



CENTERVILLE

A Conservation Community

Dear Homeowners,

I hope this message finds you well and enjoying the vibrant flora that our community is known for this Spring. As we step into another season of renewal and growth, I am pleased to share some important updates and reminders in our latest edition of the newsletter.

Firstly, I'd like to address a critical infrastructure component of our neighborhood—our drainage culverts. The Board has initiated a comprehensive assessment to determine the condition of these culverts and identify which ones require immediate cleaning. This proactive measure ensures the longevity of our infrastructure and prevents potential flooding, thereby safeguarding our properties.

I am also thrilled to announce that the lighting at our community entrances has been fully repaired. These enhancements not only improve the aesthetic appeal of our entrances but also strengthen security, making our neighborhood safer and more welcoming for everyone.

On another note, many of you have expressed concerns regarding the increased beaver activity within Lake Pisgah and Amber Lake. A wildlife expert from FWC has been on property to make an assessment. Rest assured, this matter is on our agenda, and the Board is exploring effective strategies to address this nuisance safely. We aim to maintain the natural beauty of our area while also protecting our landscaping and infrastructure from damage.

Additionally, I am pleased to report that our annual controlled burn was a success. This vital activity helps in managing our community's natural areas and reducing the risk of wildfires. Thank you to those who participated and contributed their time to ensure the burn was conducted safely and efficiently.

As we look forward to the planting season, I want to remind everyone that any changes to landscaping require approval from the Architectural Control Committee (ACC). This process helps maintain a harmonious aesthetic in our community and ensures that all modifications align with our guidelines. For those planning to enhance their gardens, I highly recommend consulting with David Marshall, our resident Master Gardener. David's extensive knowledge of plantings and proper lawn care techniques for various types of grass can be an invaluable resource. Leveraging his expertise will not only beautify your property but also contribute to the overall greenery and health of our community.

Lastly, I encourage each of you to remain engaged and proactive within our community. Whether it's by attending meetings, participating in events, or simply staying informed through our newsletters, your involvement is essential in shaping the future of our neighborhood. Thank you to our social committee for hosting another wonderful community event this past weekend.

Thank you for your continued support and cooperation. Let's continue to work together to make our community a wonderful place to live.

Warm regards,
Tiffany Cruz President



On-Site Staff Office Hours

Monday: 1:00 PM - 5:00 PM

Tuesday: 1:00 PM - 5:00 PM

Wednesday: 1:00 PM - 5:00 PM

Thursday: 1:00 PM - 5:00 PM

Friday: 9:00 AM - 1:00 PM

Office 850.544.2793

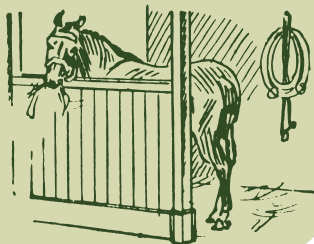
Text 850.597.6880

Email Meghann@cmgcam.com

Stable Rentals

Stable Fee Monthly Rental \$168

- Stable 1
 - Stable 2
 - Stable 3
 - Stable 5
 - Stable 6
- Please email me for at
Meghann@cmgcam.com
for Stable Rental Inquiries



Phase 2 of Tallow Tree Spraying

Land Logixs plans to spray the new growth of Tallow Trees in the Gopher Preserve. The project is scheduled to start in the upcoming weeks.

Annual Pressure Washing

The Centerville Community Main Entrances, Lake House, Stables, and Trail Bridges will receive pressure washing on May 6 - 7. This maintenance project will be conducted annually.

Pedway Repairs Along Amber Lake

Coming along is the construction on new pedways from Bird Dog Pt to Amber Lake. These new pedways will provide a safe and convenient pathway for pedestrians to travel from Bird Dog Point to Amber Lake. The construction project aims to enhance accessibility and promote outdoor activities in the area.



BOD Meeting Schedule

Tuesday, May 28, 2024 @ 6:00 PM

Tuesday, July 23, 2024 @ 6:00 PM

Tuesday, September 24, 2024 @6:00 PM

Tuesday, October 22, 2024 @ 6:00 PM

Tuesday, November 26, 2024 @ 6:00 PM

Replacement of the "New Neighborhood of the Year" Sign

The county is scheduled to replace these signs every seven years. Centerville is expected to receive its replacement within the next couple of weeks.

