

The

Canopy

Covering Our Community



The Trails Racquet Club



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This tortoise was just strolling along Setting Sun Trail on August 25th. Im just imagining it was heading back to his/her nest after a shift at the factory?

Her Name is Thumbelina, and she escaped the enclosure in her yard. She was just enjoying a summer stroll.

Photo by Christine O'Connor



BRANCHES OF OUR CANOPY



PRESIDENT'S MESSAGE

Kathleen Grabow, President

As we approach our Annual Meeting on October 4, 2025, I want to take a moment to reflect on the year we have shared together here in *The Trails*. Serving as your Board President is both an honor and a responsibility, and I am grateful every day for the support and engagement of our

community.

What We've Accomplished Together

This year has been full of important steps forward:

- **Stronger Finances:** We made tremendous progress in collecting past-due assessments, putting our Association on even stronger financial footing.
- **Simpler Payments:** We retired the old coupon books and moved to quarterly statements mailed in advance, making it easier for everyone to stay current.
- **Educated Leadership:** All Board Members have completed continuing education, now required under Florida Statute 720, ensuring we are equipped to serve you with knowledge and care.

- **Higher Standards:** Your Board adopted and signed a Code of Conduct and Business Ethics, setting a clear standard of fairness, transparency, and integrity in all that we do.
- **Community Spirit:** Our committees continue to be the unsung heroes. Neighbors volunteering their time and talents help us stay organized, informed, and open in how we serve.

Looking Ahead

We have also kept an eye on the future. From governance improvements to long-needed facility upgrades, our work is guided by one goal: protecting and enhancing the community we all call home.

The Trails is not just a collection of houses—it is 990 families who together make this neighborhood special. Every step we take as a Board is meant to support that shared sense of pride and belonging.

Thank you for your trust, your patience, and your willingness to be part of the work that keeps *The Trails* strong. I look forward to seeing many of you at the Annual Meeting and to another year of growth and progress ahead.

SECRETARY'S MESSAGE ...

Rob Bridger, Secretary

Meet Your New 2025/2026 Board

I am excited to share that your Trails HOA Board of Directors for the upcoming year is now set! At the Annual Meeting on Saturday, **October 4, 2025, at 9:00 a.m.** in *The Trails* Clubhouse (201 Main Trail), we will officially seat your new Board. Since the number of candidates was less than the number of open positions, there is no need for an election this year.

Once the meeting is complete and quorum (297 members in person or by proxy) is met, the Board will hold its closed **Organizational Meeting** to elect officers for the season ahead.

Returning to Serve You:

- Kathleen Grabow
- Jeffrey Levinson
- Lourdes McLean
- Heather O'Neil
- Dan Gowan
- Dann Dragone
- Phil Rikas

Welcoming New Leadership:

- **John Whitley** (joining the Board for the first time)

We are grateful to all these volunteers for stepping up to serve our community! But WAIT, who is counting? That is only eight (8) Directors for the nine (9) Board positions. There is still an open seat.

In "Secretary's Messages" over the past several years I have written about healthy organizations having a balance of Board stability and reasonable turn-over that brings new ideas and perspectives to the Board. Well . . . it has come time for me to step down from the Board and open an opportunity for new leadership. Homeowners interested in being appointed to serve on the 2025/2026 Board are encouraged to contact our Property Manager.

Raising the Bar for Good Governance

This year, your Board Members will sign a new Conduct & Ethics Agreement, a commitment to fairness, transparency, and professionalism in their roles.

And, as required by Florida Statute 720, all Board Members—whether from the Trails HOA or the 17 sub-HOAs that make up our 990-home community—must complete continuing education courses.

