



Summer 2025

Board Meeting Highlights

The board met on July 17th, 2025. June expenditure was submitted and explained by our Treasurer. Both the Board meeting minutes and expenditures from June were voted on and adopted. Community member concerns were raised on informing residents of the importance of regularly inspecting and maintaining swales by removing sediment and debris, trimming vegetation and addressing erosion to avoid water drainage issues. In addition, the board addressed the replacement of wood street signs with metal given the recurring rotting issues. Cost replacement will be considered and is currently being analyzed.

The board was reminded of the upcoming conference on August 21st which is intended to have HOA board members and licensed community association managers updated and keep current with Florida governing laws.

Regarding the HOA membership, despite hitting our goal, we continue to hope that all residents consider committing. This will help cover expenses and ensure we do not run into deficits in years to come.

The Yard Sale is scheduled for the 18th of October Rain date is the 25th of October. As a reminder, the Octoberfest party is scheduled for October 11th. The DJ, bounce house and tables are reserved. In addition, the rental payment to the church for our annual meeting scheduled for November 6 has been made. Our Treasurer will provide additional info related to the replacement of our entrance signs once Gary Morris from Morris Signs provides us estimates and recommendations.

The next HOA meeting will be held on September 18th @ 6:30pm at 958 Torchwood Drive. All are invited.

LETTER FROM THE CHAIRMAN

Dear Fellow Homeowners:

Long Leaf Plantation’s Fourth of July parade was a success with a good turnout. It was especially nice to see all the children and new families participate. Thanks to all the volunteers who helped organize the parade. In particular, a special thanks to Russ and Nancy Grant for once again hosting the event and providing watermelon slices after the parade. A special thanks to Neil and Heather Greiner for affording this gimpy Chairman a relaxing golf cart ride through the event.

The Annual HOA meeting will be in early November at Immanuel Presbyterian Church, 811 Orange Camp Dr., Deland. Approximately one-month prior to the meeting you will receive a mailing that includes a Meeting Notice, an Agenda, and a Ballot to vote for new Board members. It is very important to return your ballot as quickly as possible. If you cannot attend the meeting, please designate a proxy member to vote for you or you can deliver your completed and sealed ballot to any of the Board Members. If an LLP member would like to make a presentation at this meeting, they must notify the Board at least two weeks in advance and provide information on their topic. Presenters will be given a maximum of 15 minutes prior to the opening of the meeting. Those who do not provide notification prior to the meeting, may find their request denied.

As previously noted, the HOA Board does not exist in an alternate reality. If you are interested in serving on the HOA Board please let Nada Acquaro know [nadaacquaro@gmail.com] of your interest as the elections noted in previous paragraph are coming up late October.

Duncan MacKenzie Chairman
Long Leaf Plantation Homeowners Association

.....Key Information.....	
POISON CONTROL.....	800-222-1222
W VOLUSIA CO POLICE, FIRE & EMS.....	386 254-4657
Duke Energy	800-228-8485
VOLUSIA CO ROAD & BRIDGE.....	386-822-6422
Report pot holes, drainage issues, signs & mowing	
VOLUSIA CO ANIMAL CONTROL	386-248-1790
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)/ <u>Daylight Saving Time</u> ..	
Even house # Thurs & Sun; Odd house # Wed & Sat	

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COMMITTEES

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386-956-8895

—Membership—

Nada Acquaro
954-681-1313

—Yard Beautification—

John & Teri Christopher
386-956-8895

—Architectural Control Board—

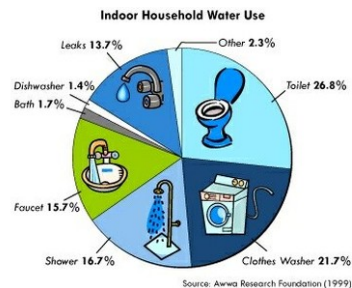
James Hermann
386-216-8589

NEWSLETTER

Rebecca Verrastro
386-310-2404

Teri Christopher
386-956-8895

HOUSEHOLD HINTS by Jef Morris



Neighborhood Water Wise: St. Augustine Grass & You

In our DeLand neighborhood, we share more than just friendly waves and morning walks, we share our water and many of us, thirsty St. Augustine Grass. With St. Augustine grass covering most of our lawns, keeping things green but not wasting water can be tricky, especially during Florida's hot, dry stretches.

Why St. Augustine Drinks So Much

This popular turf thrives in our sandy soil and sun, but it's also one of the thirstiest grasses in Florida. Overwatering can make it prone to pests, fungus, and shallow roots, while underwatering can cause brown patches.

