

# 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

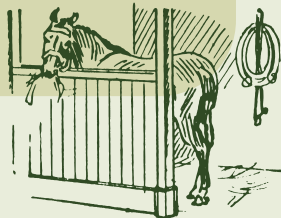
Email [Meghann@cmgcam.com](mailto:Meghann@cmgcam.com)

## Stable Rentals

### Stable Fee Monthly Rental \$168

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

Please email Meghann for at [meghann@cmgcam.com](mailto: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](mailto: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, November 20, 2025 at 6:00 PM

CCOA BOD & Budget Workshop

Google Meet joining info

<https://meet.google.com/eon-ofth-igt>

Or dial: (US) +1 424-292-0265 PIN: 540 137 161#

More Phone #: <https://tel.meet/eon-ofth-igt?pin=79579123151>

### Architectural Control Committee Meeting Schedule

Thursday, November 6, 2025 @ 9:00 AM

→ [meet.google.com/zti-hohd-xoe](https://meet.google.com/zti-hohd-xoe)

Thursday, December 4, 2025 @ 9:00 AM

→ [meet.google.com/qbv-fimw-gdi](https://meet.google.com/qbv-fimw-gdi)

## 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](mailto:meghann@cmgcam.com)



Click on the icon to  
access your portal

## Homeowner Directory

The Centerville Community Owners Association is updating the neighborhood directory to help residents stay connected. Participation is optional, and only the information you choose to share will be included.

If you'd like to be listed, please complete the Directory Opt-In Form ([link](#)) and email it to [info@cmgcam.com](mailto:info@cmgcam.com).

The directory will be updated monthly and available for viewing on AppFolio under Shared Documents → "Owner Directory" and on the CCOA Website.

Thank you for helping keep our community connected!

## Berm Maintenance at Amber Lake and Lake Pisgah

At the September 23, 2025, Board of Directors meeting, the Board approved a maintenance plan for the berms at Amber Lake and Lake Pisgah, including twice-yearly mowing and an annual controlled burn.

We're pleased to share that Twin Land Management and CMI, Inc. have completed the mowing around both lakes.

Thank you for your cooperation as we continue to maintain the beauty and accessibility of our lake areas.

## 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](mailto: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

Your Social Committee, Brenda Burdette, Rene Lynch, Kalpa Solanki and Kelly Hittinger are inviting you to a neighborhood Fall Family Festival and Chili Cook Off!

Sunday, November 16,  
3 PM, chili judging, 5:30; with music, fire pit and award-winning chili! Get out your crockpots and bring your best recipe to be judged!

Hotdogs and s'mores for the kids! We will want everyone to RSVP to Meghan as we will be buying hotdogs and supplies for the s'mores and also to let the chili contestants know approximately how many they will be cooking for.

Details to follow but get Nov 16 on your calendars! We will want contestants to be anonymous so come up with a name for your chili! Hope to see you there!

## 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

## Tricks and Treats – October 26th

Sunday, October 26, from 4:00 – 6:00 PM, join us at the horse stable for some family-friendly fun!

See the horses in their Halloween costumes, enjoy some treats, bob for apples, paint horses, and play horse-themed games for the kids – and more!

## Expenses

There has been some confusion about who pays for expenses related to the horses that live in Centerville Conservation Community.

As stated in the Covenants:

“The Association shall charge the Owners who utilize the equestrian facilities a fee in an amount sufficient to pay the expenses of the maintenance of the equestrian facilities.”

This means that all horse-related expenses are paid by the horse owners.

No HOA dollars are spent on the horses or equestrian facilities that have not already been prepaid by the horse owners through their monthly boarding fees.

## Trail Signs

The 19 new trail signs were created and installed by the Equestrian Committee (EC) to help all residents navigate the trails more easily.

- The center diamond color represents the trail you are currently on.
- The arrow pointing up indicates (by color) the trail you will reach if you continue forward.
- The arrow pointing down indicates the trail you'll reach if you turn around.
- The right and left arrows indicate which trails you'll reach by turning in those directions.
- Some signs also indicate nearby roads.
- The horse and rider shadow figure in the center means horses share that trail – please use caution.

