

CENTERVILLE

A Conservation Community

On-Site Staff Office Hours

Monday: Closed

Tuesday: Closed

Wednesday: Closed

Thursday: Closed

Friday: 9:00 AM - 1:00 PM

Office 850.544.2793

Text 850.544.2793

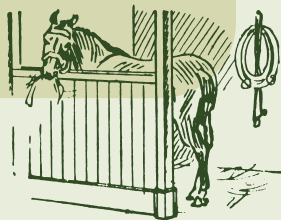
Email Meghann@cmgcam.com

Stable Rentals

Stable Fee Monthly Rental \$168

Currently, there are two (2) spots available for rent.

Please email Meghann for at meghann@cmgcam.com for Stable Rental Inquiries.



See below for more updates and reminders!

Leash Policy for Dog Owners

Management would like to remind everyone of the importance of keeping your dogs on a leash when walking them within our community. According to Leon County's leash law, dogs must be under direct control—whether on a leash, tether, or electronic control device—to prevent them from running at large.

Additionally, as stated in our covenants, Article II, Section 4(d) specifies that "free-ranging dogs and cats could pose a threat to the Fox Squirrel. All dogs and cats shall be monitored by the owner and not permitted to run freely on the property." Leashing your dogs helps ensure their safety and shows consideration for your neighbors and their pets.

If you have any questions about pet regulations or need assistance with pet-related issues, please contact the office at (850) 544-2793 or email Meghann@cmgcam.com.

Thank you for your cooperation!



Reminder: Neighborhood Trees

Please remember that conservation land, including trees, grass, lakes, and other natural areas, must not be cut, mowed, trimmed, or altered in any way. These areas are protected to maintain the local ecosystem and biodiversity. Any unauthorized activities can harm the environment and may result in fines or penalties.

We kindly ask that you respect these spaces and refrain from any modification of the conservation land. If you notice any issues or need further clarification, please contact the community management team.

Thank you for helping preserve our natural surroundings!

2025 Board of Directors Meeting Schedule

Tuesday, July 22, 2025 at 6:00 PM

Tuesday, September 23, 2025 at 6:00 PM

Tuesday, November 25, 2025 at 6:00 PM

Architectural Control Committee Meeting Schedule

Thursday, August 7, 2025 @ 9:00 AM

Thursday, September 4, 2025 @ 9:00 AM

Thursday, October 2, 2025 @ 9:00 AM

Construction Entrance Policy

At Centerville, please adhere to the following rule:

Construction Hours

Monday to Friday: 8:00 AM – 6:00 PM

Saturday: 9:00 AM – 6:00 PM

Sunday: NO CONSTRUCTION PERMITTED

Access ONLY through the Construction/Service entrance located off Centerville Road.

Capital Association Management, *your Management team.*

Please reach out to us with any questions you may have. Checking your account, submitting a work order, update on a project? We would love to hear from you!

850.544.2793

meghann@cmgcam.com



Click on the icon to access your portal

Lake Pispah

There is a small amount of growth in Lake Pispah, but this growth is beneficial for the wildlife that depends on the lake. Wiregrass Ecological visited the property in April and collected a water sample to measure the remaining levels of herbicide. The results showed that only a low amount remained, and a small treatment will be needed to help keep the lake in good overall condition.

Wood Chipping

Our burn contractor, Attack One, successfully completed 40 hours of mulching work as directed by Land Management Committee Chair David Marshall. The work was executed efficiently and yielded excellent results in the following targeted areas:

- Quail Call: Both sides of the road near the La Quinta swamp and adjacent ditch area
- Sweet Gum Areas:
 - Behind Field Trial Lane and Brookfair
 - Surrounding Amber Lake
- Gopher Tortoise Preserve:
 - Fire break clearing and dense vegetation removal behind homes along Lake Pispah

These efforts have significantly improved accessibility and reduced hazardous fuel loads in key ecological zones.

Golf Cart Policy

The legal age for driving a golf cart in Florida has changed to 18 years old. At the Board of Directors meeting held on July 18, 2023, the Board voted that the Association policy should reflect these changes. Please click on the link below for the updated policy. This can also be found under Shared Documents on your owner portal and the CCOA website. If you would like to register your golf cart, please contact us at info@cmgcam.com so we may send you the form and issue you a decal.

Click Here to View the: [**Golf Cart Policy**](#)

Association Calendar

Curious on next meetings or events? Check the Association calendar on your AppFolio owner portal. We have added future BOD meetings, committee meetings and more.



Lake House Rentals

Having an event? The Lake House is a beautiful location for any event. Please log on to your owner portal and select "Amenities" to submit your request. Check out your Association calendar to see if it has been reserved.



