



Board Meeting Highlights

Regular meetings were held in February and April. Two special meetings were held, one in February and one in March to discuss time-sensitive issues.

The Architectural Control Board (ACB) has been quite busy with requests and compliance issues. As such, it was decided to continue to educate residents through the Covenant Corner column in the newsletter. The first newsletter addressed the removal of trees and roof replacement. This issue will address mailboxes, fences, and parking.

Carole Gilbert, our Free Little Library benefactor, gave a very interesting presentation at the April meeting regarding light pollution and preservation of the dark sky. She handed out leaflets and made us aware of the International Dark-Sky Association where lots of information on the topic can be found. Do check it out.

The medians have been refreshed by removing plants that have passed their prime and by adding new much. The medians now look well-tended and visibility has been increased.

As always, residents are encouraged to get involved in the community. Come to a meeting. We welcome your questions and concerns. Feel free to make suggestions to improve our wonderful neighborhood through the Contact-Us form on our website.

.....Key Information.....

- POISON CONTROL800-222-1222
- W VOLUSIA CO POLICE, FIRE & EMS.386 254-4657
- Duke Energy800-228-8485
- VOLUSIA CO ROAD & BRIDGE386-822-6422
- Report pot holes, drainage issues, signs & mowing
- VOLUSIA CO ANIMAL CONTROL386-248-1790
- VOLUSIA CO CODE ENFORCEMENT.386-736-5925
- In residential areas, motor vehicles my not be parked in the front yard except on driveways.
- W VOLUSIA TRANSFER STATION.386-423-3862
- For recycling and household hazardous waste
- WATERING DAYS (before 10am)/*Daylight Saving Time*. . .
- Even house # Thurs & Sun; Odd house # Wed & Sat
- Eastern Standard Time*...Even house # Sun, Odd house #

LETTER FROM THE CHAIRMAN

Dear Fellow Homeowners:

Why do we have the Architectural Control Board? No... it is not to make a Long Leaf Plantation home owners life difficult. As the signs adjacent to the entry of our development read, this is a deed restricted community. There are covenants, which serve to maintain the character and quality of the community. Whether or not you are a member of the HOA, if you live in the development you are bound to observe these stated covenants. Among a few of the items covered are:

House location in relationship to the center line of the street and side boundaries, House construction materials and colors, Mail box appearance, No parking on the grass (also a Volusia County restriction), Mature tree and arboreal canopy preservation, Offensive activity prohibitions, Disposition of boats, trailers, unused vehicles, Livestock restrictions and proper pet practices, Fencing and swimming pool protection.

The latest covenants dated August 19, 2011, especially Sections II and III detailing the architectural and conformance requirements, can be found online at our website at <https://llphoa.org/legal-documents>.

Now that I have that out of the way... the Board and I wish that you all have time and a chance to enjoy this (select one) beautiful- wonderful-delightful-very pleasant- weather we are having. We all also hope you are able to enjoy a walk or the simple pleasure of your sitting in your outdoor area and enjoying the bird's songs, or planting a butterfly garden! And please, do not forget the July 4th parade.

As always, we welcome your thoughts, participation and suggestions. Please feel free to contact us at our website: <https://llphoa.org/contact-us>

Duncan MacKenzie
Chairman, Long Leaf Plantation Homeowners Association

Save the Date:

10/14/2023 – Community Yard Sale

10/21/2023 – Oktoberfest

Current Membership Count: 121

BOARD OF DIRECTORS

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386-871-4961

COMMITTEES

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Teri Christopher
386-956-8895

—Membership—

Nada Acquaro
954-681-1313

—Yard Beautification—

John & Teri Christopher
386-956-8895

NEWSLETTER

Rebecca Verrastro
386-310-2404

Carol Noyes
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(C) 386-956-9461

COVENANT CORNER

Did you know that our covenants are posted on the Long Leaf website? To read them, go to **LLHOA.org**, click **Board/ Documents** in the top menu, click **Legal Documents** and you are there. For your convenience, here is the link: (<https://llphoa.org/legal-documents>)

Even better, this document is **searchable**, but you must first download this document to your computer. When the covenants are opened on the website, you will see an option to Download PDF. Click this link and the document will download to your computer. You can now search for any term by simply holding down **CTRL** and pressing **F**. A little window will open up on the top right of your screen showing you the number of occurrences for this term. For example, **CTRL+ F** (type) **fence** shows me there are **6 occurrences** for the term **fence** and it will highlight the first occurrence. From this point, click the up or down arrow to cycle through all the occurrences. Remember, **less is more**. Continuing this example, typing **fences** yields only **4 occurrences**.

