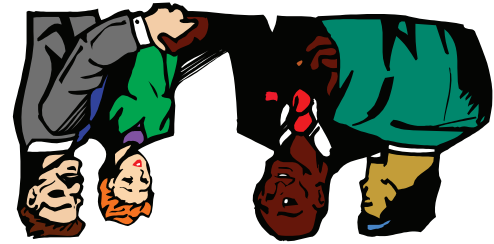


Official Newsletter of

# Pines of Wekiva Homeowners' Association

1st Quarter — January 2007 Issue



Police Services Center  
1075 Highway 441  
Apopka, Florida

Tuesday  
February 13th at 7:00 p.m.

**Pines of Wekiva  
Board of Directors Meeting**

**PLEASE MARK YOUR CALENDARS**



Pines of Wekiva  
Homeowners' Association  
P. O. Box 195771  
Winter Springs, FL 32719

PRESRT STD  
US POSTAGE PAID  
PERMIT 634  
MID FL, FL

## Letter from your Homeowners' President

Dear Homeowners,

Well another year has come and gone. I'd like to take this opportunity to wish each and everyone a happy new year.

I hope all enjoyed the holiday decorations. We went with an outsider to put them up, but come next year, one of our homeowners, who does decorations as a living and owns her own decorating company, has agreed to put up the decorations.

I've noticed throughout the subdivision that people are painting their house without prior approval from the Architecture Review Board. I know that we have spoken about this problem before, but it seems to be escalating out of control. I know people not only buy their homes to live in but also as an investment for retirement. If you are not sure what colors to use, then contact Paine-Anderson Properties, Inc., our management company. They will be happy to provide you with the necessary application. All we ask is that you follow the guidelines—in the long run we all benefit.

We will be installing more doggy stations. They seem to be working, and I would like to personally thank those of you that are using them. This shows that you care about your neighbors as well as your community.

Sincerely,

Robert Healey  
President,  
Pines of Wekiva Homeowners' Association, Inc.

**Any Changes made to the exterior of your property must be approved by**

**Architectural Review Board**

This includes paint color, room/porch additions, swimming pools, roofs, fences,  
and major landscaping changes.

**Please contact 407-695-7898 for an application.**

Pines of Wekiva  
2007 Approved Budget

per BOD 11/14/06

<b>Income</b>	
Assessments \$78.50/qtr/home	179,608
Bad Debt	-200
Interest	300
Misc	
<b>Total Income</b>	<b>179,708</b>
<b>Expenses</b>	
<b>Administrative:</b>	
Accounting	800
Bank Charges	100
Community Activities	1,000
Corporate	70
Insurance	6,900
Legal	7,500
Legal Reimb	-3,500
Management fees	25,740
Misc	300
Newsletter	1,600
Postage	1,500
Printing & Supplies(Office)	2,000
Storage	500
Yard of the Month	2,100
<b>Total Administrative</b>	<b>46,610</b>
<b>Property Expenses</b>	
Annual Flowers	8,000
Electric- Irrigation	1,100
Electric-Entranceways	7,500
Electric-Street Lights	19,500
Fence / wall maintenance	2,000
Ground Lighting-decorative	1,000
Grounds/maintenance improvements	1,000
Holiday Decorations	1,000
Irrigation repairs & replacement	5,000
Landscape Improvements	5,000
Lawn Maintenance (contract)	32,400
Mulch	4,600
Pest Control & Fertilization	3,700
Pressure Cleaning	3,500
Retention Pond Maint	2,400
Sign Maint	1,000
Sod	1,000
Tree Trim/removal	5,000
Vandalism	1,000
Water-Irrigation	11,000
<b>Total Property Expense</b>	<b>116,700</b>
Reserve Contingency	16,398
<b>Total Expenses</b>	<b>179,708</b>



## YARD of the MONTH WINNERS!

### \$50 Home Depot Certificate to Overall Winner & \$25 Home Depot Certificate to Each Subdivision Winner

#### November 2006

*Overall Winner:* Owen Batchelor- 420 Chapelwood  
*Eagles Nest:* Farhad & Christina Asaad - 1239 Wyndham Pines  
*Park Avenue Pines:* Eladio & Josefina Ortiz - 80 Pine Forest Place  
*Fox Run:* Joe Barnes & Chandra Huff - 419 Quail Wood Ln.  
*Osprey Pointe:* Larry & Mary Rector - 1179 Osprey Way  
*Falcon's Nest:* Brian & Jacqueline Pollock - 1224 Falconcrest Blvd.

#### December 2006

*Overall Winner:* Rupert Klaiber - 1481 Falconwood Ct.  
*Eagles Nest:* Clarence & Anne Richardson - 1263 Wyndham Pines  
*Park Avenue Pines:* Jay & Amy Clark - 16 Pine Forest Place  
*Fox Run:* Eugene & Linda Phillips - 361 Lancer Oak Dr.  
*Osprey Pointe:* Connie Chambers - 1307 Osprey Way  
*Falcon's Nest:* Ignacio & Gregoria Alomia - 1232 Falconcrest Blvd.

#### January 2007

*Overall Winner:* Michael & Simone Serwe - 1448 Falconcrest Blvd.  
*Eagles Nest:* Maria Thomas - 1357 Foxforrest Cir.  
*Park Avenue Pines:* David Candamil & Jennifer Katona - 80 Pine Forest Pl.  
*Fox Run:* Stanley & Daphne James - 507 Lancer Oak Dr.  
*Osprey Pointe:* Aldame & Karren Ollivierre - 1385 Osprey Way  
*Falcon's Nest:* Larry & Alicia Fellure - 427 Knightwood Dr.

**PLEASE OBEY ALL POSTED SPEED LIMITS  
& STOP SIGNS  
CHILDREN ARE AT PLAY!**

## PINES OF WEKIVA BOARD OF DIRECTORS

**President** .....**Bob Healey**  
rhealey@cfl.rr.com  
**Vice President**.....**Richard Martins**  
FNTI@usa2net.net  
**Secretary/Treasurer** **Chris Bertoch**  
cbertoch@cfl.rr.com  
**Directors**.....**Judy Montgomery**  
butterflyband223@yahoo.com  
**John Sidor**  
jwsidor@hotmail.com

## PINES OF WEKIVA MANAGEMENT COMPANY

**Paine-Anderson Properties, Inc.**

Office Hours Monday-Friday  
9 a.m. - 12 p.m.

Afternoons on Properties

**407-695-7898**

Emergency Pager 407-907-2296

## CITY OF AOPKA

Police Dept. ....407-703-1771  
 Fire Dept.....407-703-1756  
 Code Enforcement.....407-703-1712  
 Mayor's Office .....407-703-1703

If you have items of community interest to be placed in upcoming newsletters, please contact

**Lisa Kramer**  
*Pines of Wekiva Newsletter Reporter*

**407-358-8183**  
 262 Lancer Oak Drive