Social Committee Spring Fling Recap

Kelly Hittinger, Committee Chair

The Social Committee will be exploring ideas and obtaining quotes for a Lake House refresh! Our top priorities are noise reduction and enhancing the aesthetics. If you have any special talents or experience in this area, please reach out to Kelly Munro Hittinger at 404-578-0709. We're excited to find ways to do MORE for LESS!

**Stay tuned for
upcoming events!**

Reminder: Please Slow Down and Stay Alert on the Trails

As you enjoy the trails, remember—this is wildlife's home too! Be observant, move carefully, and stay vigilant. Slowing down not only keeps you safe but also protects the animals and their habitat. Let's share the space with care!

The ACC Committee would like to remind homeowners that all major construction projects require prior approval. This includes additions, exterior renovations, structural changes, and major landscaping work. Thank you for your cooperation.

Equestrian Committee

Debbie Moss, Committee Chair

Your HOA Board of Directors has approved the formation of an Equestrian Committee for the community. The mission of the Committee is to assess the ongoing safety needs of our equestrian facilities, including the stable area, pastures, and riding trails, to help ensure the safety of both horses and humans at all times.

If you are interested in serving on the Committee, please contact me, Debbie Moss, at 678-358-7039.

Our first task is to gather feedback from Centerville Conservation residents. While only a few homeowners currently board horses on property, the presence of horses may impact the entire community. To better understand how residents feel about the equestrian facilities, we're asking each homeowner to complete a short survey.

Please make sure Management has your current email address so we can ensure you receive the survey. Thank you!

To complete the survey, please click the hyperlink below or copy and paste the link into your web browser. The deadline to submit your response is July 20:

https://docs.google.com/forms/d/e/1FAIpQLScxi0LRPDC4TDt2luKrsdNSU4MNxa8wv1S7gmANBGm8r4Sfuw/vi_ewform

New Thermoplastic Stop Lines

Lee's Striping has completed the application of thermoplastic to refresh the existing stop line bars in the community. The Board of Directors approved this work at the May 22, 2025 Board Meeting as a necessary improvement to help enhance safety for residents at Centerville Community. Thermoplastic was also used when the stop bars were originally installed years ago, making it the appropriate material for this refresh.

Land Management Committee

David Marshall , Committee Chair

Summertime is usually a low period of Land Management activities, primarily because of the need for mowing of common areas is at it height.

This year, you may see the results of some chipping that is taking place in areas that have overgrown and cannot be cleared with our own equipment. Our conservation guidelines require that we maintain an open canopy with low shrub growth to encourage forage and bedding cover for our wildlife neighbors. The methods provided for maintaining these areas is controlled burns, mowing/chipping or chemical treatment.

Our preferred method is controlled burns – also known as prescribed fire – has two purposes, to keep fuel for natural occurring fires such as by a lightning strike low, hence avoiding the catastrophic results seen from a wildfire that occurs in other areas, and to keep the open and “park like” appearance to our neighborhood. This park like reference is not intended to be like a city park but is expected to serve as a habitat and corridor for our wildlife outlined in our conservation covenants – gopher tortoise, fox squirrels and pine snakes particularly.

The conservation areas are divided into two areas Open Space 1 (OS 1) and Open Space 2 (OS 2). The gopher tortoise preserve in the southwest corner of the property is OS 1 and has the highest level of protection for the gopher population there – a keystone species. Use and access is noted and limited to optimize the conditions for a healthy population. And an October survey conducted along with Leon Co. staff confirms we have a very healthy population both in the preserve and outside it as well.

OS 2 areas such as around our lakes and through the remaining forested area have a slightly relaxed protection level allowing for more trails and footpaths to our us to better appreciate those conservation areas.

Our current covenants only allow, in both OS 1 and OS 2, to be treated with clearing once per year and care is taken to provide for the growth of future replacement trees and underbrush as older trees and shrubs die off.



Architectural Control Committee

Laura Wells ,Committee Chair

Planning an exterior home improvement project?

Don't forget to submit your ACC application by the last Friday of each month to be included in the next review cycle.

The ACC Committee meets on the first Thursday of each month at 9:00 AM via video conference.

All homeowners are welcome to attend!

To view the Design Pattern Guidelines Book, scan this QR Code:



To view the Covenants, scan this QR Code:



Find Your HOA Documents Easily

With AppFolio, finding and reviewing your HOA documents is a breeze. Our streamlined system gives you quick access to essential records, including meeting minutes, financial reports, and maintenance schedules. Simply [click here](#) to log in to your homeowner portal.

For quicker access to your documents, please [click here](#) to view them directly.

