

WINTER SPRINGS DEVELOPMENT HOMEOWNERS' ASSOCIATION

Pres. - Rolfe Arnhym
Vice Pres. - Peg O'Brien
Rec. Sec. - Diane Wiener
Membership - Dot McGonigal
Zoning - Sharon Patrick

Cor. Sec. - Joan Cestaro
Treasurer - Steve Martino
Parks & Rec. - Bob Williams
Roads & Safety - Al Wilson
Education - John Hurst

In the paragraphs that follow is a summary of significant events and matters of concern to each homeowner. This summary is being distributed to all current residents, since past experience at meetings suggests that we tend to expend a good portion of our time covering old ground. I would urge that you retain this summary along with subsequent copies of the newsletter so that you can stay current. Tell your new neighbors to contact the Membership Chairman for a copy of this summary.

This summary is intended primarily for our new residents to whom I extend a welcome in behalf of the community. As a new and isolated development in Seminole County and in the City of Winter Springs (except Section I), we have unique individual and collective problems which can and are being solved by the Homeowners' Association. Your membership is essential if we are to have a meaningful voice in influencing development, taxes, public services and facilities, and our environment.

Rolfe Arnhym

The Winter Springs Homeowners' Association began on Oct. 14, 1971. Its purpose was to strive for, defend and uphold the highest degree of residential zoning within the area designated as WINTER SPRINGS DEVELOPMENT, Seminole County, Florida and to seek such alterations or amendments thereto which shall be in the interests of and for the general welfare of the homeowners of WINTER SPRINGS DEVELOPMENT. The Association was also to propose and/or advocate any and all improvements or designs which shall be for the general improvement of WINTER SPRINGS DEVELOPMENT and the welfare of its homeowners and to promote and foster a neighborly and community interest among the homeowners of WINTER SPRINGS DEVELOPMENT. Membership was to include each principal resident homeowner and adult members of his family residing in the same household. Voting shall be limited to two (2) adult paid-up members of each household. In cases where there is but one (1) adult member of a household, that member shall be entitled to two (2) votes. The many problems that were discussed at that meeting and subsequent meetings - what action was taken - and a final analysis is presented here in an effort to bring the new homeowner and our present homeowners up to date.

FIRE PROTECTION

A. Unit I, which is south of and including Dyson Drive, is protected by the County. It includes a 15 member volunteer unit. Fire equipment is rated as "good" and is located in the Seminole-Goldenrod fire district. They will not respond to a fire call unless dues of \$10 a year are paid. It is considered a well-run 24 hour department. The County is planning a sub-station for the Red Bug Rd. area. The number to call for Unit I is 671-6869.

B. For homes within the City limits, these residents will call 831-2123. This is a central dispatch number serving Winter Springs for Police-Sheriff and fire protection. The fire department is a volunteer unit of 13 men and a fire chief. Each volunteer receives 200 hours of training. At present, the fire-fighting equipment consists of two pumper ladder trucks and two tank wagons with pumps. This equipment is based in Winter Springs and takes approximately 11 minutes to reach the Dyson Dr. entrance. The Mayor's request for additional equipment was just denied by the city council. By the end of 1974, Winter Springs expects to have a paid fire department of one chief and four firemen. Fire hydrant pressure is checked at least once a week.

At the Feb. 15, 1973 meeting, Mayor Brown stated that a study was being done on the four cities, Altamonte Springs, Casselberry, Longwood, and Winter Springs. After state approval, they will seek Federal or State funds to combine the fire and police departments under one phone number. The four cities now have an agreement for mutual fire and police aid when necessary. Mayor Brown stated a fire sub-station is to be located in the Tuskawilla area on two acres of land offered by Mr. Goodman, the developer.

POLICE PROTECTION

A. Unit I is served by the Sheriff's Department. They are to call 322-5115 for assistance.

B. Families within the city limits have one number to call for emergencies - 831-2123. This is a unified number for police protection.

At present, the Winter Springs Police Dept. consists of one chief, five patrolmen, two clerks and dispatch people, three police cadets, subsidized by the State. Equipment - two patrol cars and a third to be delivered. There is 24 hour protection with at least one man on at every shift and overlap protection during critical hours. By 1974, additional support personnel will be added - three patrolmen and one patrol car. A sub-station is planned for the Tuskawilla area of the City.

PET CONTROL

The problem of dogs running free, upsetting trash and causing property damage has been a complaint of homeowners since 1971. The City has an ordinance that states all dogs must be on a leash or under voice command at all times. If you have a neighbor who will not comply upon request, call the Animal Control Center at 322-7000 or the Police Dept. for assistance.

