

# CENTERVILLE

*A Conservation Community*

Centerville Conservation Community

Fall Newsletter 2021

***Message from the President:***

Welcome to Fall!

I went outside this week and felt a little hint of cooler drier air. Mother nature trying to fool us into thinking the heat is over, but we know better and still have a few more weeks of hurricane season. To catch you up on few things we have been working on and some items coming soon to Centerville: Despite the continuing pandemic, we had a successful summer social event at the lake house, and lake house rentals have resumed. If you would like to reserve the lake house for upcoming holiday events, please see the form on the website. We ask that owners and their guests using the lake house comply with the latest guidance from the CDC.

Our barn and the lake house got a roof makeover with new sealed screws to keep out the rain. Hopefully for a good long time to come!

We have made great progress in developing and implementing an overall controlled burning plan for our common areas. I think we are starting to really see the results of those efforts.

Centerville is now an official member of the Leon County neighborhood watch program. I think this is a great program for us all. Thank to Rob Winchester for bringing this effort to fruition.

Amber Lake is looking great while Lake Pisgah continues to be a challenge. We have a solid plan in place to resolve that situation, and it's looking better, but it will take some time.

Speeding continues to be a problem in the neighborhood. This is a serious issue that I ask everyone to try and help solve. I will talk with the sheriff about coming out here periodically to issue tickets to speeders. We have tried to address this dangerous issue by creating awareness, but this has not slowed

the traffic down through our community. We continue to hear of near misses and calls for more serious measures to be taken. I don't like it, but we really have no choice but to take the next step for the safety of everyone living here.

We will need 2 new CCOA board members starting in January. If you are interested, please complete the form located on the CCC website, and contact any of the current board members if you have any questions about taking on this responsibility. The pay isn't great but the satisfaction you get in keeping Centerville the incredible place it is makes the time spent worthwhile.

I can't thank our current volunteers throughout our community enough who give of their time and knowledge. You make Centerville great.

So, let's all have a great fall, get together more, and enjoy this place we are all privileged to call home.

Larry

### ***Schedule of Upcoming Meetings:***

November 11, Board Member Budget Workshop, Lake House, 6:00 pm

November 18, Board Meeting, Location TBD, 6:00 pm (Budget will be approved at this time)

December 4, CCC Conservation Education Day Lake House- see Land Manager Chair Report for Details.

### ***The Brightest Bulb on the Block?***

Once again, we need to mention that there should not have any flood lights left on overnight, and lighting should be kept to low levels outlined in our guidelines. The Centerville Design Pattern Book and Guidelines state that the "intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars." Consider how dark this area was for the wildlife before we all arrived on the scene! Please try not to keep outdoor lights on all night long and consider that light may be shining into a neighbor's home unintentionally. There are restrictions and guidelines for lighting in the CCC Design Book. (Also keep in mind that all landscape lighting must receive prior approval by the ACC before it is installed.)

Here is the relevant portion of the current exterior lighting guidelines Section 4.7.2:

Light sources should be placed and landscaped, if necessary, in a manner that is designed to shield them from view.

Light sources should also be aimed in directions that do not project light onto adjacent properties.

All light sources shall be subject to restrictions on brightness established by the ACC.

In no event shall brightness of any exterior light exceed 525 lumens, roughly the brightness produced by a 35 watt incandescent bulb or an 8-watt LED bulb.

This policy applies to newly constructed homes and existing homes.

Please take some time to assess your lighting and make any adjustments needed.



### ***Land Management Committee Report:***

Land Management activities have been limited this past quarter as the focus has been on mowing of road right of ways, trails and water retention ponds. Some secondary mowing of OS 2 areas has been done to limit return or undesirable trees such as sweet gum and hickory and in support of the future prescribed fire activities. OS 2 means conservation areas outside of wetlands, HQS Forests, and Gopher Tortoise Preserves.

Recently we found a way to use Google Earth to take us back to what this property looked like just as it was opened to lot sales and we have been using that as a guide to move to a more open, park like setting. Remember, this more in thinking of state or national park, not a city park, we do have to have ground cover and forage for our wildlife neighbors. Increased reports of quail, gopher tortoises and fox squirrels have been shared with our members.

On our website we have posted many articles on how to live along with our wildlife neighbors, planting for prescribed fire and conservation principles such as how to properly mow and water your lawn. These can all be found under the Conservation Resources tab on our website.

### **2021 Conservation Education Day**

The Land Management Committee has been developing plans for an education day as suggested in our Land Management & Protected Species plan. This has been postponed for the past two years due to Covid concerns. **This activity is scheduled for December 4 at the Lake House.** We have two speakers lined up to present information relevant to our neighborhood, Peter Kleinhenz of Tall Timbers will talk on wildlife and watershed efforts in our area and Jill Weisman of Leon Co. Environmental. Jill was instrumental in guiding the development of our conservation easement and is still actively involved in reviewing how we are doing in meeting those guidelines.

