

# CENTERVILLE

*A Conservation Community*

President's Message:

Dear Centerville Conservation Community,

We are certainly living in interesting times and I hope that everyone and their families are well. As I write this from my dining room table, I realize that working from home isn't so bad and nor is the view. We live in a great environment. The first quarter has been very productive starting with our annual meeting in January and a subsequent one in February. We had one board seat to fill which is now occupied by Larry Lynch; your other board members are Bob Cohen, Debra Henley and Brian Welch. Please reach out to any of us if you have any questions, comments or concerns, we are here to serve the community and the needs of all owners.

Our land manager, Rich Lettera, along with the guidance and assistance of David Marshall (fellow resident) have been working on projects throughout the community which include reconstruction of many of the foot bridges on the trails and around Amber Lake. Many of them were in need of desperate repair. Fencing is a constant battle and Rich and David keep a stockpile of lumber at the barn for repairs as they are needed. The deck boards at the Lake Pisgah dock were also replaced last month so hopefully many of you can enjoy the dock without worry. We also replaced the concrete apron at the Centerville road entrance which I'm sure most of you have seen. This was necessary as the previous apron was badly damaged due to improper installation and lots of heavy traffic, I'm confident that the replacement will last us for many years. And if it hasn't happened already, we will be re-painting the stamped pavers at both gated entrances which will revive the cobblestone look.

With Spring here, the grass is starting growing, so you will see Rich on the tractor mowing daily. I hope everyone understands how dedicated Rich is to this neighborhood and how much he cares about the job he does. I urge all of you to stop and speak to Rich if you see him and tell him what a great job he's doing; from the board's perspective, he's a great asset.

And as a reminder, Total Professional Association Management (TPAM), is our HOA manager. Tom Rowand and his staff dedicate a lot of their time to our neighborhood and the board appreciates the job they do. If you need help with day-to-day issues, their contact info is on the Centerville Facebook cover page, and included at the end of this newsletter.

I speak for the entire Board of Directors when I say that we are here if you need us, and we hope everyone has a prosperous and healthy 2020!

Jason Gassett- President CCCHOA

CCC NEWS and Announcements:

**Time Now to Enjoy the Neighborhood!**

One bit of a silver-lining to dealing with the COVID crisis, is the time we have to spend with our families and to see our neighbors out and about enjoying the incredible scenery of this Conservation Community. The yards are looking beautiful as we tidy up for spring and the kids have been busy making us smile with their lovely driveway chalk artwork. (There are some real artists living among us!)

**Golf Cart Use Reminders:**

We have more golf carts on the road, especially in the evenings and weekends, so it's a good time to remind everyone of the CCC rules and policies on use. Please see our website for the covenants and for the complete text of the golf cart policy. (If you have not seen these governing documents and policies, they are on our CCC website under "Documents" or TPAM can email you a PDF, just ask)

Here are a few key provisions:

Gas golf carts are prohibited in the community by covenant (Article XVI), and by the separate "Golf Cart Rules" adopted by the CCCHOA in 2017. Please do not drive an ATV, gas powered golf carts or hunting buggies on our streets or conservation areas, including trails.

The operation of a golf cart is "strictly prohibited" in any conservation area except on the designated trails. The area around the lake and the lake shore are conservation areas (Leon County requires a 50 foot buffer from the normal high water mark of the lake edge) and vehicles of any type are not permitted in these areas, except for CCCHOA maintenance.

Golf carts shall not be operated within the neighborhood by persons that are less than 14 years old, unless under the supervision and control of a passenger in the golf cart holding a valid driver's license.

Golf carts may be operated during the hours between sunset and sunrise on the roadways only, provided the golf cart is using headlights and is equipped with tail lights.

Golf carts are subject to the same "rules of the road" as licensed motor vehicles.

Golf carts should always be operated to the far-right hand side of the road, allowing vehicles to pass safely on the left.



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**NO SWIMMING**

**NO VEHICLES NEAR LAKE**

This is a Conservation area. To protect the natural features and vegetation around the lake, no vehicles are permitted to be driven or backed into the shoreline.

**Board Meeting/Annual Meeting Schedule:**

The CCCHOA Board welcomes your attendance at our board meetings every 2-3 months. The next meeting is set for May 5<sup>th</sup> at 6:00 p.m. If the meeting must be held remotely, owners will receive instructions on how to join the meeting. The board encourages all of you to attend these meetings as you can.

Dates are subject to change, so please check the CCC website [Centervilleconservationhoa.org](http://Centervilleconservationhoa.org) for the latest schedule and agendas.

**It's Lawn Season Again!**

Whether you mow your lawn yourself or have a service do this for you, you can save money and resources if you follow practices provided by the UF/IFAS guidelines that have been posted to the Centerville website under the Conservation Resources tab.