The signs are installed at each trail intersection (with a few exceptions where the map and terrain differ slightly – those will be adjusted soon). The signs were made and installed at no cost to the neighborhood. They're crafted from natural, conservation-friendly materials and positioned discreetly to avoid being an eyesore. If you notice a sign that needs attention or correction, please contact Debbie Moss, EC Chairperson. One of the main goals of the signage is to keep horses safely on trails and off roadways.

## Don't Feed the Horses

Some well-meaning residents (and non-residents) may not realize the serious risks of feeding horses without permission. Doing so can cause serious injury to you and life-threatening harm to the horse, including:

- Laminitis, colic, choking, or poisoning, any of which can be fatal.
- Horses can also bite or kick accidentally when competing for treats, and may even harm each other. Because horses cannot vomit, any digestive blockage can be catastrophic and often requires invasive, high-risk surgery. Their systems are designed to graze on small amounts of grass throughout the day – not large portions or human food.

## Please note:

- One horse has Equine Metabolic Syndrome (EMS), meaning any non-prescribed food could trigger a serious or fatal episode.
- Another horse is nearly 30 years old (about 90 in human years) and requires a special diet due to worn teeth, making choking and malnutrition real risks.

Do not feed grass clippings or hand-fed grass. These can contain mold, bacteria, or toxic plants such as bracken, buttercups, sycamore, ragwort, privet, oak, yew, red maple, or foxglove, as well as pesticide residue. Lastly, please ensure no trash, wrappers, leftover candy, or toys are left near the pastures – wind can carry debris into the enclosures, and a curious horse may ingest it.

If you'd like to interact with the horses, many enjoy a gentle forehead rub or a scratch along the neck near the base of the mane.

*However, be cautious around the biting horse – he assumes anything within reach is food!*

# Beautification Committee

Grant Capelouto, Committee Chair

The Beautification Committee is pleased to report the following:

1. The irrigation and lighting systems are now fully operational at the Wiregrass and Conservation entrances, as well as the Lake House.
2. New landscaping has been installed at the Wiregrass and Conservation brick monument signs.
3. New landscaping will be installed at the Lick Skillet entrance within the next two weeks.
4. All plants and shrubs have been trimmed at all of the entrances.
5. Semi-annual pine straw installation at all of the entrances and the Lake House has been completed.
6. Pavers will be repainted at all three entrances within the next 30 days.

# Land Management Committee

David Marshall , Committee Chair

As a conservation community, with over 675 acres of conservation property, Centerville is unique in its founding and structure and offers an environment that reminds us that we are part of the world around us and blends a lived environment with a living one. Yes, we do have deer munching on our plants sometimes, but it is what makes our neighborhood special. Another program Centerville owners may want to explore is the Florida Yards and Neighborhoods (FYN) program. This program was developed as part of the UF/IFAS outreach to help homeowners create a Florida-Friendly Landscape™ by following nice principles: right plant; right place; water efficiently; fertilize appropriately; mulch; attract wildlife; manage yard pests responsibly; recycle; reduce stormwater runoff; and protect the environment.

Locally, teams of Master Gardener Volunteer (MGVs) from the UF/IFAS Extension Leon County office help homeowners make their yards more Florida-Friendly either by either by providing consultations designed to focus on areas of the homeowner's concerns vis a vis the nine FFL principles or by assessing landscapes whose owners feel that they have followed the principles well enough to qualify for FYN recognition. A yard consultation provides a valuable service to a homeowner by informally assessing compliance with the nine FFL principles. Team member may suggest the appropriateness of plants based on location or soil conditions or may recommend plants for a particular location, but they do not provides landscaping design services.

If such a consultation is desired, the homeowner can find the necessary application form on the Extension website at:

<https://docs.google.com/forms/d/e/1FAIpQLSfmvY9oa40lo9BNzrFxyvZ9Dvv8QVlnFo76e0QxnYShqif0Xg/viewform>.

Upon receipt the applicant is assigned to one of five teams of MGV's. The team chair will contact the homeowner to assess needs and concerns and to schedule a team site visit. Recognition for a Silver or Gold recognition is available and requires the homeowner to complete a FFL Home Recognition Checklist and can be discussed when the team chair makes the initial contact.



## 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.

