

Spring 2025



## Board Meeting Highlights

The board met on May 8<sup>th</sup>. April expenditures were submitted and explained by our Treasurer. Both the Board meeting minutes and expenditures from March were voted on and adopted. Community member concerns were raised regarding having realtors inform prospective buyers there is an HOA at Long Leaf Plantation. The Chairman reminded the board of the National Association of Letter Carriers campaign on "The annual Stamp Out Hunger food drive" which took place on Saturday, May 10<sup>th</sup>, 2025. Residents were able to participate by leaving a bag of non-perishable food by their mailboxes before mail delivery. The ACB continues to report on requests and reported a total of 26 such requests. Regarding the HOA membership, 125 residents have paid their dues for 2025. Despite the fact we hit our goal, we were saddened to learn that some of our regular residents did not commit. We urge every resident to consider joining so that we may continue to cover projected expenses and ensure we do not run into deficits in years to come. Mike has the new members list which will provide sign-in website portal access only to dues paying members. The new state rules governing HOAs are still being looked at since these new regulations will require board members take a course. The board continues to work on accessibility and functionality issues of email via the website.

Please continue to submit all requests to our ACB (Architectural Control Board). Mike Campany and Jim Hermann. [board@llphoa.org](mailto:board@llphoa.org)

## Upcoming Events

The July 4<sup>th</sup> parade will be taking place.

The next HOA meeting will be held on July 17<sup>th</sup> @ 6:30pm at 958 Torchwood Drive. All are invited.

The Octoberfest party is set for October 11<sup>th</sup>. The DJ, bounce house and tables have been ordered for the event.

## LETTER FROM THE CHAIRMAN

Dear Fellow Homeowners:

You may have noticed at the South and North entrances on Stratford Road are prominent signs which state **"NO Soliciting"**. The purpose of these signs is to protect residents from unwanted persons wandering the neighborhood.

When a solicitor comes to my door I tell them in no uncertain terms that:

- a) they are not welcome,
- b) do not continue the activity in our neighborhood, and
- c) that if they continue to solicit the police may be called.

A solicitor is anyone who is distributing information by knocking on doors or leaving materials in or next to mailboxes, or at the end of a driveway in an attempt to persuade residents to buy things, donate money, to vote for a candidate, etc.

Help us to stop unwanted solicitation.

To maintain our neighborhood the HOA needs not only homeowner involvement, but your voluntary dues as well. Currently only 60% of the homeowners pay the \$100 yearly dues. This participation percentage does keep the association solvent and funds the maintenance expenses of the Stratford median, signage, and legal expenses. However, only just. Please do your part and join the HOA today.

The HOA board has grown as Doug Phillips [1093 Torchwood offered his participation and has graciously accepted the board's vote at the March meeting.

Have a safe and happy 4th of July. We will see you at the annual 4th of July Parade starting at 8AM from Russ and Nancy Grant's driveway at 1676 Red Mangrove.

Duncan MacKenzie  
Chairman  
Long Leaf Plantation Homeowners Association

## Page 2 Feature



## .....Key Information.....

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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 may not be parked in the front yard except on driveways.  
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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

### Saving Money on Utility Bills

No one likes big summer utility bills. Fortunately, a few smart changes around the house can help reduce costs without sacrificing comfort. Here are six easy, budget-friendly ways to keep more money in your pocket, not just for the summer, but all year long.

#### 1. Use a Programmable or Smart Thermostat

Heating and cooling are often the biggest contributors to your monthly bill. A programmable thermostat lets you set a schedule that automatically adjusts the temperature while you're asleep or away. Smart thermostats go a step further by learning your habits and optimizing efficiency — some homeowners report saving up to 10% a year just from this one upgrade.

#### 2. Switch to LED Bulbs

If you're still using incandescent bulbs, you're literally burning money. LED bulbs use at least 75% less energy and last up to 25 times longer. They've also come down significantly in price, making them a smart switch for every room in the house.

#### 3. Seal Air Leaks Around Windows and Doors

Drafty windows and doors let your conditioned air escape — and your money with it. Weatherstripping, caulk, or inexpensive foam sealants can stop leaks and make your home feel more comfortable, especially in extreme seasons.

#### 4. Be Water-Wise

Install low-flow showerheads and faucet aerators — they cost just a few dollars but can make a noticeable dent in your water bill. Also, don't ignore small leaks: a dripping faucet or running toilet can waste hundreds of gallons a month. Most irrigation systems also have the option to connect a rain gauge that will prevent your irrigation from running when mother nature already did the job for you.

#### 5. Unplug What You're Not Using

Many electronics draw “phantom” power even when they're turned off. Devices like phone chargers, coffee makers, or game consoles are small energy vampires. Plugging them into a power strip and flipping the switch when not in use is a quick fix that adds up over time.

