

Spring 2026



Board Meeting Notes

A meeting was held on April 16. Six board members and three community members were in attendance.

Minutes of the prior two meetings were read and approved as was the Treasurer's report.

The ACB handled several tree removal and painting requests. Trailers parked on property continue to be an issue. The entrance signs and landscaping at the entrance have been refurbished. In addition, five street signs have been repainted, all with the help of volunteers.

Caleb Roberts was awarded the contract for maintenance of the medians.

The next HOA meeting is scheduled for June 18th at 6:30 PM at 494 Black Ironwood Dr.

.....Key Information.

POISON CONTROL.....800-222-1222
DUKE ENERGY.....800-228-8485
VOLUSIA COUNTY:
ROAD & BRIDGE.....386-822-6422
Report pot holes, drainage issues, signs & mowing
ANIMAL CONTROL.....386-248-1790
CODE ENFORCEMENT.....386-736-5925
In residential areas, motor vehicles may not be
parked in the front yard except on driveways.
WV TRANSFER STATION.....386-423-3862

LETTER FROM THE CHAIRMAN

Dear Neighbors,

It's with great regret that I must report the passing of our friend and fellow board member Duncan MacKenzie. Duncan passed away on April 23rd. Duncan will be remembered for the kindness he shared, strong leadership as HOA Board Chairman for several years, and hard work improving our community. Please keep his wife Gloria and their loved ones in your thoughts.

Since our last newsletter, we've completed the repair and painting of the street signs throughout the neighborhood. Thank you Nada Acquaro and Teri Christopher for the hard work you devoted to this effort. We are also nearly finished with the repair of the entrance signs. Teri Christopher coordinated the overall effort with the sign contractor and the neighborhood team. Patrick Farrell did the artwork for the sign contractor saving us some money. Nada Acquaro and Teri Wrhen brushed and repainted the wrought iron after we replaced some rusted parts. Al Wrhen did the woodwork and painting on the small Longleaf image signs. Again, thank all of you for the effort you contributed to making our neighborhood look great.

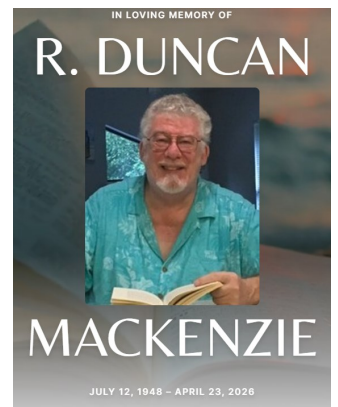
Finally, I urge you all to join us in celebrating our country's 250th birthday this July 4th. If you can make the walk, we will gather at Russ Grant's house, 1676 Red Mangrove Dr. at 8am on July 4th. Otherwise, please join us along the way to celebrate our country's birthday.

Thank you for supporting our HOA and making this community the best in Volusia County.

Sincerely,

Mike Campany, Chairman

Long Leaf Plantation Homeowners Association



BOARD OF DIRECTORS

Michael Company, Chair
480-721-1641
michaelcompany@gmail.com

Patrick Farrell, Secretary
321-437-8694
patrick.rfarrell@gmail.com

Teri Christopher, Treasurer
386-956-8895
jftct@hotmail.com

Teri Whren
814-758-1204
tess16301@yahoo.com

Douglas Phillips
386-956-4177
phillipsfba@yahoo.com

ARCHITECTURAL CONTROL BOARD

May - Teri Christopher

June - Nada Acquaro

July - Teri Whren

August Mike Company

COMMITTEES

Maintenance

Teri Christopher
386-956-8895

Membership

Nada Acquaro
nadaaquaro@gmail.com
954-681-1313

Yard Beautification

John & Teri Christopher
386-956-8895

NEWSLETTER

Rebecca Verrastro
386-310-2404
rebeccavrealtor@gmail.com

NEXT HOA MEETING

August 20



We hope everyone has noticed the beautiful improvements to our community entrance and street signage. The entrance signs have been replaced, and the street signs have been carefully refurbished, giving our neighborhood a fresh and welcoming appearance.