WATER

The water supplied to Units 1, 2 & 3 is franchised through the Southern Utilities Co. of Miami. The new water supply, located within the subdivision, will have a capacity of one and one-half million gallons per day and serve all future units within the development.

Because of complaints on the quality and supply of water, the Association spoke to Mr. Herring of the Health Dept. They reported the water was of "good value" and chlorinated within the limits of the County's requirements. The water has some iron content in it and has been tested to 14 grains hardness. This fluctuates with the sulphur content. They also acknowledge that the water pressure drops during peak periods, but felt that this problem was not unique to Winter Springs.

MAIL

The City of Winter Springs is serviced by the Casselberry Post Office. The Winter Springs development is serviced by the Maitland Post Office which is a Class "A" post office. This gives us a city route rather than a rural one, which means an earlier mail delivery.

Until such time as the area's growth demands the need of our own sub-station, we must continue to use the Maitland zipcode. Mayor Brown feels we will have a satellite post office, equal to Casselberry's or Altamonte Springs within a year. A site has been set aside along Route 434.

NAME CHANGE

At the Nov. 12, 1971 meeting, the Homeowners' Association agreed to send a letter to Mayor Brown and to Mr. Goodman stating our objections to the City of No. Orlando changing its name to Winter Springs. This loss of identity has caused considerable confusion and inconveniences not only for the homeowners, but also for the merchants and delivery people attempting to service us.

When Mr. Goodman changed his advertising to Winter Springs Country Club, we felt it necessary to express our views on the name change. At the June 1, 1973 meeting, a suggestion was made to submit to Mr. Goodman a choice of three names agreed upon by those present. The name of Winter Springs Country Estates was preferred and seconded. To date, we have not been informed of Mr. Goodman's direction on this matter. Current advertising reflects the name Winter Springs Country Club.

ROADS, STREET SIGNS, & DRAINAGE DITCHES

Since October 1971, your Homeowners' Association has been instrumental in bringing about these changes for the betterment of our community:

By having the Traffic Dept. of Seminole County install a flashing warning signal at the dangerous intersection of Red Bug Rd. and Tuska-willa Rd.

The placing of a load limit sign on Dyson Dr. which prevents any six axle truck from using Dyson as a construction entrance.

The reduction of speed to 45 miles per hour along Tuskawilla.

Receiving the cooperation of the developers of Appaloosa Village to change their North exit out of the village to a cul-de-sac until the County paves South Citrus Road, thereby reducing traffic through the Dyson Dr. and Howell Creek areas.

Contacting the Sheriff's Dept. to have our area patrolled during the commuting hours to reduce speeding.

Mr. Goodman will maintain the streets in good order for a two-year period. After that, the roads revert to the City or County.

Street signs were installed on all street corners by Mr. Goodman. Due to vandalism, many of these signs are missing.

Drainage Ditches

Flooding of the open drainage ditches and poor runoff of water has caused the breeding of mosquitos and other contamination problems.

The swale-type ditches were approved at the time the roads were put in. Since that time, the subcontractors, while building, ruined the swale grading and destroyed the drainage pitch. In Unit I, the property owners resolved the drainage problems themselves where they could. In Unit II, the developer has agreed to clean out the culverts, if help is needed to grade or fill a drainage ditch.

TAXES

Homes in the County are taxed \$21 per thousand. The City tax rate is 23 mills or \$23 per thousand.

Mayor Brown anticipates an ad valorem tax of approximately 4 mills next year for the City to pay for additional services and facilities. The City also derives its income through an 8% utility tax, occupational licenses, etc.

ZONING & GROWTH

The Homeowners' Association was influential in seeking the cooperation of the developers of Appaloosa Village to relocate their planned commercial area from along Red Bug Rd. to an area within the Village, in order to preserve the "estate-like" appearance of our communities. Also changed were plans of 3.5 units per acre density to 1 unit per acre, plus a 50' green belt along all properties backing up to the 2 acre homesites of unit IV in Winter Springs. The Association opposes the Goodman proposal to change the planned unit development to permit construction of 192 family condominium units on 16 acres at a height of 68 feet. Letters opposing this hi-rise construction were sent to Mr. Goodman, the County Commissioner, and the zoning and planning commission. Your Association will attend the Aug. 8, 1973 public hearing on this.

ZONING & GROWTH (cont'd)

At the Sept. 1972 meeting, it was noted that the City of Winter Springs covered an area of 12 square miles making it the largest city in Seminole County. The 1970 population census was 1,161 people. It is estimated that by 1982, there will be 70,000 people within the city limits.

The Winter Springs development plan of 2500 acres will generate 30,000 people by its projected completion date of 1982.

