



SPRINGWOOD LANDING

Springwood Landing HOA

Covenants are available online.
springwoodlanding.com

June 2025

Email: springwoodlanding@gmail.com

BOARD OF DIRECTORS

President
TINA ASHBY
315/283-8718

Vice President
AL NEVAREZ
772/475-6885

Secretary
VACANT
PLEASE
VOLUNTEER!

Treasurer
DEBBIE BAKER
305-297-8885

Directors
JODY
PENDLETON
(IT/website)
RICH STOGRAN
(ACC/Pier)
TOM
WAGENHAUSER
(Events)

NO PIER ASSESSMENT NEEDED-JUNE MEETING CANCELLED!

Great news! During the pier survey process, your board was able to locate a contractor to repair the pier. This contractor is in the process of obtaining all necessary information, permits, etc. that will be needed to make the pier safe, secure and usable for all residents. The end platform will be reconstructed, unstable frame structure repaired and all deck and railing boards that need it will be replaced. If our insurance company does not increase our rate, we will add mooring cleats and an opening in the pier to allow access to the pier from the water.

About half of our members responded to the recent survey, which was evenly divided between removing the pier permanently, or removing it and rebuilding. Both of these options required an assessment to cover costs ranging between \$100 and \$1000 per household. We have worked diligently to instead find a company to repair the pier using existing funds on hand.

Your board is committed to maintaining all common areas as required in our by-laws and look forward to completing the pier repair. Also, we verified that the nearby marina at Lake Eustis Waterfront Grille has boat slips available for rental for our residents with boats looking for mooring. They may be reached at 352/931-7525.

Watch for news of a ribbon-cutting ceremony when the pier is ready to re-open!

Financial Update:

At the last board meeting, it was announced that starting July 1, 2025 we will start to collect a \$199.00 fee for every Estoppel that we issue when a property sells in Springwood Landing. Our Treasurer will include the fee when she issues the required document. This state supported fee is a standard part of the closing process when homes are sold and will create revenue for our community.

The board also voted to initiate a small increase in our annual assessment as allowed in our by-laws. The annual amount will increase by 10% starting with the 2026 payment due on December 31, 2025. This is only a \$12.00 increase per household for a payment of \$132.00 (instead of the current \$120.00). Formal notice of the increase will be forthcoming. The board anticipates this 10% increase will continue annually for the foreseeable future as we need to replenish our reserves and provide the resources needed to maintain our community.

IMPORTANT DATES

Monday, January 26,
2026: Annual
General Meeting,
7pm,

Eustis Service Center,
300 Ward Ave, Eustis
Wednesday,
December 31, 2025 :
Annual Assessments
Due

**BOARD
POSITIONS
AVAILABLE**

This is
important. We
need residents
to fill positions!
We hope you
will consider
donating your
time to the
Association.
Outgoing
Board
members will
help with the
transition.
Needed
positions:
Secretary and
Treasurer
Call Tina at
315/283-8718
if you can help
our community.

Reminders:

Our website is the official method of communicating with residents so please check it often. In addition, you will find our governing documents there as well as the Architectural Control Committee application. This document must be filed prior to changing your property. Most commonly we receive applications to change exterior paint colors or to add a fence to your property however, there are other guidelines that must be followed. It is the responsibility of you as an owner to read and follow these guidelines. In addition, the City of Eustis has laws that must also be followed for many changes. Please check with the city directly for more information.

Safety & Security:

Our president recently met with the Assistant City Manager, the city of Eustis Police Department Traffic Enforcement officer and the city Code Enforcement officer to address several concerns in the neighborhood. This has resulted in the following:

- Elizabeth Circle has been marked with designated parking spaces along the inner circle. This will keep vehicles out of the bike lanes as required by law.
- A mobile speed monitor was placed on Eustis Road to alert drivers when they exceed the 25 MPH posted limit.
- Existing speed limit signs were moved to become more visible and extra signage was added to alert drivers that speed is radar enforced.
- New bike lane signs were added to alert drivers. As a reminder, parking in a bike lane is NOT allowed and tickets will be issued by law enforcement.
- The city recognizes the need to re-line both Eustis Road and Clay Boulevard as the current bike lanes and intersection markings are faded/missing. A formal work order has been placed with the city for this improvement.
- A traffic monitoring camera will be used on Clay Boulevard to identify the number of vehicles traveling on this road as well as their speed and time of day. This will provide valuable information the police will use to increase patrols and enforcement during peak hours of violations.
- The police have increased their monitoring of speeding on our bordering streets, especially on Lakeshore Drive. They are well aware of the problem and are working to address the problem.
- Code Enforcement will be monitoring our community and will address any issues that violate city code. If you have questions specific to your property, please reach out directly to their office for assistance.

Together we can continue to make Springwood Landing a safe and beautiful place to live.