

The *Times*
of *Sweetwater*
Oaks

OCTOBER/NOVEMBER 2011
VOLUME 24, NO. 5

Sweetwater Oaks Homeowners Association, Inc.
P.O. Box 915589 • Longwood, FL 32791-5589
e-mail: Sweetwater810@embarqmail.com

This newsletter is published monthly for the residents of Sweetwater Oaks. The next issue will be in December.

All materials should be brought to the management office located at 810 Fox Valley Dr. (407-862-5606) or e-mailed to SWOnews@aol.com.

- Editor



Annual Halloween Party and Parade

Sunday, October 30 ---- 3:00pm to 6:00pm

Sweetwater Beach

All Ages Welcome !!!

The Costume Parade starts at 3PM - Meet at Blue Lake Drive and Palmetto Concourse - from there, we will walk the 2/10 mile to the lake where there will be Inflatables... Games... Prizes... and a DeeJay !!

FROM THE MANAGEMENT:

\$\$\$

Your assessments are due October 1st and must be posted to your account by October 31st in order to avoid any late fees. Interest continues to accrue on your account if you do not have a "0" balance. You may check your account balance and pay online by registering at the Sentry website sentrymgt.com. To register you will need the 16-digit account number found on your coupon.

If you are having a problem paying your dues, please contact the office and a payment plan may be arranged. Address changed?? You may also update your address on the Sentry website.

NEW SWEETWATER OAKS COMMUNITY CENTER UPDATE

After many months of careful review and negotiation of bids for the construction of our new Community Center, the Committee recommended that the Board accept the proposal of RHS Construction Co., Inc.

RHS provided the best overall combination of price, experience, quality and service for this project, which will be paid for entirely with current funds, requiring no new assessments. Their work is on display in our neighborhood, as RHS was the contractor for the construction and renovation of the Sweetwater Baptist Church on Wekiva Springs Road.

We anticipate the project will begin before the end of the year. Watch our website for updates!

WEBSITE UNDER CONSTRUCTION

Our updated www.sweetwateroakshoa.com website is still under construction. We have the new design, thanks to resident Craig Glenn, but have experienced some unexpected technical issues transferring the updated site to our server. We expect to launch this month, and will be gradually adding new content and functions, so please keep checking and be sure to give us your feedback and suggestions!

Visit our Web site: www.sweetwateroakshoa.com

IMPROVING OUR COMMUNITY . . . HAVE YOU NOTICED???

In addition to planning a new Community Center, the Association has been hard at work. We are happy to note the following recent improvements to our facilities and common areas.

Riverbend Park:

- Surveillance cameras have been installed to forestall vandalism and improve security.
- The Deck has been completely re-built with improved design and lighting
- The Pavilion is being painted and tables will be repaired and restored.
- A new bridge has been installed

Tennis Courts at Community Center:

- Courts 1 & 2 will be resurfaced this month and gate and fence repairs will be completed
- Timers were installed on the lights, saving the Association over \$250 in electricity cost the first month

Irrigation:

- Rain sensors have been installed on all irrigation timers to conserve water and energy

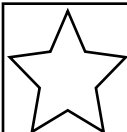
Covered Benches:

- All our covered benches on the islands throughout the community have been repaired, re-roofed and re-painted.

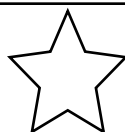
Other improvements are in the works! Please be sure to let us know your concerns, ideas and suggestions. Contact Community Association Manager Carol Niles at sweetwater810@embarqmail.com

FLORIDA FRIENDLY LANDSCAPING

Are you interested in Florida Friendly Landscape? Residents who wish to install large plant beds in their front or side yards are required by the Florida Friendly Landscape Law to submit a landscape plan to the ARB prior to commencement. The plan must show plant names, number and location of each variety. The law specifies that "Florida Friendly" plans are not to resemble desert landscapes but are designs that reflect the lush traditional appearance of Florida gardens. It also requires mulching and appropriate watering, fertilizing, and weeding. Carol Niles, Community Association Manager, has a free book to assist those residents wishing to implement the "Florida Friendly Landscape." Contact Carol at the office.



**EXTRA, EXTRA READ
ALL ABOUT IT**



The Times of Sweetwater Oaks is in need of an Editor. Put your journalistic skills to use by helping your neighbors stay informed about our Community and its residents. Please volunteer today! Contact Sharon Weems, Publicity Chair at swo.sharon@gmail.com.

YARD OF THE MONTH AND MOST IMPROVED YARD

The Association is once again recognizing homeowners who have worked hard to maintain their yards and keep them looking nice on a regular basis. We are also recognizing our community's most-improved yards. These lovely yards serve as inspiration to us all and make a difference in our property values. So get those mowers, clippers and rakes ready! Members of the ARB will be selecting yards to have signs placed in them and addresses will be noted in the next newsletter. If you would like to nominate a yard, including your own, please let the office know and the ARB will be happy to consider the request.

WONDERS OF WEKIWA

Wekiwa Springs State Park

Date: Oct 22, 2011 - 10:00 a.m.-4:00 p.m.

