

# The Springboard

## Springwood II's Monthly Newsletter

September 2017 Edition



### COMMUNITY INFO:

#### **Trash Collection:** Wed. & Sat.

Put out by 6:00 a.m. the morning of collection.  
If putting out the night before, please put plastic garbage bags in a regular garbage can to avoid animal, bird and rodent issues.

#### **Recycle Collection:** Sat. Only

Recyclable Items:

1. Aluminum Cans
2. Glass (all colors)
3. Plastic Food Containers
4. Newspaper
5. Assorted Paper
6. Corrugated Boxes
7. Steel Cans
8. Milk Containers
9. Cereal Boxes

#### **Scheduled Association Meetings:**

##### **Board of Directors Meeting:**

Tues., Sept. 12, 2017 - 7:00 p.m.

##### **Important Telephone Numbers:**

**Spectrum** 727-329-5020

To report cable issues or to order upgraded services.

If necessary, reference Springwood II  
Account Number: 822 317 004 009 2970

**Duke Energy** 800-228-8485

Follow prompts to report power outages or street light issues.

##### **Waste Management:**

Trash: 727-572-8779

Recycle: 727-541-0711

##### **Management Company:**

Ameri-Tech Property Management  
727-726-8000

24701 U.S. 19N, Suite 102

Clearwater, Florida 33763

Property Manager: Nichole Allard

### **Directors' Corner:**

#### **Special Membership Meeting on August 29, 2017:**

Between the mail-in proxies and those residents that attended we had a quorum to hold the meeting. But we didn't have enough "yes" votes to pass the amendment to our documents.

149 total proxy votes submitted, there were "92 Yes" and "57 No".

The board decided to reconvene the meeting for approximately 30 days.

The new meeting date will be held on **Tuesday, October 10, 2017 at 6:00 p.m.** During this time those who have voted will have the opportunity to change their vote. ***An insert page is included in this newsletter to show a comparison of what a "yes" or "no" vote will mean for our community and the villa owners affected.***

#### **No Parking on West Side of Larchmont Place:**

Some residents or their guests have been parking on the west side of Larchmont Place. This is a hazard for regular cars and could prevent emergency vehicles from getting through.

#### **Pool Etiquette:**

Some residents are not cleaning up their tables and have not been putting pool furniture back where it belongs before leaving.

A pool etiquette sign is being made up and will be posted. Please remind your guests to follow our pool rules and regulations.

#### **Clubhouse Issues:**

Lights are being left on in the billiard and exercise rooms. Please try to remember to turn off lights and return the air conditioning back to the posted settings.

#### **Flower / Shrub Beds Around Your Unit:**

We've been getting a lot of rain this summer which helps produce healthy weeds in your flower beds. Please be courteous to your neighbors and keep the immediate areas around your unit looking neat and weed free.

#### **Springwood Villas II Website:**

Our management company, Ameri-Tech has created a web site for our community. You will find documents and other forms that you may download. Our monthly newsletters are posted there as well. Also, information about our management company is available.

Visit: <http://springwoodvillas2.org/index.html>

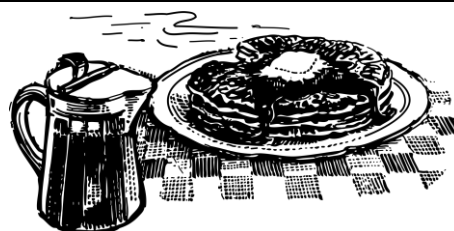
# Ladies "Out & About"

Place: **Po-Folks**  
Location: 2001 34th St. N.,  
St. Petersburg  
727-327-8090  
Date: Wednesday, Sept. 6, 2017  
Time: 12:00 Noon

## RSVP

Donna Goldie  
at  
727-546-5017  
No Later Than  
Monday, Sept. 4, 2017

***"We hope to see you there"***



## **Pancake Breakfast**

***Menu: Scrambled Eggs, Pancakes, Sausage,  
Coffee or Tea***

***Saturday, Sept. 30th  
9:00 a.m. to 10:00 a.m.***

**\$3.00 per person  
Collected at the door.**

### **Dog Owner Issues:**

1. Some are not picking up after their dog. Dog poop has been spotted in several areas by the wall along Acacia Trail and on Magnolia Trail. And also along the pond on Azalea Park Drive.
2. Another resident is picking up after their dog, but depositing the bag in the clubhouse garbage can.

You trained your dog to do his/her business outside, but you haven't trained yourself to pick it up or bring it back to your own garbage can.