2024 Upcoming Events

End of School Party
June 8, 2024 @ 2:00 PM
Lake House

Land Manager Schedule

Schedule can be found in AppFolio

1. MAIN ENTRANCES

General Scope of Work: Mow, edge, stringer-trim, blow debris, spray weeds, and trim bushes at entrances off Centerville Rd., Pisgah Church Rd., Lick Skillet Rd., Lake House Entrance, and around the Lake House

March through October: No less than 3 times per month
November through February: No less than 1 time per month

2. COMMON AREAS

Mow lawn area near Lake House, around Lake Pisgah, around Amber Lake & Pavilion area, as well as Lake Pisgah Drive, Lake House Drive and on both sides of Construction Entrance.

March/April through November: To be done every two weeks
Other Months: As needed, usually every 3 weeks to a month

3. COMMON AREA ISLANDS

Meander Court Island and Summer Duck Island

April through November: To be done monthly

4. RIGHT OF WAY

Mow all road right of ways including all islands, cul-de-sacs, swales and trimming around culvert ends and signs, electric boxes etc.

Please note, owners are responsible for the maintenance of their culverts and swales.

March/April through November: To be done every two weeks.
Other Months: As needed, usually every 3 weeks to a month

5. TRAILS (BUSH HOG MOWING)

All trails and trail entrances, all County Right of Way
o March/April through November: To be done every two weeks.
o Other Months: As needed, usually every 3 weeks to a month.

Pedestrian Walkways

o To be mowed 3-4 times per year as needed

Fence Lines

o To be treated with herbicides to prevent weed and grass intrusion as needed.

6. PASTURES

Pasture Dragging: Done every two weeks throughout the year

Pasture Mowing: Done as needed basis. Determined by growth of pasture grass

7. STORMWATER FACILITIES

Mowing to be done 2-3 times per year

Herbicide spillways/drain 1-2 times per year as needed.

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!

Click on the icon to access your portal

850.544.2793
info@cmgcam.com



Phase 2 of Water Lily Project at Lake Pisgah

The upcoming Phase 2 of the Lily Pad Spraying project, scheduled for May, marks a significant step towards achieving a more manageable aquatic ecosystem. This phase involves the use of Sonar, a carefully selected herbicide known for its efficacy in targeting and gradually eliminating unwanted aquatic vegetation. The choice of Sonar is strategic, ensuring that the process mimics the successful outcomes observed in Amber Lake, where vegetation control has led to a healthier and more visually appealing water body. Importantly, this method has been chosen for its minimal impact on wildlife, offering an environmentally sensitive approach to vegetation management. The implementation of Sonar in this phase is expected to have lasting effects, significantly reducing the maintenance efforts required in the future and leading to a more balanced and sustainable aquatic environment.

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.

[Golf Cart Policy PDF](#)

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.



Construction Entrance Policy

Please remember the following rule at Centerville.

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 Construction/Service entrance off of Centerville Road **



Architectural Control Committee

When preparing your ACC request, it's crucial to thoroughly review the community covenants and design handbook. This step ensure that your proposed project aligns with the community standards and guidelines.

[CCOA CCR Pdf](#)

[CCOA Design Pattern Book Guideline Pdf](#)

Land Management Committee Corner

A few words from David Marshall , your Committee Chair

Centerville Conservation Community is a unique place to live, intended to blend a welcoming and pleasing homesite while blending with a rare Red Hills habitat and maintaining a co-existence with nature

In early 2019, due to concerns by then Centerville HOA President Jason Gasset, the Board reviewed and decided to internalize the activities of all land management activities of Centerville Conservation. This action required the purchase of equipment and the hiring of a Land Manager. This action became effective July 1, 2019. Mr. Rich Lettera was hired as the Land Manager as a contract employee because of his extensive experience and knowledge of this property but also his good nature and general knowledge.

A Land Management Committee was formed to oversee the actions of the Land Manager to assure proper operation and maintenance of the equipment but to also assure that all the goals of our legally binding conservation covenants and adherence to the Land Management & Protected Species Plan (the Plan) which describes the methods and practices required to meet those conservation obligations. As outlined in the Plan we also contract with a certified Forester to annually evaluate and assess the practices employed to assure that actions are in place to meet the intended goals. Oversight of the conservation adherence and practices are also subject to review by the Leon County Environmental Department and Apalachee Land Conservancy.

The Land Management Committee meets on an as-needed basis to assess progress and activities and discuss additional needs of the community. Members have taken active involvement in such actions as rebuilding bridges on the Pedway, transplanting aquatic plants to deter geese nesting and assisting in planting or trimming operations when an extra hand is needed. The Committee Chair provides reports to the Board at each regularly scheduled Board meeting.