#### 6. Use Fans Wisely — They Cool People, Not Rooms

A common misconception is that ceiling or floor fans cool the air — but in reality, they cool *you*, not the room. A fan works by moving air across your skin, speeding up evaporation and helping you feel cooler. That means leaving fans running when no one's in the room is just wasted electricity.

If a fan runs 24 hours a day, the energy cost adds up more than most people expect. Here's what you might be spending:

- **Ceiling fan** (running 24/7 at ~75 watts):  
→  $75 \text{ watts} \times 24 \text{ hours} \times 30 \text{ days} = \mathbf{54 \text{ kWh/month}}$   
→ At \$0.15 per kWh (average U.S. rate), about **\$8.10/month per fan**
- **Box or floor fan** (running 24/7 at ~100 watts):  
→  $100 \text{ watts} \times 24 \text{ hours} \times 30 \text{ days} = \mathbf{72 \text{ kWh/month}}$   
→ At \$0.15 per kWh, that's about **\$10.80/month per fan**

Leaving multiple fans on around the house adds up quickly. So when you leave the room, flip the switch — your wallet will thank you.



# YARDS OF THE MONTH



## MARCH

714 Black Ironwood Dr.  
Robin and Janice Thomas



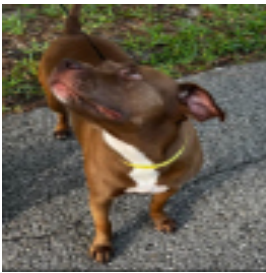
## APRIL

979 Torchwood Dr.  
Rallies and Rachel Raulderson



## MAY

1073 Torchwood Dr.  
Peter and Evon Yadanza



### MEET COCOA by Teri Whren

Cocoa became an LLP resident on October 1, 2023 via the Halifax Humane Shelter. She is a beautiful blend of retriever/ chocolate lab/ terrier /bulldog. When she came to live with Nancy and Russel Grant, she was underweight at 38 pounds and sick. Now she's a healthy, happy, sleek 64 pounds.

The Grants said the Halifax Humane Society had been "babysitting" her for three weeks. True story- "We were sitting there going through pictures of dogs. Her picture came up and the three of us went 'Oh, that's the one.'" When we called, HHS said "she's not here, she's at the mall" in the dog showcase at the mall in Daytona. Immediately we went over there, and she was just sitting there - underweight, sick, and miserable. Kinda sad. We put her on a leash and put her in the car.

She didn't throw up on the trip home, but she smelled terrible as she had an ear infection and a UTI. So straight to the shower she went. Either of those things would make you crazy but she was just sweet and good. She helped Russ rehabilitate because he had to walk her to help socialize her. "She is amazing. She's a good napper. I mean she loves to sleep. I'm not kidding." COCOA loves people over toys. There are times when we walk and people will ask, "Can I pet the dog? You never have to ask us. She's all about the attention."



### THE JOYS OF BIKING by Rebecca Verrasttrp

I used to love to bike, but as the years passed, it became less and less enjoyable. Then an acquaintance invited me to go e-bike riding with her. We rode 25 miles and I was hooked. I purchased an e-bike and the joy of biking is back.

For those of you who might be considering getting an e-bike, here is what I have learned – so far. There are 2 grades of e-bikes, class 2 and class 3. Class 2 has a maximum speed of 20 miles per hour (unless you're coasting downhill, of course). I think most e-bikes are set to class 2. I can change mine to a class 3, but I have NO desire to do so. Twenty (20) MPH is plenty of speed for me.

My bike has something called "pedal assistance". This means, **if you don't pedal, you don't get any assistance**. There are 5 levels of assistance, from 0 (none) to 5 (most). You pick the level of assistance you want. This is done on the fly by pressing buttons on the handlebars. At 0, my bike operates like a normal 7-speed bike. There is an LED screen in the middle of the handlebars which shows PAS, miles ridden, speed, trip miles, etc.

On the right handlebar is a throttle which will give a boost of speed when turned towards you. I use it sparingly for a quick push going up a hill or crossing a busy street. My goal is to get as much exercise as possible but the days of walking my bike up a hill are over.

We have many trails here in Central Florida, and I am hoping to connect with a local group to ride the trails – until I can convince a friend of two to purchase an e-bike. Right now, I'm enjoying zipping around the neighborhoods. Come join me!



## Real Estate News

by Rebecca Verrastro



We now have 8 homes for sale in our neighborhood. This is the average number of homes for sale in our neighborhood a year and is evidence that the real estate market has slowed down considerably. Three (3) of the homes are currently under contract and will close in July. Additionally, one vacant lot sold this past week. With the build-up of inventory comes a decline in price. We are experiencing a slight reduction but so far it is not significant. Long Leaf is a rare jewel. This is a good opportunity to pick your neighbors. Let your friends know that with our large lots, rolling hills, mature trees, and low HOA fees, it's hard to find a better place to live.

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