Mark Your Calendar: Board Education in 2026

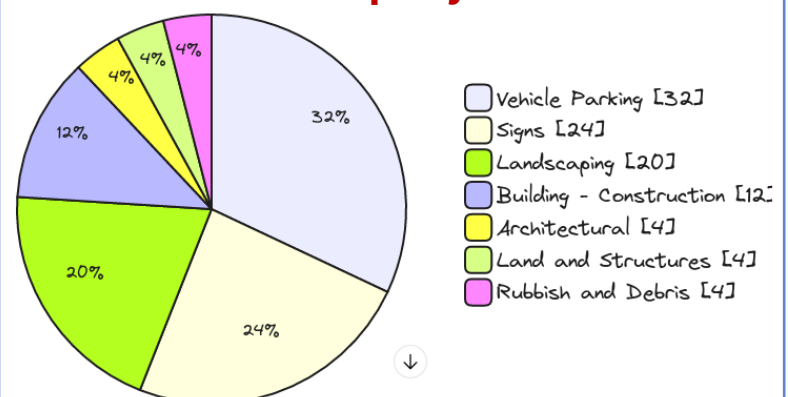
To make this easy, management will once again schedule a Board Member Education Workshop for the Trails HOA and all sub-associations just after the New Year. The tentative date: Monday, January 19, 2026. Details about times and sponsors will be announced soon!

Looking Ahead Together

Serving on the Board is both a responsibility and an honor. With a mix of returning leaders and fresh perspective, your 2025/2026 Trails HOA Board is ready to keep our community strong, beautiful, and connected. Over the past years it has been my pleasure to serve our community.

Here's to another great year in *The Trails*! Farewell for now and best regards! - Rob

Recorded Property Violations



MANAGERS' CORNER -

Brandie Hayes, LCAM/Notary,
Association Manager - TrailsHO@ciraemail.com

Alexandra Wood, LCAM/Notary - TrailsHO@ciraemail.com

Let's Talk About a Sub-Association Summit

Trails HOA Members and Neighbors,

One of the best things about *The Trails* is that while we are one community of 990 homes, we are also made up of 17 unique Sub-Association neighborhoods. Each one has its own character, challenges, and strengths – and when we share those strengths, we all benefit.



That is why we're excited to explore hosting a **Sub-Association Summit** right here in *The Trails*. Think of it as a community-wide workshop where Board Members and volunteers from all our neighborhoods can come together to:

- Swap stories of what is working well (and what's not).
- Share vendor referrals and even explore opportunities for cost savings with group contracts.
- Stay up to date on governance and education requirements (like Florida Statute 720).
- Talk about ways to create more consistency in policies across our Sub-Associations.
- Learn from one another, neighbor to neighbor.

Other large mixed housing communities have seen real success in bringing their Boards together like this, and we believe *The Trails* is ready for the same kind of collaboration.

Here's Where You Come In:

- **Tell us your ideas!** What topics would you like to see covered?
- **Help us plan.** We are looking for a few volunteers to reach out to vendors and possible speakers (attorneys, CPAs, contractors, etc.).
- **Timing matters.** Would you prefer a **weekday evening** or a **Saturday morning** for the Summit?

This is an exciting chance to work smarter together and continue building the kind of community we can all be proud of. Your feedback will shape the very first *Trails* Sub-Association Summit – and we cannot wait to hear from you.

Suggestions and volunteers, please email TrailsHO@CiraMail.com

DOLLARS & SENSE

Dan Gowen, Treasurer, Brandie Hayes, and Alex Wood

The financial health of *The Trails* HOA is good. In the words of our audit firm, Martin and Associates, CPAs and Business Advisors, the financial statements of *The Trails* Homeowners Association "present fairly, in all material respects, the financial position of the Association as of December 31, 2024, and the results of its operations and its cash flows for the year are ... in accordance with the accounting principles generally accepted in the United States of America."

