

# CENTERVILLE

*A Conservation Community*

CCC Newsletter January / February 2020

“A Message from the President” Welcome to 2020 everyone, it was a busy and productive 2019 with the addition of a new management team for the CCCHOA and the installment of a new Property Manager. We believe everyone has settled into their roles and are ready to make the best of 2020. Our goal is to produce a quarterly newsletter to email and to post on our website to help inform and educate members about the community. I hope everyone will find these newsletters helpful, and will frequent our website for more detail. I speak for the entire Board of Directors when I say that we are here if you need us, and we wish everyone a happy and healthy 2020!

Jason Gassett- President CCCHOA

## **Board Meeting/Annual Meeting Schedule:**

The CCCHOA Board welcomes your attendance at our meetings every 2-3 months. The schedule for 2020 is:

All meetings begin at 6 pm unless otherwise noted.

February 11th - Annual Meeting requiring 60 Owners for a Quorum

March 3rd - Board Meeting

May 5th - Board Meeting

July 7th - Board Meeting

September 8th - Board Meeting

November 17th - Board Meeting

Note: Dates Subject to change, please check the CCC website for the latest schedule and agendas.

IMPORTANT: Mark your calendar now for the Next Annual meeting Jan. 5<sup>th</sup> 2021- 6:00 pm.

**The CCC Website:**

Did you know that the Centerville Conservation Community website contains useful information and documents related to our community? See [Centervilleconservationhoa.org](http://Centervilleconservationhoa.org) to view upcoming events, applications for lake house and stable rentals, Covenants and Restrictions, easement documents related to the unique nature of this community, conservation tips and yard maintenance/best practices, as well as ACC guidelines, the process and applications for construction, additions, and landscaping changes, golf cart driving policies and more. We will continue to add information of importance to you.

**TPAM:**

Total Professional Association Management has been on board as our association managers for just over a year. If you have any questions or need to report an issue, please contact TPAM at 850 583-1173 or [customerservice@tpam.biz](mailto:customerservice@tpam.biz). Cindy Hoogerheyde is our key point of contact, and is happy to assist.

**Security:**

The safety and security of our community is of paramount importance. If you have a non-emergency security concern, call Plantation Security at 850 510-1734 and they will check into it. (In cases of emergency, please call 911!) Additionally, if there is loud activity at the lake house beyond the hour of 9:00pm on a weeknight, (Sunday-Thursday) or beyond the hour of 11:00 pm on a weekend night, please call Plantation Security.

Gate Codes: Please be cautious about providing your gate code to services and businesses you use. The construction gate is open from 7:45 in the morning until 6 pm Monday thru Saturday. If someone is coming to your home to work or deliver during these hours, please ask that they use the construction entrance. We also want to avoid trailers and large trucks coming through the gates, which increases the likelihood of damage to the equipment and functioning of the gates.

**Volunteers Needed:**

Did you know that CCC has several committees that would welcome your participation?

Social Committee: If you have an interest in planning a few standout social events this year, we need someone to take a leadership role. It will be great fun, and we already have stalwart volunteers to help coordinate these events. If you would consider Chairing or helping with the Social Committee, please contact Brian Welch at [bwelch7897@yahoo.com](mailto:bwelch7897@yahoo.com), who will fill you in on what is needed!

Land Management Committee: Are you interested in learning more about and helping to protect the conservation and common areas? The land management committee would love to have your input and expertise. Contact David Marshall at [damarshall53@gmail.com](mailto:damarshall53@gmail.com) if you are interested in serving.

