

LETTER FROM THE CHAIRMAN

Dear Fellow Homeowners:

For all of those who attended the Annual Meeting of the Long Leaf Homeowners Association on November 7th, thank you for being present. For those who could not attend, we look forward to seeing you next year. We had a successful meeting in which Georgette Varela and Teresa Whren were both elected for a two-year term on the HOA Board. Discussion took place around matters relating to the parking of a resident's RV in his driveway and other matters occasioned by the new HOA laws which went into effect in July. The new Board will focus on these issues during the upcoming year.

The follow-up meeting of the new Board was held on 12 December whereby new officers were elected. I will remain your Chairman for another year and Mike Campany will continue to serve as the Vice-Chair. Teri Christopher will continue with her excellent service as Treasurer and Rebecca Verrastro will hand her duties as Secretary over to Georgette Varela. Your new Board is looking forward to continued steps in maintaining a desirable neighborhood for Long Leaf Plantation. I would like to thank retiring Board Members Rebecca Verrastro and Jef Morris for their years of service.



Duncan MacKenzie
Chairman
Long Leaf Plantation Homeowners Association



With heavy hearts we note the passing of Ronald Moyer Derstine on December 3rd. Ron was an integral part of Long Leaf Plantation for decades, serving as Present of the HOA for 17 years. Even after Ron and his wife downsized and left the community a few years ago, Ron continued to maintain our medians and several lawns in the neighborhood. Please read Ron's obituary and many loving tributes to learn more about this hard-working, well-loved man. He is an example for all of us of a life well lived. He is sorely missed.

Board Meeting Highlights

Board meetings were held in September, October, and December. Architectural Control Board requests and covenant violations continue to take up most of the meeting time. Unfortunately, we were not able to have our Oktoberfest celebration this year. The board felt there was too much debris from Hurricane Milton to safely hold the event. We were able to have our biannual Garage Sale, and that went well.

The annual meeting was held in November as usual. Two board members ran for reelection this year and two residents ran for the first time. All succeeded in being elected. The two new members are Teresa Whren and Georgette Varela. At the December meeting, Georgette was chosen as Secretary for the term of 2025-2026. Teresa will be a board member at large. The current Vice Chairman, Michael Campany, has assumed the duties of maintaining our current website (LLPHOA.org) as well as setting up the new "members only" portion of the website in order to comply with the new state-mandated regulations going into effect January 1, 2025. I am pleased to report membership continues to increase year-over-year with 132 members in 2024. This represents 63% of the community. Remember, you must abide by the covenants even if you are not a member of the HOA. If you're not currently a member, please consider joining in 2025.

Eight (8) homes sold this year, most selling in the last half of the year and 1 sale is pending. The selling prices ranged from 92%-102% of the asking price, showing that prices are holding steady even though activity has slowed.

I would like to close by saying it was a pleasure serving as Secretary these past 2-1/2 years. I will continue to work on the newsletter and hope to provide some interesting articles and insights into our lovely community.

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

POISON CONTROL.....800-222-1222
W VOLUSIA CO POLICE, FIRE & EMS.....386 254-4657
Duke Energy800-228-8485
VOLUSIA CO ROAD & BRIDGE.....386-822-6422
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 may 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

BOARD OF DIRECTORS

Duncan MacKenzie - Chair
pdesign1001@att.net
386-873-7266

Michael Campamy - Vice Chair
michaelcampamy@gmail.com
408-721-1641

Georgette Varela - Secretary
rebeccavrealtor@gmail.com
386-310-2404

Teri Christopher – Treasurer
jfctc@hotmail.com
386-956-8895

Teri Wrhen
Tess16301@yahoo.com
814-758-1204

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

COMMITTEES

—Maintenance—
Teri Christopher
386-956-8895

—Membership—
Nada Acquaro
954-681-1313

—Yard Beautification—
John & Teri Christopher
386-956-8895

—Architectural Control Board—
Contact any board member

NEWSLETTER

Rebecca Verrastro
386-310-2404

Teri Christopher
386-956-8895

TRAVEL SECTION

"Take only memories, leave only footprints".