MAILBOXES: II CONSTRUCTION RESTRICTIONS, J:

Mailboxes built with wood exterior shall conform to the color of the residence and be mounted on a decorative post. Architectural decorative mailboxes of black or bronze metal construction will be allowed. Residents must submit construction data and a picture of the architectural mailbox and decorative post for ACB approval prior to installation. Architectural mailboxes are designed to last for many years without showing signs of wear and tear, along with providing aesthetically good looks. Here is the link to acceptable mailboxes from Lowe's: <https://www.lowes.com/pd/Architectural-Mailboxes-Standard-Metal-Oil-Rubbed-Bronze-Post-Mount-Mailbox/5005380739> . . . and Home Depot : <https://www.homedepot.com/p/Architectural-Mailboxes-Roxbury-Black-Large-Steel-Post-Mount-Mailbox-with-Premium-Cast-Aluminum-Knob-7900-5B-R/305719558>

FENCES: III USE RESTRICTIONS, I:

No fence or hedge shall be erected, placed, altered, maintained or permitted to remain on any lot within the Subdivision until the height, type and location thereof have been approved by the ACB. No fence, wall or hedge will be permitted in the area in front of any dwelling. No fences may be erected that are metal (specifically chain link fences are prohibited). All walls and fences shall be harmonious with the external design and coloration of the dwelling. All external construction products must be approved by the ACB prior to installation.

If a fence is being replaced on the existing footprint, the ACB only needs to approve the material and color. Additionally, a Volusia County zoning ordinance states (Pursuant to Section 72-282(2)) . . . Fences **erected along rear or side property lines may be up to six feet in height**.

PARKING:

Although the covenants do not specifically address parking, Volusia County does. Here is what Volusia County Code Enforcement states: Vehicle parking In residential areas, motor vehicles may not be parked in the front yard except on driveways. This also applies to vehicles for sale. Vehicle storage Any vehicle that lacks a current license plate or is inoperable may be stored only in a completely enclosed garage.

To see other common code violations, ctrl-click this link: <https://www.volusia.org/core/fileparse.php/4678/urlt/Common%20code%20violations12-30-11.pdf>



Alvaro Britos & Beverlynn Rodriguez – 1638 Wild Indigo

Scott and Stephanie Bembinster; Kay Mooney – 1031 Torchwood Dr.

Ivelisse Ortiz – 1057 Torchwood Dr.

Raulie & Rachel Raulerson – 979 Torchwood Dr.

Sarah Sinead White & Kifa Drakulic – 642 Princewood Dr.

Richard Albert Wall & Patricia Roe Fitzgerald – 403 Princewood

SANBORN CENTER

815 S. Alabama Ave. DeLand, FL 32720

Located at Earl Brown Park, the Sanborn Center is a lovely facility that can be rented for meetings, weddings, banquets, parties, etc. In addition, there are many activities offered – either free or for a small fee. The activities categories include Dancing & Music, Exercise & Health, Leisure & Social, and Travel. To see a full list of activities offered, hold Control (PC) or Command (Mac) and click the link below:

<https://www.sanborncenter.com/165/Ongoing-Activities>



REAL STATE NEWS

The last quarter of 2022 showed record sales here at Long Leaf, with 8 of the 9 sales occurring in the last four months. Here is a recap of the past 5 years. Please keep in mind these are just averages and not specific to any one home.

