

CENTERVILLE

A Conservation Community

Spring Newsletter 2021

Message from the President:

Welcome back!

I don't know about you, but I feel like we have all been away from our normal activities and lives for the duration of the pandemic and we are now returning to normal. We just had our first in person, inside HOA board meeting in 12 months. We had a great turnout with great discussions on a number of topics.

I think the board's number one goal is to make sure that Centerville Conservation stays the unique and incredible place it is to live. We have some challenges that most neighborhoods don't. As a Conservation Community we have over 70% of our land kept in a natural state. That includes 2 lakes, a barn and stable, horse pastures, some 7 miles of trails, a lake house, miles of right of ways along our roads and now 2 ducks with about 10 chicks! (See the end of the newsletter for a picture of the new family in town!)

The care of this community is a large job but one that we all benefit from. We have had incredible support from the community to make sure we succeed in this challenge. From the land committee to the members of the ACC and HOA boards to the volunteers who will be bringing us our first social get together this year in June, our neighbors are all working together to make it happen.

To help get the word out about what is going on in the neighborhood we will be adding a public conference call every other month starting in June to update everyone on the progress we are making and the challenges still ahead. I think this will be a great way to keep everyone up-to-date. I look forward to seeing everyone on the call, or at the upcoming family fun day or just walking around our little piece of paradise.

Have a great summer.

Larry Lynch

Centerville Owners Association President

Upcoming Meetings:

June 8th "check in call" Board of Directors 6:00 p.m. Call in number will be noticed.

Next Land Management Committee Saturday, July 10th at 10:00 a.m. at the Lakehouse

Centerville SUMMER FUN CCC Lakehouse event Saturday JUNE 12:

Join us for our first community event in over a year on June 12 at 2pm at the lake house! We will jump into summer with water slides, snow cones, music, and local food with a tropical flare! Bring your chairs and drinks down to mingle with friends and support our local vendors. Look for more details on our Community Facebook page! Contact Kelly Mistry if you would like to pitch in and help with this event. Kellybrowne1617@gmail.com

Reopening the Lake House:

We are a GO! The Board approved the reopening of the CCC Lake House for owner rental. Please see the rental agreement and other information about rentals on the CCC website and reserve your dates through TPAM.

Neighborhood Crime Watch Program:

Greetings Centerville Conservation residents. My name is Rob Winchester and I have volunteered to be the Neighborhood Crime Watch Coordinator. I am asking for volunteers to help me in this endeavor.

We need 10 homeowners to volunteer as “block captains” to help us implement this great program here in Centerville Conservation. Please think about this opportunity and please feel free to give me a call at 704-507-3680 or email robtrm@gmail.com. We need your help!!!

The Leon County Sheriff’s Agency made a presentation on this program at the last board meeting and provided us with information to share with the owners in Centerville. Be on the lookout for a flier explaining this program in more detail in your mailbox in the next few days!

Land Management Committee Activities:

The Land Management Committee (LMC) was formed to assist in assuring that we stay in compliance with our conservation that are part of this community. In addition, we provide oversight to the Property Manager and related activities.

Over the past several months we provided a revision to the Land Management & Protected Species Plan. This revision was provided to Leon County for review and approval and was accepted, the revisions were approved by the Board of Directors on May 11 and the revised plan will be posted to the Centerville website. These revisions include eliminating language regarding the original construction requirements, modifications of the controlled burn requirements in all areas subject to prescribed fire and an update on the listing of invasive species list to adopt the Leon County standards.

Controlled Burn Update:

Our controlled burn plans have been progressing and hopefully the last of the burns will have been completed by the time you read this newsletter. The plan now allows for controlled burns on a 1–3-year basis, with a target of two years. We are also working toward doing these burns in alternating years so that we have some areas burned in one year not seeing fire again for at least two years, which provides for better fuel and hardwood control. Input from our contract forester, Florida Forest Service and Tall

Timbers was utilized in making these plan changes and are being implemented by our contractor Attack One.

New Dock in Town:

For the fishermen and women who use Lake Pisgah, members of the Land Management Committee recently completed building a boat dock and new launch area to make launching a boat easier. This dock is much closer to the parking area to simplify access. Remember, all boat launching is hand launch only, please do not back vehicles to the water's edge as the shoreline is too soft to support vehicle traffic.

Special Note from the Board: We would like to thank the land management committee and volunteers who designed and built this dock for the convenience of residents. A huge "Thank You" to those volunteers who braved the cold water and snakes!



Kendall Stal, Joe Bodiford, Brian Murphy and David Marshall in action. Joe took the pics!