A day of fun and learning! Plus, guided walks, tram rides and much more. Informative programs on history of the springs, kayaking, photography, birding and making compost.
Park entrance fee applies



YARD OF THE MONTH

*701 FOX VALLEY DR.
JO ANN PASCHAL*

*203 SMOKERISE BLVD.
LAWRENCE AND MILDRED TIFT*

*301 BLUE LAKE DR.
JOHN AND DONNA EGGARS*

MOST IMPROVED

*400 SWEETWATER PLACE
ROBERT AND CAROLINE GREENWALD*

*676 SMOKERISE BLVD.
RICK AND RUTHIE ZAGRABSKI*

SUMMARY OF SEPTEMBER BOARD OF DIRECTORS MEETING MINUTES DRAFT

Financials:

August 2011 monthly financials:

Income year-to-date is \$312,152.48.

Expenses year-to-date are 306,272.12.

Income exceeds expenses by \$5,880.36.

There are currently 3 outstanding liens and 9 accounts with the Association's attorney for delinquent dues.

Maintenance: Maintenance committee presented designs and materials for updating our community signs. A new sign for Sweetwater Cove was approved at a cost not to exceed \$3,000 with funds from the Cove's reserve account. New signs for Smokerise Blvd, Sweetwater Bay and Sweetwater Beach were also approved at a cost not to exceed \$2,600. Motion passed to approve trimming of 59 palm trees along Smokerise Blvd at cost of \$994.

New Business: The board adopted Resolutions to proceed with mediation with two homeowners and to send three homeowners to the Association's attorney for non-compliance with ARB guidelines.

Complete minutes are available on the Association website: www.sweetwateroakshoa.com

SAFETY SUGGESTION

Many homes in Sweetwater Oaks are missing house numbers or they are obscured by vines or other vegetation. Be sure to post your house numbers - preferably on your mailbox and/or the residence.

Why Post House Numbers?

- To aid Emergency Services to locate your residence
- Assist the Postal Service and other delivery services to accurately deliver your mail & packages
- Help repair servicers or your visitors find your residence

Board of Directors

Andrea Barnes
 Ron Bledsoe407-869-4297
 Wayne Chilton, President
 Jovo Djuric, Treasurer
 Brenda Lange, Secretary
 Richard Schumacher, V. President
 Sharon Weems.....sharon@sweetwateroakshoa.com

COMMITTEES

COMMITTEE	CHAIRPERSON
ARB	Steve Valis
Audit	Jovo Djuric
Landscaping	Wayne Chilton
Maintenance	Andrea Barnes
Nominating	Wayne Chilton
Publicity	Sharon Weems
Recreation	Andrea Barnes

SWEETWATER OAKS HOMEOWNERS ASSOCIATION

Office Location: 810 Fox Valley Drive
 Mailing Address: P.O. Box 915589
 Longwood, FL 32791-5589
 Phone: 407-862-5606 • Fax: 407-862-6571
 Licensed Association Manager: Carol Niles
 Office Hours: Monday thru Friday, 8 AM to 4:30 PM



Sweetwater Oaks

Sweetwater Oaks Homeowners Association, Inc.
 P.O. Box 915589 • Longwood, FL 32791-5589

Prsrt Std
 U.S. POSTAGE
-PAID-
 Orlando, FL
 Permit #4629

Sweetwater Oaks Resident

PAINTING UNLIMITED



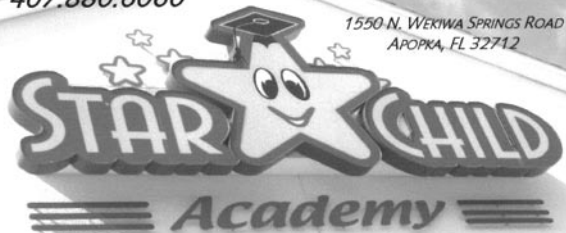
- Exterior Painting Specialist
- Interior Painting
- Excellent Local References
- We Use Sherwin Williams 25 yr Paint with Exterior Paint Job
- Licensed/Fully Insured
- Owner Operated Since 1980

407-682-6826 Jeffrey Ansbach

407.880.6060

STARCHILDACADEMY.COM

1550 N. WERKWA SPRINGS ROAD
 APOPKA, FL 32712



INFANTS THROUGH PRIVATE SECOND GRADE • BEFORE- & AFTER-SCHOOL PROGRAMS



Caroline Moffitt 
 Sweetwater Oaks Resident
 (407) 862-5252

I SOLD 31 Homes in 2010
 (30 Closed & 1 Pending)

**I MOVE HOUSES
 #1 IN SALES**

Keller Williams Heritage Realty
 for Individual Production

23 Years Experience
 Central Florida Resident Since 1977

www.carolinemoffitt.net

Based on the # of transactions from 1/1/2010-12/31/2010. Information provided through MFRMLS & New Home Sales.



Mark Humphreys, P.A.
 REALTOR®
 Multi-Million Dollar Producer

**RE/MAX
 Gold Partners**

175 E. Main Street, Suite 111
 Apopka, Florida 32703
 Direct: (407) 862-5250
 mhumphreys@cfl.rr.com
 www.BuyandsellwithMark.com

Each Office Independently Owned and Operated

**Over 20 Years
 Experience**

D.E.K.

Designing Environmental Solutions
 by David E. Kramer
 Residential/Commercial
Landscape Designs

New & ReKreated • Installation
 Landscape Maintenance
 Hardscapes

Consulting on Plants, Designs, Pests and Yard Problems
 Licensed • Insured

407-699-5895

Silvano's
Ristorante Italiano

Kim & Silvano

249 W. Hwy 436, Suite 1105 • Altamonte Springs, FL 32714
 407-862-2551

silvanorestaurant@gmail.com