Communications Committee: We have started a Communications Committee to assist with Newsletter and Website content, and to help publicize community events. If you have ideas on content and getting the word out, (frequent facebookers encouraged!) please contact Debra Henley at [Debrazhenley@gmail.com](mailto:Debrazhenley@gmail.com)

## **Land Management:**

Our Property Manager, Rich Lettera, and our Land Management Committee Chair, David Marshall, have been busy maintaining the beauty of the community and making long needed improvements and repairs to community property. A few items to highlight:

The Annual Burn: Centerville Community Owners Association, Inc. will begin our annual controlled burns later this month or early February. If you would like to have your unimproved lot included in this conservation practice, please notify TPAM as soon as possible so we may include your lot in our burn plans. This service will be done free of charge. (As a reminder, if you choose to not burn your lot annually, you are still required to keep the lot mowed to control growth of hardwood species and to maintain the integrity of our conservation principles.) Also, please remove any equipment or recreational items from the common areas so as not to interfere with the efficiency of the burns.

CCCHOA Property Manager Rich Lettera has been mowing all of the fire breaks for the Centerville property. Tall Timbers presented "Why we do controlled burns" at our Conservation Day this past fall and, for the first time, is conducting the burn for us. They will be on site shortly to disc all firebreaks and will then proceed to perform the dormant season controlled burn in most areas as permit issuance allows. New this year as part of this process, certain burn areas will be delayed until early in the growing season - most likely mid-April. This change will better control hardwoods that have not been effectively contained in the past and is allowed for in our Land Management Plan. This may also result in some of those areas needing to be burned every other year. Notice will be sent out by email as a reminder the day before all burns are conducted.

## Maintenance of Common Areas:

Mowing or cutting through Common Areas by owners is not permitted. Please refrain from cutting paths through common areas that are in the conservation easements, and from mowing areas that are not part of your property. If you have a comment about areas in need of maintenance or access to trails and lakes, please contact Rich Lettera, who will consult with the Board about the matter.

Stables: The Committee has developed an Equine Facility Management plan defining the scope and operations of the stable and pasture management by CCCHOA, and the duties and expectations we have of those who board horses on the property. The goal is to increase the appeal of this feature and to facilitate a healthy and safe environment for the enjoyment of this amenity. This year, the boarding fees are \$100 per horse per month. If you would like to board a horse on the property, please contact TPAM.

Please Note: Personally owned trailers and vehicles are not permitted to be stored in the barn or stable area.

Annual Dues: Dues notices are out and we were able to lower the annual dues amount as well as increasing the contribution to the reserves fund. Late dues are subject to monthly late fees and interest, so if you haven't already, please remit your dues promptly. **They are considered Late after February 1st.**

**Upcoming Events:** Habitat for Humanity fundraising run March 4<sup>th</sup>.

## A Word From the Management Company



### **Tree Removal and Landscape Improvements**

Did you know any tree removal or changes to landscape need to be approved by the ACC of Centerville Community Owners Association, Inc. Many of these can be done without fees. Applications can be found on the Centerville Community website at [centervilleconservation.org](http://centervilleconservation.org). The ACC meets the first Thursday of the Month. Applications must be submitted the Friday before the meeting to be considered at the meeting. If you have any questions or concerns please send them to [customerservice@TPAM.biz](mailto:customerservice@TPAM.biz).

### **“Signs signs everywhere signs... blocking up the scenery....**

Per the Centerville Community Owners Association, Inc. Covenants, no more than 1 sign advertising sale of lease, or to advertise design / build services is permitted . If a lot is for sale it should have a For Sale sign only. Once a lot is SOLD please remove the sign so all residents can enjoy the beauty of the Centerville Community. We realize this often falls on Realtors, Builders and other Vendors but wanted to make all the Members of the Association aware of this concern as well.

### **Planes, Trains and Automobiles...Parking**

Just a reminder, vehicles are not permitted to park within or along any roadways in the Centerville Community for any period of time. Please refrain from parking on grass in common areas, in front of your own home or on the street. Boats, trailers, motorcycles, motor homes, mobile homes, campers, vans, planes (*not kidding*) and recreational vehicles are prohibited from being parked on any street or Lot except within an enclosed garage or otherwise screened from view of the streets and neighboring properties.