

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

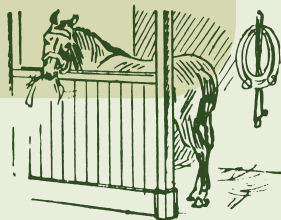
Email Meghann@cmgcam.com

Stable Rentals

Stable Fee Monthly Rental \$158

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 Reminder

Management would like to remind residents that dogs must be kept under direct control at all times while in the community, in accordance with Leon County leash laws and the Association's covenants. Free-ranging pets are not permitted, as they may pose a risk to wildlife and other residents.

Keeping dogs leashed helps ensure their safety and shows consideration for neighbors and their pets.

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

Thank you for your cooperation!



The Annual Members Meeting was held successfully, and the 2026 Operating Budget was approved by the membership.

Homeowners are reminded that 2026 HOA dues were due January 31. Accounts with outstanding balances are subject to late fees and interest in accordance with the governing documents.

If you have questions regarding your account, payment status, or need assistance, please contact the management office.

Conservation Area Reminder

Please remember that conservation land must not be cut, mowed, trimmed, or altered in any way. These protected areas help preserve our local ecosystem, and unauthorized activity may result in fines.

If you notice any issues or have questions, please contact the community management team.

2026 Board of Directors

Meeting Schedule

- Tuesday, March 24, 2026 @ 6:00 PM (BOD Meeting)
- Tuesday, May 26, 2026 @ 6:00 PM (BOD Meeting)
- Tuesday, July 28, 2026 @ 6:00 PM (BOD Meeting)
- Tuesday, September 22, 2026 @ 6:00 PM (BOD & Budget Workshop Meeting)
- Tuesday November 24, 2026 (BOD Meeting)

Architectural Control Committee Meeting Schedule

- Thursday, February 5, 2026 @ 9:00 AM
- Thursday, March 5, 2026 @ 9:00 AM
- Thursday, April 2, 2026 @ 9:00 AM
- Thursday, May 7, 2026 @ 9:00 AM
- Thursday, June 4, 2026 @ 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

Annual Prescribed Burn

A prescribed burn is scheduled for the community area as part of routine land management and wildfire prevention efforts.

These controlled burns help reduce excess vegetation, improve ecosystem health, and lower the risk of uncontrolled wildfires.

Residents may notice smoke or temporary changes in the area during the burn. All burns are conducted by trained professionals under carefully monitored weather and safety conditions.

Thank you for your patience as we work to keep our community safe and healthy.

Plantation Security

Plantation Security will soon begin random patrols throughout the community, as approved at the Annual Members Meeting. Patrols may start as early as this Friday and are intended to increase visibility and address ongoing concerns.

Please note that Plantation Security does not provide immediate, on-demand response. For emergencies or active issues such as trespassing or vandalism, please contact the Leon County Sheriff's Department. Information or photos (when safe to obtain) may be shared with the patrolling officer.

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

Kelly Hittinger, Committee Chair

Your Social Committee — Brenda Burdette, Rene Lynch, Kalpa Solanki, and Kelly Hittinger — invites you to join in upcoming community events, including the Spring Fling.

The recent Chili Cook-Off received great feedback from residents, with many requesting additional events. A community survey showed strong interest in a mix of adult social gatherings and family-friendly activities.

The Spring Fling is scheduled for April 25, with plans underway to explore food trucks and live music, pending availability. Survey responses also indicated that most residents would be willing to pay approximately \$20–\$35 per person for future events.

The committee is also considering adding one adult-only event and one child-focused event to the annual calendar, in addition to the Spring Fling and Santa 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!

Homeowner Directory

The Centerville Community Owners Association has updated the neighborhood directory to enhance resident connectivity. Participation is optional, and residents can choose their shared information. To be included, [complete the Directory Opt-In Form](#) and email it to info@cmgcam.com. The [directory](#) is updated monthly and accessible on AppFolio and the CCOA website. Thank you for fostering community connections!



Land Management Committee

Preston Foster & Jasson Gasset - Co Chairs

Once again this year, we will be partnering with Attack One to conduct our annual prescribed burn. This year, Attack One has added an on-staff forester, and together we will be coordinating strategic successional tree planting to support long-term land health and growth throughout the community.

