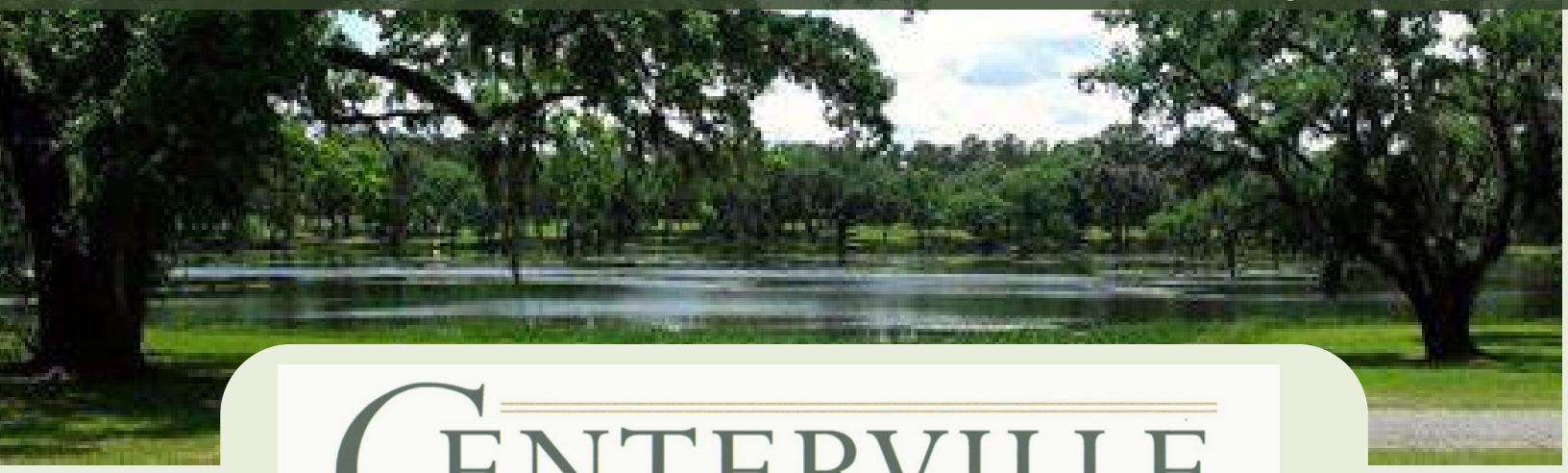
April 2026



CENTERVILLE
A Conservation Community

On-Site Staff Office Hours

Monday: Closed

Tuesday: Closed

Wednesday: Closed

Thursday: Closed

Friday: 9:00 AM - 1:00 PM

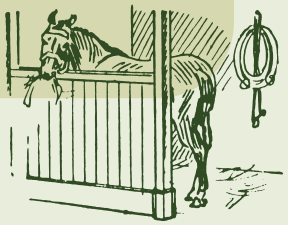
Office 850.544.2793
Text 850.544.2793
Email Meghann@cmgcam.com

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!

Spring is Here!

With the arrival of spring, we encourage homeowners to take advantage of the season to maintain and enhance their properties. Seasonal upkeep, including landscaping and exterior maintenance, helps preserve the overall appearance and value of the community.

Thank you for your continued cooperation and commitment to our community standards.

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, 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, May 7, 2026 @ 9:00 AM
- Thursday, June 4, 2026 @ 9:00 AM
- Thursday, July 9, 2026 @ 9:00 AM
- Thursday, August 6, 2026 @ 9:00 AM
- Thursday, September 3, 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!

Click on the icon to access your portal

850.544.2793

meghann@cmgcam.com

Amber Lake Update

The Board has given the green light for the Amber Lake well and electrical project, aimed at tackling the lake's deteriorating condition and preventing it from drying up. Due to the recent lack of rainfall, Amber Lake has experienced lower water levels, making this project necessary to help restore and maintain the lake. This enhancement will foster the lake's long-term health and is viewed as a significant capital investment in the community's infrastructure. The well installation will be carried out by Mills Well Drilling, while Lawson and Lawson Electric will manage the electrical work.

Plantation Security

Plantation Security has begun conducting random patrols throughout the community, as approved at the Annual Members Meeting. These patrols are intended to increase visibility and help 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

Florida Statute §316.212 was revised in 2023 regarding the operation of golf carts on public roads designated for golf cart use. Under current law, individuals under the age of 18 must possess a valid learner's driver license or driver's license to operate a golf cart. Individuals 18 years of age or older must carry a valid government-issued photo ID while operating a golf cart.

At the Board of Directors meeting held on July 18, 2023, the Board voted to update the Association's Golf Cart Policy to reflect these statutory changes. Please click on the link below to review the updated policy. The policy is also available under Shared Documents on your owner portal and on the CCOA website.

If you would like to register your golf cart, please contact us at info@cmgcam.com so we may provide the registration form and issue 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

The Social Committee invites you to an Owners Spring Fling!

Join us on Saturday, April 25th at 5:00 PM at the Lake House, located at 6631 Lake Pisgah Drive, for an evening of great food, music, and community fun. Enjoy live music, a cozy fire pit, and S&G World Famous Barbecue serving up their delicious menu from their "Coming in HOT" food truck (menu link is HERE).

This is a BYOB event, so feel free to bring your favorite beverages and enjoy a relaxed evening with neighbors.