After our two speakers, we will have lunch and then will have a hands-on opportunity to plant wire grass and long leaf pine seedlings in two areas. This will provide a chance for all who want to learn and take part in building for our future timber enhancements.

## ***2022 Prescribed Fire Plans***

Planning is starting for our 2022 prescribed fire activities. Between last winter and during this year, we had controlled burns on 446 of our approximately 675 acres of open areas. The intent is to follow up with rotating prescribed fires in most of these areas, with a one year pause in some areas so that we will be allowing a two-year cycle on appropriate area. Burning on a 1–3-year cycle more accurately simulates the normal fire cycle that is found in this area and that is part of the fire evolved ecology of the Red Hills region. This not only creates wildlife benefits by keeping available forage and browse area open to wildlife but limits the fuels on the ground that can ultimately lead to wildfire.

### **Golf Cart Registration Project:**

Centerville Conservation Community aspires to be a premier conservation community whose purpose is to preserve the unique character and natural beauty of the land while providing its members and their families the benefits of living in a restricted-access community with roads privately-owned by the CCOA. Among the benefits is the privilege to operate Golf Carts on Centerville COA-owned roads and designated trails; however, with the privilege comes the risk of injury or damage which could result in liability to the Centerville COA. To balance the enjoyment of the property with the potential risks to Owners and the Community, the Board has adopted updated Golf Cart Rules and Policies. We are also embarking on a golf cart registration drive to provide a Centerville numbered decal to affix to the golf cart. This will enable us to: identify the carts that belong to Centerville owners and those that do not; increase awareness of safety measures to be taken; and provide golf cart owners with a clear understanding of the liability and risks being undertaken by use of golf carts on Centerville property. Look for information coming to you in the mail soon on how to register and obtain a decal.

### ***Bald Spots along the Lakes:***

Everyone wants our CCC lakes to look beautiful and remain healthy. We have a highly qualified expert consultant helping us do just that, and we are “sinking” a good amount of funds into our lakes each quarter to maintain them. Lake Pisgah has had its challenges recently with lily pads and other aquatic vegetation, but we have plan and things are looking better. To help prevent run off, that can cause excessive growth in the lakes, we maintain a 20-foot buffer around the lake where we do not mow regularly. Here is what you can do to help—if you own property around the lakes, please do not mow outside of your property and down to the Lakes. This disrupts the natural barrier that helps protect the lake. If this buffer is removed by mowing or pulling out the vegetation at the lake edge, it attracts birds from outside this habitat, such as geese. The geese congregate at these bald spots and do their business...which is harmful to the lake. So please, do not mow down to the lake outside of your property. We appreciate your cooperation.



### ***The Treasurers Report:***

Greetings from ye Treasurer,

Audit- Our Financial Statements were audited this year for the first time ever. A prudent thing to do given changes in the management company, since 2018. There were a few items that are easily resolved:

- a. Bills being posted to the wrong line item in the P&L; and
- b. Compliance deposits and Compliance refunds not being assigned to, or taken from, the correct lines in the Balance Sheet.

TPAM is aware of these issues and they have a copy of the Audit, and the CPA's cover letter. (You can find the Audit of 2020 on the [CentervilleConservation.org](http://CentervilleConservation.org) website, under Documents, then Other Documents, then 2nd item down, to the Audit.)

In 2022, we will return to having Reviewed Financial Statements. Also, we filed our IRS return, and had no Taxes due.

Dues- Based on my financial forecasting, and the two Reserves and Replacement studies (more recent one, done in 2020), it is apparent that we need to raise dues 5% per year, to build up Cash Reserves. The Covenants allow the Board to raise dues up to 5% per year. Current dues of \$1,680 + 5% = \$1,764. A Notice will be sent in December, and you can pay the Dues in December, or January; before the end of January. *For the newer Owners, Dues are paid just once per year. If you acquired property here during 2021, please send a note to TPAM, stating your address, Block and Lot Number, and whom you purchased from.* We had 4 or 5 challenges last year, to determine the current owner. You will receive the 2022 Budget in the mail, around December.

