



Centerville Community Owners' Association

SPRING 2022 First Quarter Newsletter

President's Message:

Welcome to Spring when everything seems to renew itself. We are already seeing the grass turning green and our landscape plants showing us their colorful blooms. Along with another healthy dose of yellow pollen. A couple of other things are going to change for the better in our little neighborhood.

First, we will be completely replacing all of the fencing that borders both our property boundary as well as all the horse pastures. The existing fence is really showing its age and it is time for a face-lift.

Secondly, we have completed our annual control burn. Our land committee has done a great job getting our natural areas under control and the burn is the final key to that goal.

Let me touch on a couple other things we are doing to ensure that Centerville continues to be the place that we all love to live in. The one concern I hear from nearly every resident is the amount of speeding vehicles on our roads. I just can't imagine the grief it would cause if one of our children or pets were hit by a car being driven too fast or in a non-safe manner. To that end we will be entering into a contract to have Leon County Sheriff deputies to come into Centerville to do speed control. We have tried everything else to control this problem with no results. The extra few seconds you save by speeding is not worth the risk to our families and now your wallet.

Lastly, we are seeing an increase in vandalism to our Centerville properties. This is not acceptable and we will be taking action to identify the individuals causing this damage and let the authorities deal with them. I would encourage everyone to please watch out for anything you see out of the ordinary and contact a board member if you do see something.

It is an honor to be the president of our HOA and to help keep our neighborhood the very special place it is. Have a great Spring.

Larry

2022 Board of Directors:

President	Larry Lynch	lwlynch01@earthlink.net
Vice President	Kelly Hittinger	kmunro59@gmail.com
Treasurer	Rick Sankey	rick.sankey@earthlink.net
Secretary	Kendall Stahl	ktstpa@msn.com
Director	Tiffany Cruz	tiffanyrcruz@gmail.com

Board of Directors Meeting schedule for 2022

The CCCHOA Board welcomes your attendance at our Meetings every 2-3 months. We are back to in person meetings, at the lake house.

February 17th – Board Meeting

March 8th- Board Meeting

May 3rd – Board Meeting

July (**TBD**) – Board Meeting

September (TBD) – Board Meeting

November (TBD) – Board Meeting

Meetings times and location to be determined, please check the website as well as entry gates for notices and agendas ahead of scheduled Board Meetings.

Treasurers Report: Rick Sankey

CCOA is in a strong financial position with current and forecasted revenue and reserves sufficient to fully fund projected operating and capital expenditures. This financial position assessment assumes that annual dues and operating expenditures will increase on average 2.5% year to year and capital expenditures will be consistent with the CCOA reserve study conducted by Florida Reserve Study and Appraisal, Inc. dated November 3, 2020. The 2022 operating budget is on track with 95% of annual assessment dues having been paid by CCOA members as of March 31, 2022. The replacement of roughly two and one-half miles of pasture fencing will be underway soon at an estimated cost of \$208,000, which is fully funded from reserves and represents a 12% savings compared to the project cost of \$237,000 projected in the November 2020 reserve study. The financial statements and reports for the quarter ended March 31, 2022 will be posted to the CCOA website as soon as they are available.

From the Land Management Committee Chairman: David Marshall

The Land Management Committee had its first meeting of the year on February 19. Minutes of this meeting are available on the CCC website.

By unanimous vote, David Marshall was appointed chairman for the year. Again.

Several projects were discussed as activities for the committee this year. Prior to this, some additional chipping of hardwood was performed in various places around the neighborhood. This work was approved as part of our contract with Attack One, our burn contractor. This chipping has become necessary due to several years of inadequate prescribed fires that are intended to minimize such growth. The intent here is to maintain an open canopy to allow native grasses and forbes to flourish. This low-level brush provides for cover and browse for the deer, quail, turkeys and gopher tortoises that we share our neighborhood with. This activity is described and provided for in our Land Management and Protected Species plan -also on our website under Conservation Resources. This work also lends to the open, park like vistas that was how this neighborhood looked when it was established in 2008.

We have completed our annual burns for the year.

Rick Sankey and I met with a young man looking to repair and or replace all of the duck boxes around two of the three ponds in the neighborhood. He hopes to make this his Eagle Scout project which make this the third such project conducted in Centerville, the other being the kiosk and benches along our Pedway, thanks Macy and Major Hartman. A proposal will be presented later this year and will give us up to nine duck boxes.

Requests have been made to make the La Quinta trail useful on a year-round basis. This trail has several areas that are submerged for long periods of time. To that end, several members walked the trail the following weekend and discussed several options. Replacement and upsizing of one bridge is in process and a request to install culverts in two areas where water flow crosses the road have been presented to Leon County for consideration and approval. This portion of the work will have to be conducted at the driest time of the year but at least the recent rains have provided us a clear understanding of flow direction and place.

Other projects discussed was purchasing and releasing quail to speed replenishment on the property, building setting blue bird boxes around some of our water retention ponds and bat boxes to encourage bat colonies to help control mosquito populations.

The last major item was discussion on moving the required annual education day to this spring, which usually is competition with other end of the year events and holiday travel and plans. A proposed date of May 14 has been put forth to the committee. The format will be similar to last year's event with two speakers with relevant topics, a quick provided lunch and some hands-on activity immediately after to provide fun for kids of all ages. Watch for future announcements on this topic.

Mind the Speed Limit (20 MPH)

Remember the neighborhood's 20 MPH speed limit. (Remind family members and visitors as well) The roads seem narrower when you are going faster. We have lost numerous wildlife to speeding.

We have also had a number of areas where traffic has run off into the grass. Please stay on the pavement as much as possible.

Social Hour:

Cassi Parra-Ferro has agreed to serve as our new Social Chairperson. You can reach her at: cnp08c@gmail.com

Thank you to everyone who participated in putting on the March Oysters and Fried Chicken Social event. It was a big hit and the Board was glad to be able to support such an event.



Newsletter Items:

If anyone has items of community interest to include in our quarterly newsletter, please send them to Tiffany Cruz, at TiffanyRCruz@gmail.com



Managers Corner:

From your Management Team at TPAM:

- If you have questions regarding your account or billing, please email us at billings@tpam.biz
- If you have questions general questions regarding the Association, please email me at ray.holloway@tpam.biz
- You can also call us 24 hours a day, 7 days week with any Emergencies at (850) 583-1173
- When the Lakehouse eventually opens back up for rentals, or you wish to Board your horse or horses here, you can email me again or you can email customerservice@tpam.biz

Thank you all,

Ray Holloway, CAM

Centerville Conservation Community

We encourage all homeowners to familiarize yourself with the documents and for your convenience they are located on Centerville Conservation website:

<http://www.centervilleconservation.org/documents.htm>