To help keep project costs under control, several Board members generously donated their time, skills, and hard work. A special thank you goes to Teri Christopher, Nada Acquaro, and Al and Teri Whren for their outstanding contributions. Many hours were spent scraping, painting, landscaping, and planting to bring this project to completion.

Fortunately, all of the work was finished before the rainy season began, and we are pleased to report that the new plantings have taken root and are thriving. We greatly appreciate the dedication and community spirit demonstrated by everyone involved in making these improvements possible.



★ CHEERS TO ★
250 YEARS!

.....
SATURDAY - JULY 4TH
.....

**PARADE BEGINS
PROMPTLY AT 8 AM**

1676 Red Mangrove Dr.

Strawberry Pretzel Salad

I don't know why this is called a salad. It's actually a refreshing dessert—perfect for summer. **HUSBAND APPROVED**

INGREDIENTS:

2 cups crushed pretzels
3/4 cups butter, melted
3 T white sugar
1 (8 oz) package cream cheese
2 cup white sugar
1 (8 oz) container Cool Whip, thawed
2 packages strawberry Jello
2 cups boiling water
20 oz frozen strawberries

DIRECTIONS:

Preheat oven to 400 degrees F.

Combine crushed pretzels, butter, and 3 T white sugar. Press into bottom of 9"x13" pan. Bake for 8-10 minutes. Cool.



Beat cream cheese + 1 cup of white sugar. Fold in Cool Whip. Spread over cooled crust.



Dissolve 2 Jello packages in 2 c boiling water. Stir in frozen strawberries. Allow to "set" for 5-10 minutes. Spread over cream cheese layer. Refrigerate for 3 hr or overnight.



2026 ATLANTIC HURRICANE SEASON (AS OF JUNE 12, 2026)

The 2026 Atlantic hurricane season officially runs from **June 1 through November 30**. So far, the season is just beginning and has seen little to no activity, but forecasters are closely monitoring conditions. *NOAA's Outlook

The [National Oceanic and Atmospheric Administration \(NOAA\)](#) is forecasting a **below-normal Atlantic hurricane season**:

- **8–14 named storms**
- **3–6 hurricanes**
- **1–3 major hurricanes** (Category 3 or stronger)
- About a **55% chance of a below-average season** overall.

For comparison, an average Atlantic season produces about **14 named storms, 7 hurricanes, and 3 major hurricanes**.

WHY THE SEASON IS EXPECTED TO BE QUIETER

The main reason is the development of a strong **El Niño** in the Pacific Ocean. El Niño typically increases wind shear over the Atlantic, making it harder for tropical storms and hurricanes to form and strengthen.

IMPORTANT CAVEAT

A quieter season does **not** mean a safe season. Forecasters repeatedly emphasize that it only takes **one landfalling hurricane** to cause major damage. Historical examples such as the 1992 season, which was relatively quiet overall but produced devastating impacts from Hurricane Andrew, show why preparation remains important.

OUTLOOK FOR FLORIDA

For residents of Florida, including the DeLand area, the risk remains significant despite the below-average forecast. Florida's long coastline makes it vulnerable to tropical storms, hurricanes, storm surge, flooding, and tornadoes associated with tropical systems. Forecasters recommend having hurricane supplies and a preparedness plan in place before peak season arrives.

WHAT TO WATCH NEXT

- Peak hurricane activity typically occurs from **mid-August through mid-October**.

NOAA is expected to issue updated outlooks later in the season as El Niño conditions evolve.



MARCH YARD OF THE MONTH

Bill Pearson

724 Black Ironwood Dr.



APRIL YARD OF THE MONTH

Ron Baraka

524 Black Ironwood



MAY YARD OF THE MONTH

Richard & Kathy Doisy

909 Torchwood Dr.



Congratulations to our Yard of the Month winners! Thank you for helping to make our neighborhood beautiful! Remember, only paid HOA members are eligible for this award, so make sure you've paid your annual dues of \$100. Be a good neighbor and consider nominating a yard you love by calling Teri Christopher at 386 -956- 8895.