Our favorite quote about Travel memories by Chief Seattle.

Mediterranean Cruise and trip thru the Italian Riviera, other Italian hidden treasures with a final stop to South France. Some of these gorgeous places included (Santa Margherita Ligure, Rapallo, Lake Bolsena with a visit to a local Olive oil farm. Final stop was Marseille with a visit to Aix-en-Provence and the Luberon Village of Lourmarin.

Portofino, a perfectly poised pastel village taking refuge on its own secluded peninsula. Stop at a charming café to get a bite and watch the yachts bobbing in the harbor. Explore the seductive boutiques and art galleries that line the harbor and narrow streets. Discover historic sites like the Church of St. Martin and the Castello Brown fortress. Just down the Italian Riviera awaits Cinque Terre National Park, a seascape of fishing villages carved from the cliffs. Hike through the park on 15th-century footpaths winding through olive groves and vineyards, overlooking the sparkling Mediterranean.

Rapallo is a town on the Italian Riviera coastline. It's known for the hilltop Sanctuary of Our Lady of Montallegro, a pilgrimage site with sea views. The Castello di Rapallo, a 16th-century fortress, sits on the waterfront. Southwest, near Portofino village, 10th-century San Fruttuoso Abbey sits in a small cove. Nearby, the Portofino Protected Marine Area includes the underwater Christ of the Abyss bronze statue.



Portofino

Sea Front and Harbour of Rapallo



It was possible to enter the center of the city passing through a series of doors that join the seafront with the its narrow streets. In the past they were at least five, right now the only survivor seems to be Porta delle Saline, once was facing the saline (salt mines) of the town.

Porta delle Saline (Rapallo)

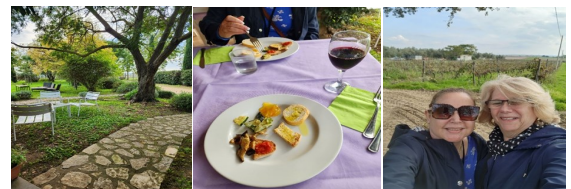


Lake Bolsena is a lake of volcanic origin in the northern part of the province of Viterbo called Alto Lazio or Tuscia in central Italy. It is the largest volcanic lake in Europe. Roman historic records indicate activity of the Vulsini volcano occurred as recently as 104 BC; it has been dormant since then. After we arrived in the port of Civitavecchia (closest to Rome), we boarded a bus and headed towards Lake Bolsena where we enjoyed a beautiful private boat excursion on Lake Bolsena. After leaving Lake Bolsena, we headed to a privately owned olive oil and tomato farm where we enjoyed a quick lunch.

Lake Bolsena



Local Private Olive Oil and Tomato Farm



Lourmarin is one of France's most beautiful villages and is located in Provence. With its picturesque scenery, historical attractions and delicious local cuisine, there is plenty to see and do in this charming village. We also visited a local fine Lavender distiller (Le Chateau Du Bois).



Hope you've enjoyed these pictures as much as we did in taking them. Safe Travels everyone!!!

HOMEOWNER TIPS: FLUSHING A WATER HEATER TANK

Unfortunately, home ownership doesn't come with a manual. Sometimes we learn the hard way and must pay people to do things that we can do ourselves, or worse, pay for expensive repairs that could have been avoided had we been vigilant in our role as homeowners.

Dad was never good at teaching me things, so for those who see this as obvious, simple stuff, feel free to move on to the next article. For me, it would have been great to know this info.

Draining an electric tank water heater yearly helps to maintain its life and efficiency and can avoid expensive repairs or premature replacement. Here's how it's done:

Step 1: Turn off the power to your water heater at the breaker. This is critical because if you don't drain the water heater, you can damage the heating element.

Step 2: Turn off the Water valve that goes into your water heater and give it time to cool down.

Step 3: Attach a garden hose to the water heater valve at the bottom and feed the hose outside the home.