Fishing and use of Centerville Property:

Just a reminder, the lakes and trails within the Centerville Community are for the enjoyment of Centerville Owners, and their guests—who are accompanied by a Centerville Owner. We expend a great deal of resources keeping these areas beautiful, and the lake healthy for our use and enjoyment.

Nighttime Lighting and Landscape Lighting, Less is More:

Did you know that CCC has lighting wattage restrictions and a flood light prohibition? The Centerville Design Pattern Book and Guidelines state that the *“intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars.”*

Consider how dark this area was for the wildlife before we all arrived on the scene! Please try not to keep outdoor lights on all night long, and also consider that lighting may be shining into a neighbor’s homes unnecessarily. There are restrictions and guidelines for lighting in the CCC Design Book. (Also keep in mind that all landscape lighting must receive prior approval by the ACC before it is installed.)

Here is the relevant portion of the exterior lighting guidelines for Centerville: *“The brightness of any exterior house light fixture is not to exceed the lumen value of a 30 W A bulb. The brightness of any single exterior site light fixture is not to exceed the lumen value of a 20W A bulb.”* Additionally, *“soffit or eave mounted spotlights shall not be allowed.”* See page 50, sections 4.7.2 and 4.7.3

Lights Out?

Talquin Electric makes it easy to report a streetlight outage by going to their website talquinelectric.com and scrolling down to the Light-Out section. You will need the tag number of the light pole, but these little problems can easily be resolved by this reporting.

Treasurer's Report:

The April statement shows our spending on track or slightly below for the year. Owners can review the quarterly balance sheets on the owner pages of the Centerville website. We are also undergoing a full financial audit-- a first for Centerville-- and we will post that report to the website when it is available.

We had anticipated spending some reserve funds this year to replace a large part of the deteriorating wood fencing, however, the price of lumber increased significantly, and the board decided we would continue to replace fencing as needed, and hold off on the major overhaul until prices fall. (Fingers crossed!) We will be looking for volunteers to help evaluate our fencing needs and to make recommendations, because this is a major expenditure.

ALL Dues are in! We are pleased to report that the community has all 2021 annual dues collected.

NEW OWNERS- if you are a new owner in Centerville, please make sure TPAM has your name, address and email, so that we can keep our list up-to-date.

Thank you. Andy Graybar, Ye Treasurer

Architectural Control Committee- Volunteer Opportunity:

Anyone interested in serving on the ACC? We are looking for a new member to replace out-going ACC owner-member Paul Groom, who has served us well for several years. A special thank you for Paul for his leadership and contributions. If you have experience or an interest in construction or design, we would love to have you on the committee. For more information about duties and time commitment, please contact Larry Lynch.

Housekeeping Matters:

The weather takes a toll on our landscaping. It is a good time to replace bushes and other grasses that did not make it through the winter, for example those plants that cover up the back flow piping in the front of our lots. Yards look great when this equipment is shielded from view, and not sticking out like a sore thumb!

Also, please take up trash containers off the edge road promptly after trash pick-up and place them back behind your home or to the appropriately shielded location to the back or side of your yard. These simple touches make a huge difference in keeping our neighborhood looking great. Thank you!

The Managers Corner –

I think we all are looking forward to a more “normal” summer than we had last year, and with that being said, please be aware that the Lakehouse is now available again to reserve for events. I would like to take a moment and bring awareness to a couple of concerns I have with regards to the community common areas. First, we continue to see contractors hired by owners using common area property for construction storage and even workstations on common property. Aside from this not being allowed, it also leads to damage of our common areas. Please remember that common areas are for the enjoyment of all owners and cannot be utilized for personal projects. When I am performing my bi-weekly inspections, I am having to approach contractors and implore them to move materials, trash, even dumpsters and port-o-lets off our property. Please help prevent this by communicating in advance with any contractors you may hire to improve your personal property. Another concern I wanted to bring up is golf cart traffic in the streets and around our ponds. Golf carts are not permitted to be driven around our ponds, so I wanted to remind all owners of this, and I am still seeing kids who clearly appear to be under the legal driving age of 14 operating golf carts on our streets. As a father and golf cart owner, I understand how kids can be but for their safety and the safety of others, I ask that you only allow your golf cart or carts to be driven by people of legal age. These are concerns are from my observations and I appreciate you listening to them, on to more positive news; we have been working with our Landscape Contractor to add much needed plant material to our entry and exits as well as fresh pine straw. They are also going to be pressure washing the brick columns at our entrances and we will be pressure washing the Lakehouse. We hope everyone has a great Summer and remember to watch your speed as kids are out for the Summer break.

Ray Holloway,

Association Manager





(The newest family at Centerville)