With the 2026 budget now approved, we are excited to begin planning our first meeting of the year. The meeting will include continued discussion on important topics such as tallow tree encroachment and pond water quality, along with new initiatives like pond fishery surveys to further enhance our land management efforts.

We encourage all residents to participate in our spring meeting once it has been scheduled and announced.

Beautification & Special Projects Committee

Grant Capelouto, Committee Chair

The Beautification & Special Projects Committee met in January to review 2025 accomplishments and establish priorities for 2026. The committee's expanded scope now includes special projects and deferred maintenance items not previously assigned to another committee.

2025 Highlights

Accomplishments completed primarily in the latter part of the year included:

- New landscaping at all three community entrances
- Lighting repairs and maintenance at Wiregrass, Conservation, and the Lake House
- Irrigation repairs and system upgrades at those same locations
- Installation of water supply access at the Wiregrass and Conservation entrances

Entrance lighting continues to be fine-tuned, and several plants remain under warranty and are being replaced as needed. Ongoing entrance landscaping maintenance is included in the current vendor contract, which also covers monitoring and reporting. The irrigation system is Wi-Fi controlled, allowing for remote operation and freeze protection.

2026 Priority: Construction Entrance Enhancement

The construction entrance does not currently have cameras or an automated gate, resulting in limited security and increased manual oversight.

- There is no visual record of vehicles entering or exiting the construction entrance
- An estimated 9,000 vehicles pass through this entrance annually
- The gate must be manually opened and closed approximately 600 times per year by management

Proposed Solution:

The committee recommends installing cameras and an automated gate at the construction entrance, consistent with the community's other three entrances.

This project would:

- Create a video record of all vehicles entering and exiting
- Allow the gate to open and close automatically based on programmed days and times
- Reduce manual gate operations
- Improve overall security and consistency across all entrances

The estimated cost of the project is \$19,000, which includes electrical service to the site, three cameras, and a fully automated gate system.

The addition of a monitored, automated, and gated construction entrance would significantly enhance security and help move the community toward a truly gated neighborhood.

Equestrian Committee

Debbie Moss, Committee Chair

Welcome New Residents!

As a relatively new resident, I understand the challenges of joining a new community. The Board is supporting the creation of a Welcome Committee, and I'm happy to help organize it with interested volunteers. The goal is to welcome new residents, share helpful information, offer a small welcome gift, and invite them to a semi-annual gathering to meet neighbors and learn more about our unique community.

If you are a new resident or would like to participate, please contact Debbie Moss at 678-358-7039.

Connecting with the Horses

Spending time with horses has been shown to reduce stress and promote overall well-being. We love sharing the joy of caring for our horses and invite interested residents (and children) to join us for feeding, grooming, or training sessions.

To participate, please contact any of the horse owners below to arrange a visit at the stable. All participants will be required to sign a waiver prior to participation.

- Debbie Moss: 678-358-7039
- Nikki Ramseyer: 293-851-3581
- Abby Garcia: 850-590-5802

Navigating the Trails

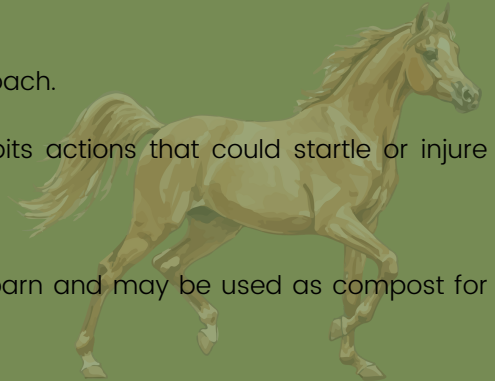
When using the trails, please remember:

- Horses always have the right-of-way.
- Hikers and cyclists should step off the trail on the downhill side when horses approach.
- Riders will communicate as they pass to ensure everyone's safety.

Florida law requires drivers and trail users to exercise reasonable care and prohibits actions that could startle or injure horses or riders.

Manure = Fertilizer

Horse manure and wood shavings are collected and aged behind the equipment barn and may be used as compost for gardens. Residents are welcome to help themselves if they can make use of it.



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.