YEAR	#SOLD	Avg \$/sf
2022	9	\$195
2021	10	\$168
2020	11	\$137
2019	16	\$122
2018	8	\$128

As you can see, the average price per square foot has continued to increase. So far this year, **5 homes have sold**, with the avg price per square foot of **\$197**. The data shows the number of sales has slowed but I am happy to report that prices are continuing to rise, albeit at a more normal pace of approximately 0.2% per month – or approximately 2-2.5% per year.

BEST EVER GUACAMOLE

Ingredients:

- 2 ripe avocados
- ½ small red onion, finely diced
- 2 diced plum tomatoes
- 3 T chopped fresh cilantro
- 1 jalapeno, seeds removed and finely diced
- 2 cloves of garlic, smashed and finely diced
- 1 lime juiced
- ½ t sea salt



Slice avocado in half and remove pit. Add lemon juice and stir with fork. Add remaining ingredients and stir

COMING EVENTS

ANNUAL 4TH of JULY PARADE.

The 4th falls on a **Tuesday** this year. As always, residents who would like to participate will gather at **1676 Red Mangrove at 8:00 AM** (weather permitting) to start the parade. All are encouraged to display their patriotism by wearing **red, white, and blue** and decorating their mode of transportation. The parade will follow its usual route and residents are encouraged to jump in. Let's see how long we can make the parade this year. Rumor has it a resident might even ride her **horse**. The parade will end where it begins where **watermelon** and water will be provided. Kids will receive small rewards for participating.

LIGHT POLLUTION BY CAROLE GILBERT

What is light pollution? Any artificial light that is not needed is a pollutant that has harmful consequences. Light pollution can disrupt wildlife, such as bird migration patterns and sea turtle hatchlings making their way to the ocean; impact human health, affecting on our sleep and ability of our bodies to repair themselves; waste money and energy, as with unneeded outside lighting that shines directly up into the night sky; contribute to climate change and block our view of the universe.

The four main types of light pollution are:

- Sky Glow : Brightness in the night sky caused by artificial lights over urban areas.
- Glare: Extreme brightness that can hurt your eyes.
- Clutter: Excessively bright groups of light sources (buildings, billboards).
- Light Trespass: Light that extends into areas where it is not needed or wanted.

BRAIN TEASER

Q: What starts with an "E", ends with an "E", and contains one letter?

A: EPOLEVNE (reverse letters to see the answer)

YARDS OF THE MONTH

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 if you'd like to be considered, make sure you've sent in your annual dues of \$100. And be a good neighbor and consider nominating a yard you love by calling John or Teri Christopher at 386-956-8895. **Due to Hurricane Ian, the board chose not to pick a Yard of the Month for October 2022.**

FEBRUARY

Mark and Lori Conway
811 Torchwood Dr



MARCH

Mark and Brandy Landers
831 Torchwood Dr



APRIL

Mary Romano
554 Black Ironwood Dr



LIGHT TO PROTECT THE NIGHT

Five Principles for Responsible Outdoor Lighting



USEFUL



ALL LIGHT SHOULD HAVE A CLEAR PURPOSE

Before installing or replacing a light, determine if light is needed. Consider how the use of light will impact the area, including wildlife and the environment. Consider using reflective paints or self-luminous markers for signs, curbs, and steps to reduce the need for permanently installed outdoor lighting.

TARGETED



LIGHT SHOULD BE DIRECTED ONLY TO WHERE NEEDED

Use shielding and careful aiming to target the direction of the light beam so that it points downward and does not spill beyond where it is needed.

LOW LIGHT LEVELS



LIGHT SHOULD BE NO BRIGHTER THAN NECESSARY

Use the lowest light level required. Be mindful of surface conditions as some surfaces may reflect more light into the night sky than intended.

CONTROLLED



LIGHT SHOULD BE USED ONLY WHEN IT IS USEFUL

Use controls such as timers or motion detectors to ensure that light is available when it is needed, dimmed when possible, and turned off when not needed.

COLOR



USE WARMER COLOR LIGHTS WHERE POSSIBLE

Limit the amount of shorter wavelength (blue-violet) light to the least amount needed.

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