entrance had a quote considered but was deferred.

## **July –**

Specialty Management changed the representative for our neighborhood. Rod completed negotiations for an easement with the result being a free horizontal bore under the street for the movement of electrical cables and all legal fees for a savings of more than \$3800. Homeowner had registered a complaint and asked to have the neighborhood notified of the meeting to discuss the variance agreement put in place in April. Several homeowners witnessed the discussion and all was explained satisfactorily to the complainant's concerns

## **August –**

The Mayor, City Manager and Parks director visited the board meeting and presented the plans for the new community center. This was the first presentation given to community groups. (Rod invited the same presentation out to the recent Fall Festival). Dave Mason of Markham Woods Landscaping (our contractors) was invited to the meeting to discuss expectations of the board.

## **September –**

Budget planning begins with a target set for mid \$400 range. The pond leveling is deferred due to rain keeping the base too moist for the graders. For rent signs discussed. Dead tree removal.

## **October –**

The Board received a petition on the degraded shape of the neighborhood, lack of enforcement of rules and other general complaints. Landscapers were asked to dedicate more effort on the common grounds and pay attention to detail. There were not any specific complaints detailed. Finalized budget discussion of line items with final number coming in at \$484 per annum dues.

## **November-**

Holiday lights display was discussed with \$1000 dedicated to the cost. The funding will come out of an agreement Rod made on an easement which will put \$1000 surplus in our hands. Discussion of association's contractors working on private property during time allocated to the commons. Budget document to be sent to homeowners in mailed AGM package. Voting rights revoked for owners who have not yet paid their dues for this year. Meeting was video taped by a homeowner.

**Please pay your 2005 dues as soon as possible – Thank you**

We have had a couple of homeowners requesting full documentation of the board's actions for the last year of business. Taking up hours of our manager's time in the office should not be necessary. By law we are required to provide access to our Board minutes and financial documents.

Under state statute **720.303(5) INSPECTION AND COPYING OF RECORDS** we need to make our board minutes and financial records available to any member who requests them.

These have been converted to a format readable online and anyone requiring further detail to the points noted above can access them online via our website.

It is available online to access use - <http://www.manderleyhoa.com/minutes/> the directory structure should be self explanatory.

**Your Friendly Neighborhood Crocs – Crystal Lake Elementary**

Did you know that there is a new elementary school less than 2 miles from Manderley? Crystal Lake Elementary with its friendly mascot Croc is currently schooling several Manderley children. Crystal Lake Elementary opened its doors and arms wide to students on July 31, 2006.

As a parent of two Crocs, I can not express in words the love that I have for Crystal Lake Elementary. I sometimes appoint myself their marketing representative but there is no need, as its reputation speaks for itself.

I have been a parent in the Seminole County Public School system for four years. Crystal Lake Elementary is a model elementary school (well maybe I am bias!) with its dedicated hands-on Administration, Jo Leblanc – Principal and Brian Emmans – Assistant Principal, the most involved PTA and its fearless leader, President – Bridget Dykus. These three leaders are just a few of the many that have built this school from the ground up with character. Their character footprints will be there for future Crystal Lake students to follow.

There are many happenings and volunteer opportunities at Crystal Lake Elementary. We are always looking for PTA membership which requires nothing but a \$6 donation to PTA but of course you can always become involved by registering to be a Dividend through the county website at <http://www.scps.k12.fl.us>.

Our Crocs are selling cookie dough from November 1<sup>st</sup> through November 10<sup>th</sup> so if you know a Croc in Manderley you may just want to buy a few buckets of dough so that Crystal Lake Elementary can remain a model school by “rolling in the cookie dough” (40% of cookie dough sales goes directly to the school.) On November 14<sup>th</sup> is Creamery Night at Cold Stone in Heathrow from 3-7 p.m. and 20% of proceeds go directly to your Crocs, just mention that you are there to support the Crystal Lake Crocs.

Please visit our school website at <http://www.cles.scps.k12.fl.us/> and the monthly newsletter is available through the parent link.

*Ask me About...*

**MonaVie**

***Taste It, Feel It,  
Share It***

**Cindy Rodgers**

**Independent Distributor #127151**

**Toll free# 877-491-9911**

**[cindyifeelgreat@aol.com](mailto:cindyifeelgreat@aol.com)**

The hole left at the front of the community for a couple of months by Bellsouth was filled in and resodded due to persistence of a homeowner's complaints to the company. Thank you Denise Campbell for perseverance in this cause..

If you have a streetlight that is burnt out near your home use the power company's webpage to notify them it requires changing. <https://secure.progress-energy.com/sid/custservice/fla/selfservice/electric/streetlight?page=res>

Oil left in the street by the garbage trucks should be cleaned up by request; register a complaint **407-585-1448**

The water meter grates at the end of Manderley Run have been noticed to the city several times. More could not hurt **407-585-2400, 0**

Our ten year old PVC over by the lift station is cracking when being repaired, I bought more parts ETA is this week..

**PICKS AND PAINS, got some, fix em', put them on the forms on the website, e-mail us OR just fix them then tell us, We'll thanQ.**