Please RSVP to Meghann at meghann@cmgcam.com so we can plan accordingly.

We hope to see you there!

Thank you,
Centerville Community Social Committee

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 Gassett - Co Chairs

As we continue efforts to control non-native tallow trees, another invasive species, Coral Ardisia has been identified within the community.

Coral Ardisia is an evergreen shrub recognized by its bright red berries, which are often present year-round. These berries attract wildlife such as birds and raccoons, contributing to the plant's spread. The plant features dark green, waxy leaves with wavy edges. Please note that both the berries and leaves may be toxic to pets and humans.

Residents who identify Coral Ardisia on their property are encouraged to remove it to help prevent further spread. While hand-pulling may be effective for smaller plants, repeated herbicide treatments may be necessary for full eradication. Rich is currently working to remove and treat affected areas within the community's common spaces.

Aquatic vegetation control was performed by Wiregrass Ecological during the week of April 13 in Lake Pisgah. Fish feeders for Lake Pisgah and Amber Lake have been ordered and are expected to be installed in early May.

Most of the annual prescribed burn has been successfully completed. One remaining section, the Wiregrass Savannah, is scheduled to be burned later this spring.

Spring Maintenance Reminder

As we welcome the new season, this is a friendly reminder to refresh your backflow preventers and surrounding landscaping, especially if any plantings were impacted during the winter months.
Backflow preventers are an important component in protecting our water supply here in Florida. Most homes have these devices located in the front yard. To maintain the aesthetic standards of Centerville Conservation, backflows should be properly screened from view with appropriate shrubs or landscaping.

If plantings around your backflow have died or become overgrown, please take this opportunity to replace or trim them as needed.

Additionally, owners of vacant lots are reminded to mow and maintain their properties to prevent overgrowth and help keep the community looking its best.

Thank you for your continued cooperation in maintaining the beauty and standards of our neighborhood.

Equestrian Committee

Debbie Moss, Committee Chair

We had to say goodbye:

"We laid our sweet horse, Indie, to rest on February 25th. He was critically injured in his pasture. He suffered a severe tendon injury. At his mature age of 32, the choice to say Goodbye to him seemed so unfair, considering he was the epitome of health in every other way. However, it was the most selfless thing we could do for him. We laid him down on a sunny day, which brings us solace. We are so grateful for the offers of help, condolences, flowers and most of all the love our many neighbors bestowed upon our sweet boy while he was a part of our community. He was loved by his family and could soften any heart! Indie was truly a one of a kind. He brought me (Nikki) back to life. He gave me purpose and showed me love every day. He loved to have flowers braided into his mane and tail. He could eat a whole watermelon, if you let him. Indi, may you find eternal rest in fields of green, where your heart is free and only light surrounds you." by Nikki Ramseyer (Indie's Mom)

Connecting with Horses:

Interacting with horses has long been associated with numerous mental health benefits, such as enhancing happiness and overall well-being. Studies have shown the reduction in stress hormones can help mitigate future mental health issues by lowering cortisol levels. The act of grooming or simply being around horses can lower blood pressure and heart rate, promoting relaxation.
"There's something about the outside of a horse that is good for the inside of a (hu)man" said Winston Churchill.

We're eager to share the joy of knowing and caring for horses. If you (or your children) are interested in spending time with our horses, we invite you to join us in a feeding, grooming or training session. We spend time each day with our horses and are happy to share these experiences with those who are interested. Feel free to text or call any one of the horse owners to make arrangements to meet at the stable. We're also interested in training a few interested residents to assist in the care of the horses when the owners are unable.

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

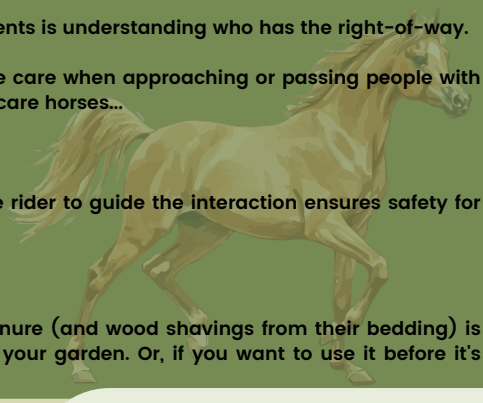
Navigating the Trails:

The question has been raised about trail etiquette when horses are involved. One of the most important elements is understanding who has the right-of-way.

Florida Statute 316.0825 requires drivers (of cars, 4-wheelers, golf carts, electric bikes, etc.) to use reasonable care when approaching or passing people with animals..., prohibiting actions that intentionally startle or injure the animal (or the rider), making it illegal to scare horses...

- **Horses always have the right-of-way.**
- **Hikers or cyclists should yeild to horses by stepping off the trail on the downhill side.**
- **Riders should communicate with hikers as they approach to pass to avoid startling anyone.**

Horses are large, powerful animals that can be easily startled. Giving them plenty of space and allowing the rider to guide the interaction ensures safety for everyone.



Manure = Fertilizer

In the colder months in particular, the horses sometimes take shelter in their stalls. When they do, their manure (and wood shavings from their bedding) is removed and piled behind the equipment barn. As it ages, it can be composted and will be ready to feed your garden. Or, if you want to use it before it's composted, you can add nitrogen to speed the process. If you can use it for your garden, help yourself.

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.