Yearly Forester Inspection Report

Please see the following report obtained from Stanton Rosenthal of Natural Resource Planning Services, who conducts an annual assessment of the Conservation lands. This annual assessment provides valuable insights that help guide the ongoing improvements on the property.



CONSULTING FORESTERS & LAND MANAGEMENT

2910 Kerry Forest Parkway, #D4-379
Tallahassee, FL 32309

Phone: 850.508.6771

www.NRPSforesters.com

April 6, 2024

Centerville Community Owners Association Inc
Management Office
P.O. Box 3965
Tallahassee, FL 32315

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Dear Centerville Community Owners Association Inc:

This letter is in reference to my meeting with David Marshall and Rich Lettera on April 6, 2024 to do reconnaissance and assess your land management situation on community property.

This meeting is a continuation of the work that you are accomplishing and advice I wrote in letters over the last few years. These letters discussed invasive plant control, restocking of longleaf pine, prescribed fire and other general management.

This letter and yesterday's meeting discussed the aforementioned subjects.

We toured much of the property and viewed much work that had been done, including the recent and very successful prescribe burn, longleaf pine plantings, and brush control (chipping and mowing) where fire has not been adequate in controlling hardwood regeneration in upland sites.

We also looked at the Chinese tallow forest on the NW side of the property. A first pass using the hack and squirt method of herbicide application was evident. Some trees had not been treated yet. Due to the time of year and high water, we were not able to access foliar spraying on younger trees. I was told another (needed) application will occur.

Continue to stay on top of other invasive exotic plants as their control is ongoing.

We also looked at small areas where hardwoods such as sweetgum, laurel and water oaks were not being effectively controlled by fire. We discussed the pros and cons of these stands and that in some cases small areas like this can be beneficial to wildlife or provide visual buffers. In other areas, you have used mowing/chipping to keep these stands under control. We discussed some herbicide methods that might be useful to increase the effectiveness of controlling these stands where mowing/chipping is not adequate. In some cases, you may wish to do some selective cutting to favor pine species over hardwoods.

We also discussed that at the fire perimeters you are more likely to have this situation because of reduced fire intensity. Special vigilance on the inside of firelines in controlling starting trees and shrubs can reduce future work loads as it is easier to control these plants when young.



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In some more open areas of the forest where natural regeneration is inadequate, I recommend you continue to do planting of longleaf pine tublings as you have in the past. We discussed the technique of doing 1/20-acre plots (26.5' diameter) to numerically collect data of seedlings present in an area. This can be useful in calculating the number of trees to plant/interplant in an area. Of course, the site preparation work to assist these seedlings survival that you have done in the past should be repeated.

On that same note, we discussed that much of the pine area is a single story stand with little regeneration. See the picture below for an example. Over time it would be good to encourage more pine regeneration (especially longleaf and shortleaf on the uplands) to create a more all aged stand or varying groups of stand ages.





CONSULTING FORESTERS ~~AND~~ LANDMANAGEMENT

2910 Kerry Forest Parkway, #D4-379
Tallahassee, FL 32309

Phone: 850.508.6771

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As recommended in previous letters, where mature sweetgum, laurel and water oaks are abundant, continue to girdle the trees where safe to do so. Where it is not safe to leave a dead tree standing, cut the tree(s) down to a safe height, possibly ground level. We also discussed that trees lying on the ground are important food and cover for songbirds and wildlife, enrich soil as they decay, and provide good areas for tree seedling to become established. Selectively thinning out the aforementioned species will also allow preferred species such as longleaf pine, live oak, white oaks, and hickories to thrive. Creating snags is also good for wildlife habitat enhancement. A good goal is three to five snags per acre.

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As stated previously, I think the overall theme of this visit was that a general state of maintenance has been achieved. Contractors, staff and equipment have reached a point where everyone knows what needs to be done and has the ability to efficiently accomplish these tasks. If funding sources and oversight is consistent, this property should continue to improve both ecologically and aesthetically. Equally important is the continued education of homeowners in what is being done and why. Anecdotally, it was discussed that many people don't realize the legal obligations this community has towards maintaining the property as written out in the conservation easement land management plan. This is an important topic to provide to the homeowners.

Please let me know if you have any questions.

Sincerely,

Stanton Rosenthal
Professional Forester
Florida Wildlife Federation Forest Advocate
UF/IFAS Extension Forestry Agent Emeritus