



Vivian Carvalho, LCAM
Association Manager
vcarvalho@lelandmanagement.com
Phone: 321-549-0721

For questions regarding your HOA assessments contact:
Lisa Weathers
407-781-1188
assessments@lelandmanagement.com

BOARD MEETING SCHEDULE

February 24
March 24
April 28

Board Meetings being at 6:30
Dates and times subject to change

Board of Directors

Sherry Palmer, President
Randi Pollack, Vice-President
Bob Carvin, Treasurer
John Newell, Secretary
Charlotte Duplissey, Director
Andy Weeks, Alternate Director

Committee Chairs

Landscape- Charlotte Duplissey
Social - Dolores Gailey
Clubhouse - Roxy Rock
Long Range Planning -
Frank Corcoran
Compliance - Ann Parchinski
Newsletter Committee -
John Newell
Randi Pollack
Roxy Rock

Parkside Place News

February 2015



From the President

Dear Friends,

Welcome to the first edition of the Parkside community newsletter! Thank you, Roxy, Randi and John for creating this ability to reach out to our community.

When I moved to this area in 2003, I poked around for 3 months looking for a place to live. Parkside was my first choice, however, I opted for a pool house. In 2008, when I had the opportunity to again choose, Parkside was the only choice. I love our community – it is a special haven, tucked away from the fray. I believe we all share our love of Parkside.

Like all of us, Parkside is aging and is facing some challenges. The challenges are manageable and if we all pull together with a cooperative spirit, I know we can tackle whatever comes our way -- working to ensure the lasting beauty and well-being of our special place.

As we embark on another year, please join me in thanking our many volunteers who have selflessly spent many hours on our behalf -- working to enhance our community. Join us in our quest, come to the board meetings (4th Tuesday of every month) and volunteer your time when you can.

With kind regards,
Sherry

Announcement

We have a new money-saving contract with Brighthouse! You will now receive:

- Premier TV – includes over 150 HD Channels - Free On Demand, over 50 Digital Music Channels, and an interactive program guide
- one free HD set top box
- up to two Digital Adapters per unit, for Standard Service on additional outlets

You will receive a letter from BH explaining the change and many will see a price reduction! Please wait till after the change has been made to call them for info about your account or to get additional equipment. Thank you!

Upcoming Events

Saturday Feb. 28, 5:00 PM
Italian Dinner - \$7.50

Saturday March 28, 5:00 PM
St. Patrick's Day Party - \$7.50

Watch for sign-up sheets by the clubhouse!

2014 Recap - Many Changes & Accomplishments!

2014 was a transitional year for our HOA. New board members Sherry Palmer (Pres.), Randi Pollack (VP), Bob Carvin (Treas.) and Andy Weeks (Alt. Dir.), along with returning members, Charlotte Duplissey (Dir.) and Ed White (Sec.) began the year by replacing Ground-Tec with Paradise Lawns as our landscape company.

Charlotte Duplissey works diligently with Paradise as head of the Landscape Committee to ensure that they stay on track. Andy Weeks has been extremely valuable in investigating and making recommendations to the BOD on many of the issues below. Randi Pollack has been in negotiations with Brighthouse trying to work out a better contract that will benefit all of us, as well as updating and adding new information to our website, www.parksideplace.info.

Here are just some of the major upgrades, changes and improvements that have been accomplished:

Landscaping

Paradise, true to their word, swarmed our community with their crew and within days had trimmed and pruned bushes, cut back the Hammocks and Sea Grapes, cleaned out and weeded the bedding areas (many times on their hands & knees), raked up bushels of debris and soon had our Parkside Place looking beautiful. Soon thereafter they started trimming the oak trees and palms, removing dead, diseased or invasive trees such as the Carrotwoods or where the trees were causing driveway damage. They came back soon after and ground the stumps. Some new trees were added where trees were removed, and more are planned for 2015.

Sprinkler System

Our antiquated sprinkler system was completely revamped. Non functioning pumps were replaced, sprinkler heads were replaced or added where needed, and others capped to insure adequate pressure throughout the zone.