Presently there are two dog poop bags stuck to the bottom of the clubhouse garbage can. Hope you're happy about that.

This should be a moot issue, how difficult is it to pick up after your pet. If you find removing dog poop disgusting, then you shouldn't be a dog owner.

### ***On another note:***

Some residents are putting plastic garbage bags out the night before pick-up. Per our rules and regulations garbage in plastic bags must be put out the same day of pick-up. On many occasions, while walking my dog, I've noticed regular garbage strewn about.

Most of the time I will pick up the trash when I see it. On occasion, I will let it lay there just to see if someone will have the courtesy to pick it up.

I pick up trash that is many blocks away from my unit because I want our community to look good. You all need to care as much for our community.

Recently, my dog ate a piece of food or something crunchy from under a car on a driveway. He almost died.

*Submitted by Art D'Elia*

### **Submitting Springboard Articles:**

Do you have an article you want included in the next issue of The Springboard? I will need your article no later than the 25<sup>th</sup> of the month.

You have two delivery options:

1. Drop off typed or legible hand printed articles in my mail slot.
2. Email the info to me at:  
springboard\_articles@yahoo.com

Residents must include name and phone number. Articles of unknown origin or politically motivated articles cannot be published.

Art D'Elia, Springboard editor

## September Coffee Social:

This month's coffee social will be hosted by Lilly Peteff on Saturday, September 2nd, 9:00-11:00 a.m.

## September TGIF:

This month's TGIF will be hosted by Joe and Joanne Redman on Friday, Sept. 8th, from 5:00 p.m. 'til . . . *BYOB and a dish to share with your fellow residents. This is a good time enjoyed by all!*

## September Anniversaries:

Barbara and Ray Smith 9/3  
Marsha and Jay Giltz 9/6  
Rosie and Frank Lepore 9/22  
Annette and Paul Felix 9/23  
Sally and Richard Bennett 9/26  
Joyce and Phil Smith 9/28

## September Birthdays:

Del Bowyer 9/1	Linda Summers 9/21
Ralph Bending 9/2	Terri Wood 9/22
Ziad Istanbul 9/2	Art D'Elia 9/24
Betty Simon 9/4	Diane Johnson 9/24
Holley Wills 9/4	Larry Ice 9/25
Jim Myszkowski 9/6	Joe Redman 9/25
Louis Summers 9/9	Donna Goldie 9/25
Jeffrey Bedell 9/11	Mike Abulencia 9/30
Anita Ryder 9/15	Juanita Blair 9/30

## Clubhouse Entry:

Any resident wishing to acquire a Clubhouse entry device(s) should contact:

Donna Keher at 727-666-4603

Immediately notify Donna if you lose an entry device to have it deactivated.

## Modification Requests:

Contact Paula Cabral about **landscaping** inquiries at 510-305-5250.

Contact Bob Brandl about **construction** inquiries at 727-744-4057.

*If you are ever unsure if a modification request is required, contact any person above for clarification.*

## Free Notary Service Available:

Exclusive to Springwood II residents only.  
This free notary service is provided by two Springwood II residents.

Donna Goldie	727-546-5015
Ega Ashcraft	727-544-1760

## Are You Missing?

Ken Burkhead is the volunteer coordinator for contacting new residents and providing names to the editor for publication.

If Ken hasn't already contacted you, and you would like your birthday or anniversary listed in the Springboard, you may contact him or the editor of this publication.

## Dial Directory:

Please contact Kelly Bagley to have your name and phone number listed in the Dial Directory.

If you are already listed and have changed or disconnected your phone, please contact Kelly so she can update your information.

Cut off for making changes to the Dial Directory usually occurs in December.

Note:

The Dial Directory is shared by both the Springwood I and Springwood II condo communities. This publication is only distributed to residents that are listed in either community.

## Clubhouse Refrigerators:

Someone left the freezer door slightly ajar which caused ice to form all over the inside of the freezer, and also caused the ice maker to freeze to a solid piece of ice.

The refrigerator was defrosted and is now working properly. Please remember to ensure the refrigerator doors are closed properly before leaving.

While doing the defrosting process I noticed many food products were way past expiration dates. Some dating back to 2013.

I found the same issue in the two refrigerators in the pantry room. As a result, most of what was in them has been thrown away.