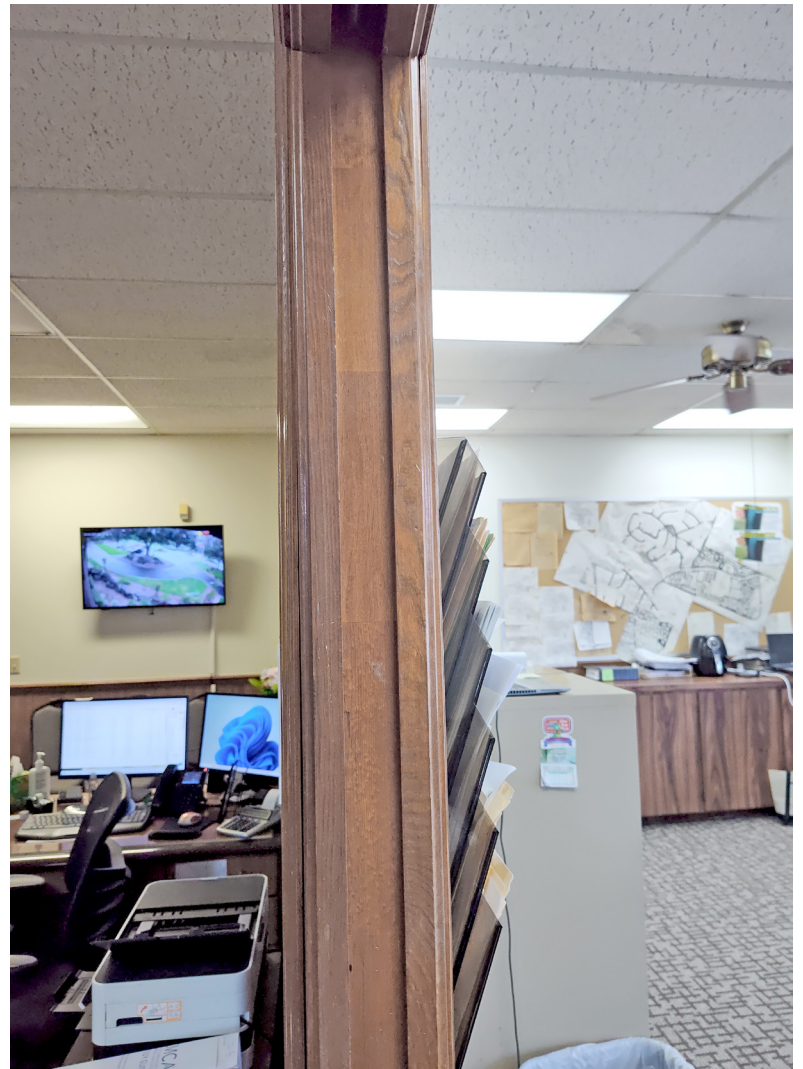


As of the end of August, 161 owners are registered for ACH (16% of the membership), and 14% of the membership are delinquent by some portion of their assessment for more than 30 days. This results in 86% of the community being collected through the 3rd quarter, a bit less than our 2nd quarter high.

2026 BUDGET UPDATE: The Budget workshop was held on Thursday, August 21, 2025. We reviewed each line item and discussed how we derived the amounts. We discussed the causes for any increases and explored options. We also discussed how current income sources could be improved to offset expense-line-item increases and explored new potential sources for additional income needed in the future.

We propose a \$13.00 increase per quarter for 2026, a five percent increase over 2025. To achieve this low-level increase, we imposed two cost-control options for reserve replenishment over the next five years: one, we will make no Reserve fund contribution in 2026; and two, for 2027, 2028, 2029, and 2030, we will make a level contribution each year. Our recently completed Reserve Study recommended a seasaw series of contributions for this period that we determined was too disruptive to our future budgets. The Budget Committee agreed.

The committee motioned and passed the draft budget as presented to be mailed to the membership for review and notice in advance of the October 9, 2025, Annual Budget meeting.



We had a Bright Idea, that saves money! All of the florescent bulbs in the clubhouse were changed out with LED in an attempt to bring down the electric costs in the clubhouse. Side by side you see the inner office (right side of photo) post replacement compared to the outer office (left side of photo) change pending.