REAL ESTATE NEWS

The 32724 real estate market remains stable but has shifted away from the highly competitive conditions seen during 2021–2023. Increased inventory and longer marketing times have created a more balanced environment, giving buyers greater negotiating power while still supporting modest home value appreciation.

Key market indicators include:

- **Median home values:** approximately **\$341,000–\$365,000** depending on the data source.
- **Median listing prices:** approximately **\$370,000**.
- **Days on market:** homes are taking about **60–70 days to sell**, longer than a year ago.
- **Inventory:** available homes for sale have increased, providing buyers with more choices and reducing bidding-war activity.
- **Sale-to-list ratio:** homes are generally selling for about **97% of asking price**, indicating room for negotiation.

Overall, the 32724 market can best be described as **balanced to slightly favoring buyers**. Sellers who price their homes competitively and present them well continue to achieve successful sales, while buyers benefit from increased inventory, less competition, and improved negotiating opportunities. The long-term outlook remains positive due to DeLand's continued population growth, quality of life, and proximity to major employment centers in Central Florida.

Bottom Line: Home prices remain relatively stable, inventory is improving, and market conditions are healthy for both buyers and sellers, with buyers currently enjoying the strongest position they have had in several years.

MANY THANKS TO OUR ADVERTISERS FOR THEIR SUPPORT

All vendors have done work in the neighborhood and received positive reviews.

SanzSanz
1109 W. Euclid Ave.
DeLand, FL 32720

Licensed Psychologists
Anita K. Sanz, Ph.D. (PY5640)
Donald L. Sanz, Ph.D. (PY5066)

(386) 943-9040 Fax (386) 943-9937
sanzandsanz.com

GRAM'S KITCHEN
Country Home Cooking... Where the locals go to dine

Gree & Vicki Hanson — Owners

844 E. New York Ave. 915 N. Spring Garden 1501 S. Volusia Ave.
DeLand, FL DeLand, FL Orange, City, FL
(386) 736-9340 (386) 734-9460 (386) 774-5525

ELECTRICAL CONTRACTOR EC0001542

PAT'S ELECTRIC, INC.
104 WEST CEDAR AVENUE
ORANGE CITY, FLORIDA 32763
patsselectricinc.com

PHONE: (386) 775-7776 JAY SMITH
office@patsselectricinc.com

NIKKI'S FURNITURE & DECOR

386-626-4163
info@NikkisFurniture.com
1150 N. Woodland Blvd., DeLand, FL 32720
NikkisFurniture.com

PAGE INSURANCE AGENCY

Direct: 386-873-0264
Fax: 386-736-6701
mmmaniscalco@pageinsuranceagency.com
500 E. New York Avenue • DeLand, FL 32724
www.pageinsuranceagency.com
Facebook.com/pageinsuranceagency

Matthew Maniscalco
President

SHINGLE-LIFE
386-756-3344
Mark Johnson
Licensed & Insured

AUTHORIZED ROOF LIFE DEALER
NEW ROOFS
CLEANING OLDER ROOFS WITH BLACK STAINS

Little Free Library
304 Black Avenue
Take a book
Leave a book
Open doors to books

Infantree USA
FREE SERVICE
LICENSED & INSURED
CALL FOR FREE ESTIMATE
386-795-8178
WWW.INFANTREEUSA.COM

WINDOWS
GEORGE WATKINS

- Lanai/Patio Enclosures
- Window Replacements
- Acrylic Windows

352-205-2631
386-871-4907
CRC #1330701
CALL TO SCHEDULE A FREE ESTIMATE

Volusia Pressure Washing Pros, LLC.
Brian Gutierrez
Owner

Licensed and Insured
Residential and commercial
321-295-6348
volusiapressurewashingpros@gmail.com

SB TREE SERVICE

Dave Michaelson
Operations Manager

www.SBTreeService.com
Licensed & Insured

Volusia 386-320-3056
Flagler 386-341-4800
Brevard 321-209-0635
info.sbtreeservice@gmail.com

Scenes from our beautiful neighborhood



Lots of wild life



Gorgeous sunsets



Majestic Oaks



Trees in bloom