



Centerville Conservation Community Summer 2022 Newsletter

President's Message:

It seems like it was just yesterday, and we were all bundled up at our annual meeting outside the lake house wishing for summer. Well, we got our wish, and it is HOT. I hope everyone is having a great summer and finding a pool or ocean to stay cool in.

Things seem to be going pretty well here in our little corner of paradise. The new perimeter fence project is well on its way to completion adding a new fresh look to Centerville. Rich, as always, has the property under control and looking as good as I can remember. We continue to work on our weed issue in Lake Pisgah. It is always a balancing act trying to keep them under control and not upset the wildlife in and around the lake. But the good news is that I hear that the fish are plentiful and biting!

I do have a challenge for our members as we move into the second half of the year. We will be losing 2 members of our ACC committee and 1 member of our HOA Board at years end. We are actively looking for volunteers to fill these slots. So, if you want to help keep our little community the very special place it is I would encourage you to contact a board member and volunteer your time and expertise.

I hope everyone has a wonderful and safe Summer and look forward to seeing you at a Centerville event.

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.

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

Most of the work this summer has been focused on keeping up with mowing on right of ways and trails, especially with the frequency of rains. Right of ways are mowed every ten days to two weeks. There have been some OS 1 & OS 2 areas that did not burn during the earlier prescribed fires which required mowing to keep a more open vista.

We have been selected for a funding of the removal of an infestation of tallow trees on the western border of our property that will occur early next summer. This funding comes from a USDA EQIP program to eliminate or control non-native and invasive species. It will pay for approximately 75% of the cost of treatment. A small area of kudzu has apparently been eradicated that was identified four years ago as well. Identifying and treating such invasive species are required under our land management plans.

Ongoing weed control in Lake Pisgah has been underway but some chemicals have been hard to get. While the carp introduced last fall have been targeting the hydrilla, it appears that introduction of more may be necessary again this fall.

We also seem to have eliminated the geese that were on Lake Pisgah, at least for this season, but continued efforts will be required to keep them at bay.

Neighborhood Watch/Safety Update

Security System update: Lawson Alarms has installed the security camera system at all four gates, stable and lake house. The project should be completed by the end of August.

Greetings neighbors, we are still seeing multiple neighbors speeding and running stop signs throughout the neighborhood. We are asking you again to please slow down as there are dozens of our neighbors out walking, running and enjoying our neighborhood. If you have any security concerns, please feel free to reach out to myself or any of the board members and we can get the answers you need and take the appropriate action. Also, in my previous position as an Inspector with the Federal Protective Service, I taught multiple classes to our Federal employees to include "Basic Security Awareness" and "How to react in an Active Shooter situation." I would be happy to teach these courses to our neighbors this fall when everyone gets back from summer vacations. Thank you again for helping keep our neighborhood safe." (Rob Winchester 704-507-3680 / robtrm@gmail.com)

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.

There have been lots of questions about the Leon County Sheriff's Officer in the neighborhood. This was previously approved by the Board in 2021 and later approved by the county in early 2022. If you have any questions please reach out directly to a board member.

Social Hour:

Cassi Parra-Ferro is our Social Chair. You can reach her at: cnp08c@gmail.com

Thank you to everyone who participated in putting in the happy hour event at the Lake House!

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



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
- For Lake House rentals or 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>