AMENITY COMMITTEE SPOTLIGHT:

Brandie Hayes, LCAM/Notary & Marra Pranikoff-Mackenzie

Clubhouse Rentals: Out With The Brady Bunch

Let's talk about the Clubhouse. We love seeing it filled with laughter, cake, and the occasional karaoke disaster – but the truth is, our clubhouse kitchen is still rocking cabinets and countertops that scream March 5, 19-Brady Bunch. They have served us faithfully, but folks, it is time for an upgrade.

The New Rates (a.k.a. How We Say Goodbye to the '70s):

- Starting July 1, 2025

- Monday-Thursday rentals: \$250 deposit + \$250 rental fee (includes cleaning – because glitter never leaves on its own and will cost you a piece of your deposit).

- Starting November 1, 2025

- Friday-Sunday rentals: \$325 for Homeowners (includes a basic cleaning fee)
- \$700 for non-homeowners (includes a basic cleaning fee)

The \$250.00 deposit is required of both members and non-homeowners, with non-homeowners being required to pay with certified funds

Why the Bump?

Our budget line for "clubhouse rental & housekeeping" is supposed to create a little surplus – the kind of cushion that helps offset operating costs and keeps everyone's annual assessments from creeping higher. When split 990 ways, every penny counts.

But here is the catch: many of us have been very generous with the owner's discounted rate. While it is lovely that Cousin Fanny twice-removed, your college roommate's dog-sitter, and your work bestie's

sister-in-law's baby shower all got a great deal, the math has not exactly been working in the Association's favor. In short, the facility is not seeing the income it needs to cover the wear, tear, and "oops-I-spilled-punch-on-the-carpet" moments.

The Good News

The new rates mean we can potentially say goodbye to old countertops and wood paneling – less than shabby chic cabinets. With your support, we will refresh the clubhouse so it is not just the heart of *The Trails*, but also a space that feels current, clean, and worthy of the celebrations hosted here. So, here is to potentially new countertops, sturdier cabinets, and a little less Brady Bunch in our lives.



Upcoming Amenities Save the Dates:



October 23, 2025, Final Food Truck Rally. CH Parking Lot 5:15-8:15

November 1, 2025, Community Garage Sale. 8 a.m. Until...

Please join us on Nextdoor The Trails - Ormond Beach

Babysitter needed

Free kids bike!

Garage sale this Saturday

Car break-in!
See anything?

Anyone missing
a dog?



Nextdoor The Trails - Ormond Beach is the neighborhood hub for trusted connections and the exchange of helpful information, goods, and services. On Nextdoor, neighbors share crime and safety concerns, local events, recommendations, items for sale/free, ideas about how to make our neighborhood better, and more.

Our neighborhood is using an online platform called Nextdoor. Please join us to build a better neighborhood!

- Brandie H.
Main Trl

Please join us!



Don't miss out :)

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LANDSCAPE COMMITTEE – Update

Marilyn Dorinson, Committee Member

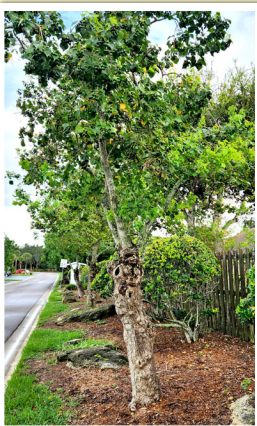
Our Yellowstone team has undergone some recent changes. Our excellent project manager, Steve Stershic, has received a promotion and will now be manager of the St. Augustine branch of the company. He will be replaced by Isaiah Galarzo, assistant account manager for Daytona Beach. Isaiah has been sitting in on our monthly landscape committee meetings for several months and we wish him a warm welcome, and hearty congratulations to Steve.

Eleven diseased or dead trees located throughout the development were removed and their stumps ground in late July. Mixed pentas were planted at both the Nova and Granada entrances on June 30 and will be replaced by poinsettias at Thanksgiving. White impatiens were chosen as the backdrop for the poinsettias instead of the usual dusty miller plants. The blue and white holiday lighting will be installed the third week of October but will not be lit until the day after Thanksgiving.