By mowing your lawn at the correct height you can reduce the amount of weeds and reduce the amount of irrigation needed. Many lawns are mowed too short which exposes the grass runners and even roots to more sun exposure and opening up the lawn for weeds to find a place to grow. Longer grass height creates a cooler turf which in turn means less evaporation and more effective growth. And taller grass allows less sunlight for weed germination. For details see "Mowing Your Florida Lawn" and "Watering Your Florida Lawn" in our conservation resources.

You can also call the Leon Co. UF Extension office at 850-606-5200 and ask for the Master Gardener help desk for more specific information.

**“Conservation” is not just a name...**

In Centerville Conservation Community, “Conservation” is not just the name of our community, it is the responsibility of all of us.

The conservation areas in this community are governed by the covenants (Article II, sec. 3) as well as a county conservation easement to Leon County and a qualified management easement to Apalachee Land Conservancy. Among other things, we cannot build in the conservation areas, and we cannot dump items or remove or destroy trees, shrubs, or other vegetation in the conservation areas.

Please do not mow areas that are not inside your property line. ***Mowing the grass and property down to the edge of our lake shores is not permitted.*** Also, cutting through of Common Areas by owners is not permitted. Please refrain from cutting paths and from mowing areas that are not part of your property. If you have a suggestion about areas in need of mowing, please contact Rich Lettera, who will consult with the Board about the matter.

**Mind the Gates Please:**

Contractors and Maintenance folks need to be using the construction entrance. The construction gate is open from 7:45 in the morning until 6 pm each evening (Except on Sundays.) Trailers and large trucks should not be coming through the gates. This increases the likelihood of damage and subjects all of us to additional repair costs.

**Land Management:**

Our Property Manager, Rich Lettera, and our Land Management Committee Co-Chairs, Ben Bush and David Marshall have provided this update:

The Annual Burn:

An email was sent to all owners to inform that the burn that had been planned for this month has been postponed. Due to circumstances related to COVID19, the Florida Forest Service will not issue controlled burn permits until further notice. The timing of the burn will be re-evaluated when permits become available. The annual burn is required by our governing documents which can be found on the website. We encourage everyone to take some time to review these documents for in-depth information about the conservation nature of this community, and our responsibility as owners.

The reason for the later burn this year is to allow the unwanted trees and saplings to flush out so the burn will have a better chance at killing them. The burn had been happening too early in the year in the past for this to be effective. The burn is also done as a protection measure to reduce the fuel available to feed a wild fire should that occur. Tall Timbers is our burn contractor, and with their vast knowledge of land management, we are confident that when we are able to get back on track with the burn, they will do a fantastic job.

Boat Launch Areas:

As mentioned above, the area around the lake shore is a conservation area, and residents should not enter the lake from these areas and disturb this property with vehicles or boats. There is a launch area next to the dock on Lake Pisgah, which is the appropriate place to put in boats, canoes and other permitted watercraft. There is also a stable area to put canoes, etc. in on the west end of Amber Lake near the pavilion. Please do not use any other areas around the edges of the lakes to put in boats or other recreational watercraft,



Land Management Co-Chair David Marshall and Land Manger Rich Lettera work to clear the overflow on Amber Lake.

**Looking to get involved by joining a committee?**



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: If you have ideas on content for this newsletter or website, and getting the word out in general, please contact CCC Board Member Debra Henley at [Debrahenley@gmail.com](mailto:Debrahenley@gmail.com)

Social Committee: While social events are on hold for now, we look forward to the events and parties we have had previously and hope to plan more as soon as possible. We will let you know

when it is appropriate to hold events again and welcome your participation in planning and holding these activities

**IMPORTANT CONTACT INFORMATION TO HAVE:**

**TPAM:**

Total Professional Association Management is our team for covenant enforcement. If you have any questions or need to report an issue, TPAM can be reached at 850 583-1173 or [customerservice@tpam.biz](mailto:customerservice@tpam.biz).

**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 the matter. (In cases of emergency, please call 911!)

**The Manager's Corner:**

It's that time of year again! Time to keep up with the Joneses. As you head outside with your daily dose of Allergy Medicine and a handkerchief in the pocket, we wanted to thank you for your dedication to the curb appeal of your home.

In these challenging times, when we are stuck in our homes, it is a simple pleasure to look out the window and enjoy a community that is maintained within its unique conservation focused standards. There are many projects that can be accomplished to enhance the aesthetics of your home and now is the best time to undergo those tasks.

Please remember that landscaping and exterior changes must be pre-approved by the ACC. Please be sure to adhere to any local watering restrictions and visit [Floridayards.org](http://Floridayards.org) for ways to improve upon your property that is cost effective and environmentally safe.

We thank you for your cooperation during this crisis when so much is out of your control, to handle the things that are.

Stay Safe,

TPAM