Volusia County Watering Guidelines

Volusia County limits irrigation to twice per week (once in cooler months). In our area:

Odd-numbered addresses: Wednesday & Saturday

Even-numbered addresses: Thursday & Sunday

Water before 10 a.m. or after 4 p.m. to reduce evaporation.

Smart Watering Tips for St. Augustine Grass

- Water deeply, not often. $\frac{1}{2}$ – $\frac{3}{4}$ inch per session encourages deep roots.
- Check your sprinklers – Broken heads waste gallons of water. Misaligned heads also waste gallons on sidewalks and driveways.
- Walk on your lawn to check the need for water. If footprints remain visible after walking on your lawn, it's time to water.
- If your irrigation system has a place for it, install a rain rain sensor to avoid watering during and after rainfall.
- Mow higher. Keep blades at 3.5–4 inches to shade roots and conserve moisture.

If each household reduced lawn watering by just 15 minutes a week, we could save tens of thousands of gallons every month in our community, enough to supply multiple homes for a year. This translates to water bill savings as well.

UPCOMING EVENTS

- The Yard Sale October 18 from 7AM-1PM with a rain date of October 25, same hours.
- Octoberfest party October 11th. 5-9PM at 1676 Red Mangrove.
- The annual meeting is November 6th at Immanuel Presbyterian Church, 811 Orange Camp Rd. 7 PM Coffee and refreshments. The meeting starts at 7:30 PM.

Yard of the Month

Owners receive a \$25 Publix Gift Card and a sign is displaced in the yard for the entire month.



June
Susan Fowler
868 Torchwood Dr.



July
George and Sharon Smith
967 Torchwood Dr.



August
Evelyn Delaney & Maurice Heuss
856 Torchwood Dr.

Food Pantry Donation Drive by Carole Gilbert

Our Long Leaf Plantation Food Pantry donation drive in July resulted in the overflowing of 2 bins, plus 2 cardboard boxes and then some!! It was such a joy to gather up all your donations! The Neighborhood Center was so very appreciative of our support of their mission to provide for families and seniors going through difficult times. It can be overwhelming to be aware of so much need in our community and wonder how to make a difference. But when everyone contributes what they can, the good results increase exponentially! I'm so glad our neighborhood is one that pairs caring thoughts with actions to do good! I'm hoping other Food Pantry donation drives will be approved by the HOA in the future.

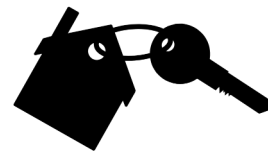


REAL ESTATE NEWS

Central Florida is currently in what's considered a "balanced" market. A balanced market means the amount of homes for sale matches the current demand for housing. It favors neither the buyer or the seller. For the past decade, we have been in a seller's market with many homes selling for over-asking price and in a matter of days. Those days are over. The good news is Long Leaf remains a very desirable neighborhood to live in. Our hills, trees, and generous lots are becoming rare as new developments remove all existing trees and squeeze in as many homes as possible. In addition, our yearly HOA dues are less than most monthly fees.

We currently have 5 homes for sale:

493 Princewood
643 Princewood
860 Torchwood
889, Torchwood
929 Torchwood



Feed the Hungry
House the Homeless
Prevent Homelessness



ATTENTION



If Your Dog Poops

You must scoop...
Even If No One Sees You!

...and please do not place in
garbage can unless it's yours. The
HOA has received complaints about
leaving bags in empty cans.



Little Free Library

Our Little Free Library is absolutely thriving!! Over these last months, we've received several significant contributions of books for readers of all ages!! So many, in fact, that some are still waiting for their chance to be placed in the library for their first time! When I open my "book closet" I can imagine hearing the books whispering "Pick me! Pick me!!"

I've been asked what do I do if there is an overabundance of donated books or a book is too big to fit. If this happens, I either bring them to the Deland Library or take them to the Family Book Shop in Deland where a credit given for donated used books can be applied toward the future purchase of other used books for our library, as I'm always on the lookout for books you've written that you're hoping to find there!

Have you wondered who creates the lovely bookmarks? It's Kellie Hobbs! She's also donated some journal kits as special extras. Thank you so much, Kellie!!

Much appreciation also for the support our LLP HOA gives to the Little Free Library with flags and book donations!

A huge thank you to everyone who comes by to bring a book, take a book, leave a painted rock or decoration, leave a note of a book they are looking forward to reading, their favorite author or just to say "hi!" I absolutely love reading your notes!! All are welcome!!

MANY THANKS TO OUR ADVERTISERS FOR THEIR SUPPORT!

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Little Free Library

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Take a book

Leave a book

Open doors to books