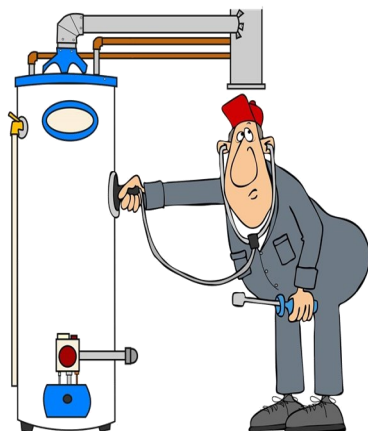
Step 4: Turn on a hot water faucet somewhere in the home.

Step 5: Open the valve above where you attached the hose and let the hot water flow out of the heater until it is empty.

Step 6: With the drain valve still open, turn the water back on feeding into the water heater. Continue this until the water runs clear out of the hose from the water tank.

Step 7: Turn the water off again and close (Turn Off) the valve above the hose. Turn the hot water valve you turned on in the house off. Remove the hose and check for leaks around the valve where the hose was attached. Turn the water back on to the water heater and check for leaks.

Step 8: If the water heater does not leak from the drain valve (where the hose was connected) after the water heater fills back up, turn the breaker back on to the water heater.



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.

AUGUST 2024

Erica and Lawrence Usher
921 Torchwood Drive



SEPTEMBER

Alan and Teri Whren
958 Torchwood



OCTOBER

Rick Studer
933 Torchwood Drive



NOVEMBER

Greg and Deborah Howard
402 Princewood Drive



HOLIDAY LIGHTING WINNERS

It was not easy to pick the winners as many houses were beautifully decorated. Remember, you must be an HOA member to win. Also, we tried to "spread the wealth" and pick residences that have not won in the past. Be sure to take a drive or stroll through the neighborhood this holiday season. The winners were given a \$25 gift certificate.

Amanda & Jake Gingrich @ 799 Torchwood
Marylyn Caruthers & Morissette Bonnie @ 696 Torchwood
Charles & Mary Heacock @ 1034 Torchwood
Scott & Stephanie Bembinster @ 1031 Torchwood

A few of us tried taking pictures of the winners of the Holiday Decorating Contest winners but failed. Turns out that taking pictures of Christmas lights at night (of course) is not an easy task. If we succeed, we will publish the pictures on the website.

MANY THANKS TO OUR ADVERTISERS FOR THEIR SUPPORT!

{ Please patronize their business! }

Advanced Garages, LLC

Everything Garage Doors!!

Garage Door Repairs & Replacements ·
Manual or Motorized Garage Door Screens ·
Garage Door Opener Repairs &
Replacements

(386) 320-8218

Licensed & Insured For Your Protection



Greg & Vicki Hanson — Owners

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



"Serving West Volusia Since 1972"

408 N. Spring Garden Ave.
DeLand, FL 32720

(386) 734-6289
Fax (386) 734-4232



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



386-756-3344

Mark Johnson

Licensed & Insured

AUTHORIZED ROOF LIFE DEALER

NEW ROOFS

CLEANING OLDER ROOFS WITH BLACK STAINS

ELECTRICAL CONTRACTOR

EC0001542

PAT'S ELECTRIC, INC.

104 WEST CEDAR AVENUE
ORANGE CITY, FLORIDA 32763
patselectricinc.com

PHONE: (386) 775-7776
office@patselectricinc.com

JAY SMITH



386-626-4163

info@NikkisFurniture.com

1150 N. Woodland Blvd., DeLand, FL 32720
NikkisFurniture.com



Direct 386-873-0264
Fax 386-736-6701
mmaniscalco@pageinsuranceagency.com

500 E. New York Avenue • DeLand, FL 32724

www.pageinsuranceagency.com
Facebook.com/pageinsuranceagency



Matthew Maniscalco
President



Little Free Library

504 Black hardwood.

Take a book

Leave a book

Open dawn to dusk



386-624-3858