Management & Maintenance

A decision by HOA BOD was made to replace Dependable Property Management with Leland Property Management and that transition took place in April. Leland installed New Harmony Landscape with Brandy Gaunty and Jon Leider as our grounds maintenance team and Spectrum Pools as our pool maintenance team. Both of these teams have proven themselves in the quality of work they are providing. Our pool is pristine and the maintenance requests are usually addressed and completed within a short period of time. Brandy & Jon are visible within the community and try to be proactive rather than reactive. Our current community manager, Vivian Carvalho, has been learning about our community and residents, and has been extremely diligent and helpful in making sure the board's decisions are implemented successfully.

FPL Substation

Largely thanks to great effort by Andy Weeks, FPL made repairs to our road adjacent to their property and re-landscaped the area, including work alongside unit 502. This has greatly improved the appearance of their facility, and in turn of our community!

Pond Erosion

Much needed work has been done to stop the erosion of the land adjacent to the lagoon/pond behind the 2100-2300 Bldgs. After much discussion and suggestions, 16 drains were added to the back of the buildings so that runoff will be directed under the ground and into the lagoon.

Drainage

For years many of our streets flooded during continued or heavy rains due to poor drainage. After investigating by Leland and Paradise it was discovered that many of the pumps were either clogged with debris or totally non-functioning. Those pumps have now been repaired, cleared or replaced and I am sure you are all pleased with the lack of flooding on streets, especially those streets in the higher numbers. In addition, some of the channels that were supposed to direct water away from the streets were overgrown and have been dug out by Natural Harmony to provide better drainage.

Clubhouse

The clubhouse and pool area received a most welcome “facelift”. The clubhouse breezeway floor was painted with a brighter, non-skid paint giving it a much brighter look. The clubhouse exterior walls, gates & railing and walls surrounding the pool were repainted. The raised trim and archways were painted with a contrasting Burnt Amber color that blends well with our roofs. The breezeway counter base was also painted in this color and a new updated Formica countertop was added as well as a new sink and faucet. The old rusted and non working ceiling fans in the breezeway were replaced and wiring was updated. The old, white resin tables and chairs were also replaced, giving the breezeway a much more updated look which will of course, make our community much more attractive to potential homeowners but more importantly for us who already own, to enjoy. And last but not least to those of us who participate in cleanup at the community dinners that the Social Committee hosts several times a year, a disposal was finally installed under the kitchen sink. The clubhouse interior and exterior also was rewired to add more outlets and a much needed overhead light in the storage building.

Pathway Lighting

Most recently our old and in some places, non- existent pathway lighting problem was addressed and new lights have been added. Brandy and Jon then built a small rock and brick barrier around each light to protect them from the landscaper’s equipment. If you have driven or walked by this new lighting at night I am sure you will agree that it gives our lovely community a very warm and welcoming look.

Many more issues are being addressed by the board and various committees, among them are road repairs, a new roof for the clubhouse, more landscaping improvements, how to deal with an aging landscape and sod that has been neglected for many years, etc. Our very proactive HOA BOD and Leland Management are trying to get ahead of all these issues and more. You are encouraged to attend YOUR Board of Directors meeting each month on the 4th Tues at the clubhouse. Open forum, where you get a chance to address issues important to you, starts at 6:30 p.m. and the HOA mtg. begins at 7:00p.m.

Activities

There are several informal groups that get together weekly for various card games and other activities. If your group would like to advertise for members, please let us know so we can include you in the next newsletter!

Mondays at 1:30: Hand and Foot, a simple, fun card game where any number of people can play. Just show up and we'll teach you how!

New Neighbors

Mike & Mary Ellen Drushal (508)
Tim & Beth Findley (610)
Pam Boklan (703)
Ken & Mary Allen (1201)
Mark & Joyce Ott (1305)

Neighbors We'll Miss

Pearl James (109)
Virginia Crawford (202)
Harry & Helen Hancock (1008)
Bob & June Kendall (1201)
Kitty McGee (2412)
John & Marie Miley (905) - moved to assisted living

Check www.parksideplace.info for announcements and information!

If you have any suggestions for future newsletters please contact a member of the newsletter committee: Randi Pollack, John Newell & Roxy Rock