SCHOOLS

The passing of the 4 mills school tax, for a two-year period, has provided enough funds to relieve the "present" overcrowded conditions. The building of new schools, adding rooms onto existing schools, and air conditioning classrooms in older buildings, has already begun.

Three school sites have been purchased by the County for this area. An elementary school is planned along 434 near Sheao. The middle school is planned along Tuskawilla Road and will be ready in a year. The high school will be on Dike and Tuskawilla and will be ready in two years. No school district lines have been drawn as yet.

Red Bug Elementary handles the overflow from the double sessions of Longwood, Goldenrod, and Casselberry and is not in the Winter Springs school district.

W. T. Lawton Elementary takes in the largest district in overall square miles in the County. It has the third highest pupil/teacher ratio in the State, 30 students per class. To relieve overcrowding, there are tentative plans to convert the lunchroom area to 4 classrooms. Students will use their classrooms during the lunch period.

Jackson Heights Middle School - Double sessions will continue for the 1973-1974 school year. Eighth grade students will attend the high school. Capital outlay has come through from the State for the air conditioning of the classrooms. This work will be completed in time for the '73-'74 session.

Oviedo High School - Our children will continue to attend this school until the new high school is completed. At present, portable classrooms are added as needed to relieve overcrowding.

School Bus Transportation has been a problem since the '71-'72 school year. Overcrowded buses and discipline remain a problem. The Association continues to pursue this matter.

DEED RESTRICTIONS

Deed restrictions were drawn up by the developer. They are public record and can be read at the County Courthouse. Most homeowners were given a copy of the restrictions when they assumed ownership. Where a violation of the restrictions is evident, each homeowner has the right to file a complaint with the violator within 30 days. If the violation

is of such a nature that it effects the community, a petition can be drawn up and served to the violator by the Sheriff.

RECREATION

The efforts of the Homeowners' Association, the developer, and the interested organizations of the Winter Springs development, have brought about a community spirit that we feel is growing each year.

In April 1972, a request for a recreational area was made to Mr. Goodman and Mr. Nader. Mr. Nader has made two lots available for a baseball field south of the stables for an indefinite period.

Sometime before Labor Day, the golf course will be ready to use. There will be parking facilities, electric carts, storage shed, and a temporary pro shop. It is estimated that a swimming pool and four tennis courts will be completed by Sept. 1973 for members and their guests only. Parking for the tennis courts, swimming pool will be a separate area that will be recessed and landscaped.

Fifteen acres have been allocated for the Country Club site. Construction of the 300' clubhouse should be completed by late Spring of 1974.

Residents and property owners will have priority for membership on a yearly basis. Family memberships with unlimited golf and all club facilities will be approximately \$600 a year. Social memberships, all facilities except golf, will be about \$300 a year.

The clubhouse will be available for meetings. There will be a main dining room seating 4-500 people and two separate rooms for private parties of 25-50 people.

Special Activity Groups

Women's Club	Tennis
Girl Scouts	Garden Club
Bridge	Arts & Crafts

We are attempting to form a Boy Scout troop.

INCORPORATION

At the Oct. 1971 meeting, the Homeowners' Association discussed the need to incorporate the Association. As the community grows and we step up our participation in City and County affairs, the need to incorporate takes on greater importance to avoid any repercussions against individual homeowners for problems within the community. The cost of incorporation cannot be borne on the united funds currently available.

ELECTED OFFICIALS OF SEMINOLE COUNTY & WINTER SPRINGS

The Seminole County League of Women Voters has compiled a directory of elected officials serving Seminole County. The digest lists all elected officials and the date their term expires in each of the municipalities, in the County, State, and on the national level. Information on voter registration and the dates of 1974 elections are also given. It is available to newcomers through the offices of the Supervisor of Elections and the Chamber of Commerce. In December 1973, the City of Winter Springs will have two council seats and the Mayor's office available for elections.

ANNEXATION

To be or not to be, has been the question for Unit I since 1971. In an attempt to finalize this question, your Homeowners' Association asked Mayor Brown, the City Attorney, and County Commissioner, Mike Hattaway, to discuss what incorporation into the City will accomplish for Unit I. The main reason to annex would be to receive services over and above what the county provides. Winter Springs currently provides a police patrol for the annexed sections and enjoys a better reaction time to emergencies.

Since the County provides adequate services, the general feeling in Unit I is to remain status quo until such time when it becomes advantageous or necessary to make a change. As long as this course of action is followed, membership in the Homeowners' Association is essential since Section I is a very small part of the County whole. Membership by the rest of the community is equally vital, if there is to be credibility in our dealings with the City of Winter Springs.