CENTERVILLE
A Conservation Community

Dear Fellow Homeowners,

As we reflect on the year that's coming to a close, I am filled with gratitude for all the positive developments that have taken place in our wonderful community. It has been an exciting year filled with progress and memorable moments.

One of the significant accomplishments this year was our partnership with the new management company. Their dedication and professionalism have truly improved our neighborhood's operations, making it more efficient and responsive to your needs. We have seen smoother communication, faster issue resolution, and enhanced services throughout the year. We now have an onsite management representative with daily hours at the stables.

Another milestone we can all be proud of is the successful progress in the cleanup of Lake Pisgah. Thanks to the hard work and commitment of our community members, we have made significant strides in preserving the beauty and ecological balance of our cherished lake. This achievement not only benefits us but also ensures a more sustainable future for generations to come.

On the social front, we've had some fantastic events that brought our community closer together. Santa's meet and greet brought joy to children and adults alike, fostering a sense of unity and holiday spirit. Let's not forget the oyster event that provided an opportunity for neighbors to relax and unwind, strengthening the bonds of friendship and camaraderie. These gatherings allowed us to connect, share stories, and create lasting memories that make our neighborhood feel like a true home.

Conservation Day was a remarkable success, highlighting our dedication to environmental stewardship. Thank you to all of the helping hands that made this day possible. The enthusiastic participation in this event is a testament to our shared commitment to the well-being of our community and its conservation status.

Looking ahead to the new year, I am excited about the possibilities and opportunities that lie before us. With the support of our wonderful community, I am confident that we will continue to grow and thrive together. I look forward to seeing you all at the Annual meeting.

Thank you for your ongoing dedication and enthusiasm for our homeowner's association. Wishing you all a joyful holiday season and a prosperous new year.

Sincerely,
Tiffany Cruz President, CCOA

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.

appfolio

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

Annual Members Meeting

The Annual Members Meeting will be held on January 27, 2024 at 2:00 PM at the Lakehouse. Please email your proxy back to info@cmgcam.com. If you prefer, you may also drop off your proxy at Tiffany Cruz's, BOD President, mailbox at 7035 Quail Call Drive. Follow up reminders will be sent to the Membership as the date approaches.

We hope to see you at the meeting!

2024 Annual Members- Second Notice

Annual Pressure Washing

The Centerville Community Main Entrances, Lake House, Stables, and Trail Bridges pressure washing was completed early December. The Annual Pressure Washing of the Centerville Community Main Entrances, Lake House, Stables, and Trail Bridges will occur annually between April and May.

Annual Pine Straw

The Centerville Community Main Entrances, Lake House, and stables had the annual pine straw installed by Rich Lettera as approved at the November BOD Meeting in Please let us know if you have any questions or feedback.

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

Construction Entrance Policy

Please remember the following rule at Centerville.
Construction Hours
Monday -Friday: 8:00 a.m. – 6:00 p.m. Saturday: 9:00 a.m. – 6:00 p.m. Sunday: NO CONSTRUCTION PERMITTED

** Access ONLY through Construction/Service entrance off of Centerville Road**

Land Management Committee Corner

Many of you may be wondering why we conduct annual controlled burns in the neighborhood. You may have seen bumper stickers that read “Good fires prevent Bad fires.” What this means is that in order to prevent a “wildfire” from starting, you perform smaller controlled burns to reduce the fuel that allows a fire to get out of hand. Fires such as we commonly see in other parts of the country are a result of a fire starting in an area that has not seen a fire in years to decades. These fires may start naturally due to lightning or some man-made source, but the cause does not matter, the result is what can be devastating.

So, our annual prescribed fires are conducted to keep that fuel level at a low level. These prescribed fires are conducted in various areas on a 1–3-year basis in the approximately 650 acres of conservation property that is in Centerville Conservation. Location, type of forest and proximity to other land features are all considered in making the decision of what and where to burn each year. We use a contractor to conduct these burns but in addition consulting with our Forester is part of the annual evaluation process.

But safety is not the only reason for the use of these fires. We live in a fire evolved ecology, that
is the plants and animals in our area are a natural and ongoing occurrence and its effect is beneficial to many segments of our plant and animal lives. Several types of pines will not open their cones to release seeds without fire and wiregrass increases seed production if fire is introduced in the late spring. Additionally, the thinning of the underbrush increases the amount of food available for browsing and seed to birds, squirrels, deer and tortoises as well as making it easier to move about through that underbrush.

This activity is directed under our management plan in concurrence with Leon County and Apalachee Land Conservancy and details can be found in our Land Management and Protected Species Plan.

To be continued...

Notice of Prescribed Burning
Week of
January 2024 – March 2024

Dear Owners,

To maintain the open vistas reflecting the Red Hills nature of your community, an annual controlled burn program as part of your land management plan is established. These prescribed fires not only benefit the aesthetics of your neighborhood, it also limits fuel load in case of a lightning strike and it also provides better cover and forage for the wildlife. (See Land Management Plan)

Consider this a reminder that storing personal items and equipment in any of the common areas is not permitted. In addition please remain on the roadways and do not use the trails during the burning.

The 150 acres in the Gopher Preserve will undergo prescribed burning as well as several common areas in Centerville Community. Rich Lettera, the Land Manager, will conduct this service alongside certified prescribed burning professionals, Attack One.

Rich Lettera will post signs on property once the permit is issued and service is scheduled. As the permits are issued, Management will notify the Membership of the areas on the schedule to be burned. Please refer to the attached property layout as reference. As we notify the community, we will reference the numbers on the map. This information will also be made available on your AppFolio Association calendar as well as under Shared Documents for your reference.

All of the outlined areas on the map will be burned as part of the 2024 Annual controlled Burn and will be scheduled based on weather conditions and wind patterns.

If you have any questions, please contact Management at info@cmgcam.com or our office at 850-544-2793

Thank you for your time and attention.

Respectfully,
Capital Association Management

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