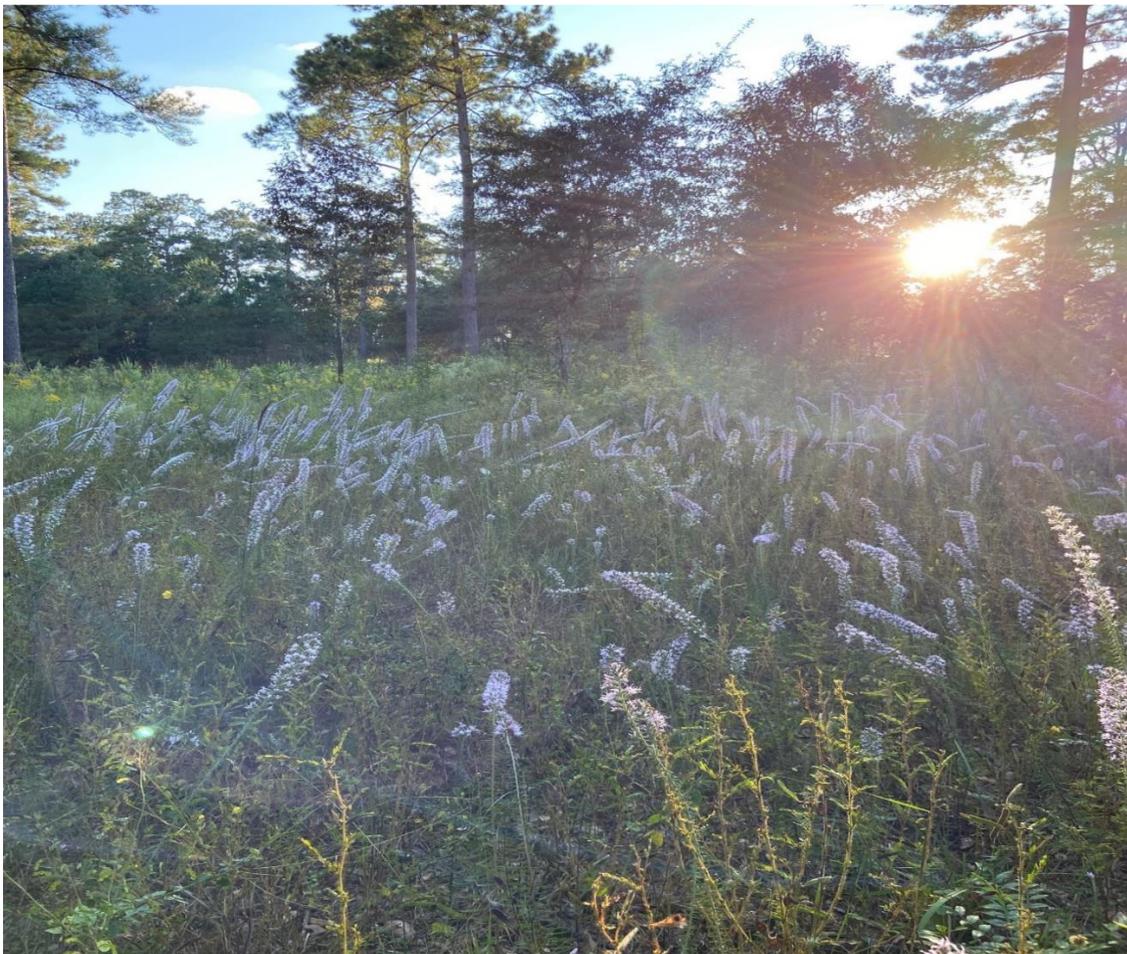
Spending- In the month of August, CCOA spent \$29,850. That brought 8 -month, Year to Date spending to \$192,300, or an average of \$24,000 per month.

That's what it takes to maintain our (nearly) 1,000 acres, and keep things looking good.

Reserves- I hope we can add \$50,000 to Cash Reserves (i.e., Fund Balance), this year.

That would bring Reserves to \$670,000, or perhaps a bit more. We have four more months to fund, as I write. We anticipated spending \$48,000 to replace 1/5th of our 2.3 miles of wood fencing this year. That plan was halted when lumber more than tripled in cost. So, we took the effort to inspect all of our Common Area metal roofs... the barns, the Lake House, the Pavilion at Lake Amber. A few leaks were found in the barn roof, and repaired by the needed replacement of roof screws. About \$13,000, total cost. Then, soft washing was done, to keep this nifty place looking good. Lake Maintenance cost \$5,300 in 2020 but will likely total \$12,000 by the end of this year.

Best to you all, ye Treasurer, Andrew Graybar





## ***“The Managers Corner “***

As most may have noticed the front gates have been experiencing some technical issues that are currently being resolved, and unfortunately someone has hit the main entrance gate. Should you have any issues with the gates or if your code is no longer working, please email TPAM at [customerservice@tpam.biz](mailto:customerservice@tpam.biz). I would like to take a moment and bring awareness to a couple of concerns with regards to the community common areas: When performing bi-weekly inspections, I have noticed several vehicles parking on the common grounds in cul-de-sacs. If the driveway of a house is full then parking on the street would be the best option allowing other vehicles to pass through. These common areas are considered free play areas for all to enjoy. We are also consistently having to approach contractors and implore them to move materials, trash, even dumpsters and port-o-lets off our property. We ask you to communicate, in advance, with any contractors you may hire to improve your personal property and in hopes of policing the esthetics of the streets throughout Centerville Conservation. We also encourage you to visit the Centerville Conservation website at <http://www.centervilleconservation.org/>. It has a lot of information regarding CCC and the various steps to take should you want to add any improvements or additions. If you're having any issue logging into the website, please send an email to [customerservice@tpam.biz](mailto:customerservice@tpam.biz) and we can send you a link to create your own account.

Ray Holloway,

Association Manager