***In the future, do not leave food or condiments in any of the refrigerators unless you are planning to use them within a week or two.***

***Also, do not leave open water containers in the refrigerators as it will make them run longer.***

## **What a “No” Vote Means:**

1. The board will be required to follow the current declaration and have the flat roofs replaced for the 54 villas affected.
2. The total cost for this project is \$355,000.00 for a two-ply roofing system.
3. This equates to a cost per unit of \$6,574.00.
4. For those villas with roof top air conditioners, the air conditioners will need to be temporarily moved during the roofing process. This extra cost is passed along to affected unit owners.
5. If excessive wood rot is found, the repair costs will be additional for the unit affected.
6. A warranty for a two-ply roofing system is valid for approximately 10 to 12 years. As the roofs are replaced at the same time, using the same materials, with the same specifications, the warranty will be enforceable.
7. The board will give a pro-rata allowance to 18 villa unit owners who had their roofs replaced within the last 5 years. This will help offset some of the cost for having to replace their flat roofs earlier than what they expected.
8. The pro-rata allowance will be based on what they paid and how much life is remaining until it would need to be replaced again.
9. The pro-rata money would come from the general fund. No villas unit owner, or stand-alone owner will be assessed.
10. All 54 villa flat roofs will be replaced using the same materials and specifications, therefore creating an even rain water drainage for the connected units affected, eliminating leakage problems
11. Some villa unit owners have threatened not to pay. The Association has the responsibility to collect unpaid dues, including special assessments. If necessary, foreclosure proceedings will be taken. The resulting legal costs will be the responsibility of the unit owner affected.
12. The foreclosure process takes 8 months to 1 year.
13. The current declaration applies to both the flat and the tile roofs. Repairing and replacing the roofs in a coordinated way gives a consistent look and is attractive for the overall community. Repairing and replacing roofs when needed is important for property values.





















## **What a “Yes” Vote Means:**

1. The Association and its board of directors will no longer be responsible to oversee roof repair, maintenance or replacement for villa type flat roofs or for villa tile roofs.
2. The association's responsibility would be limited to the cleaning of the tile portion of the villa roofs.
3. The decision to repair or replace a villa flat roof or tile roof is solely the decision of the villa unit owner. However, as roofs are part of the common elements, board permission will be required.
4. The board will create a uniform roof replacement specification for roofing contractors to follow.
5. Villa owners decide if they want to repair leaking roofs and when they want to do so. If a villa owner fails to repair his/ her leaking roof, this may cause leaks in adjacent villas. And may cause damages that impact on property values.
6. When a villa owner does repair or replace a flat or tile roof this could affect the adjacent unit owner(s) warranty or causes a leak in that owner's unit.
7. The Association and its board of directors will not intervene in villa owner disputes for roof related issues.
8. When villa owners repair or replace their flat roofs or their tile roofs, extra costs for moving air conditioners or replacing wood that has rotted will still be a factor in the cost of the repair or replacement.
9. If a yes vote is successful, the 15 villa owners who replaced their flat roofs during the past 5 years will not need to replace their flat roofs at this time, saving the association the cost of pro-rated allowance.

2017

September

2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2 9:00 a.m. to 11:00 a.m. <b>COFFEE SOCIAL</b> <i>Hosted By Lilly Peteff</i>
3	4 11:00 a.m. Stretch Band Exercises  <b>Labor Day</b>	5 6:00 p.m. Cards  7:30 - 9:00 p.m. <i>Line Dancing With Josie</i>	6 6:30 p.m.   "Full Moon"	7 10:30 a.m. Stretch Band Exercises  6:00 p.m. Cards 	8 5:00 p.m.  <i>Hosted By Joe and Joanne Redman</i>	9
10  <i>Grandparents Day</i>	11 11:00 a.m. Stretch Band Exercises	12 7:00 p.m. <b>Board Meeting</b>  6:00 p.m. Cards 	13 6:30 p.m. 	14 10:30 a.m. Stretch Band Exercises  6:00 p.m. Cards 	15	16
17	18 11:00 a.m. Stretch Band Ex.   <b>Soup Social</b> 5:30 p.m.	19 6:00 p.m. Cards  7:30 - 9:00 p.m. <i>Line Dancing With Josie</i>	20 6:30 p.m.   <i>Rosh Hashanah Begins at Sundown</i>	21 10:30 a.m. Stretch Band Exercises  6:00 p.m. Cards 	22  <i>"1st Day of Autumn"</i>	23
24	25 11:00 a.m. Stretch Band Exercises	26 6:00 p.m. Cards 	27 6:30 p.m. 	28 10:30 a.m. Stretch Band Exercises  6:00 p.m. Cards 	29  <i>Yom Kippur Begins at Sundown</i>	30 <b>Pancake Breakfast</b> 9:00 to 10:00