There was a discussion at our August meeting about removing the talo trees on Timberline Trail, and replacing them with other species of trees or plants. *The Trails* HOA would work with the Lake Walden HOA to obtain tap in to their new irrigation system and the funding would come from this year's budget or possibly next year's, depending upon the balance after hurricane season.

Finally, the bike paths are being repaired and repaved as we go to press.

Please consider becoming a member or joining us as a guest at our monthly Landscape Committee meetings. Held on the first Thursday of every month at 3:00p.m. in the Clubhouse 1st floor conference room.



Talo Tree

Bike Path Repairs



YARD OF The QUARTER

Marilyn Dorinson, Committee Member

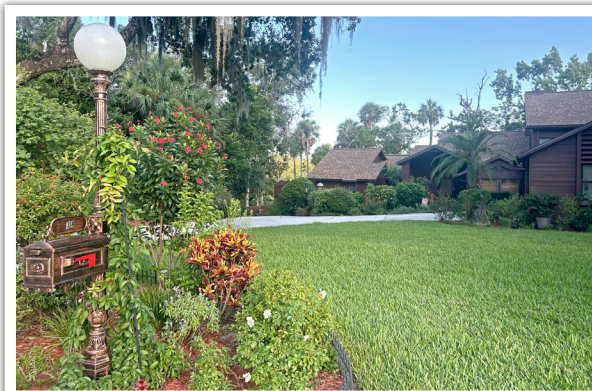
The Yard of the Quarter award goes to **Jim and Diane Ledford of 34 Twelve Oaks Trail**. The Ledfords are long-time Trails residents, having lived at that address for thirty-three years and before that, at 406 Main Trail.

You may know Jim as "The Butterfly Man" for his beautiful yard full of butterfly and hummingbird-friendly plants. Diane says that most of the credit for their yard goes to Jim but that she sometimes helps.

Among the 150-200 plants in the yard are host plants for hummingbirds to lay their eggs, and a plant called Agastache that the butterflies like as much as the hummingbirds for which it was intended. There are also cardinal flowers, bee balm, coral honeysuckle, vermillionaire and firespike, just to name a few of the myriad species. Jim also tries to plant as many native plants as possible, like Pineland lantana.

His newest project is the backyard, which sits just above the Tomoka River. The brackish water nearby makes it difficult for some plants to survive when the river overflows its banks, but after trial and error, he chose a magnolia that attracts eastern tiger swallowtails, and wild black cherry trees, as well as many others. Diane calls the backyard "a paradise" and loves to sit in the screened enclosure on the dock to admire the gorgeous view of the river.

Congratulations to the Ledfords on their beautiful landscaping.






What spring projects would you do with a Home Equity Loan?

- ✕ Home Equity Loans
- ✕ Home Equity Credit Lines
- ✕ Fixed Rate Home Equity Credit Lines

New Pool? New Addition? Family Vacation?

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AROUND THE COMMUNITY



FAREWELL TO THE TRAILS RACQUET CLUB - Welcome to the TRAILSIDE TENNIS CLUB

Jan Buenner, retiring owner, guest writer



"WELCOME TO THE TRAILSIDE TENNIS CLUB!" That will be the new greeting here at the Trails! Asaf Breier and his family out of Austin/TX bought The Trails Racquet Club on August 01. In fact, Asaf was in a moving truck from TX to FL as this article was written. Closing of the club's purchase was scheduled for Friday, August 01, 3 pm.

You can expect to see Asaf at the club at some point before or after the closing. Asaf's wife Avital and daughters Hila (6) and Summer (2) will arrive soon, too. Who is the new owner? A 100% tennis guy! Asaf will introduce himself and his family to all of you in writing one of these days and in person at some point in the near future, too. For some preview, you can google "Asaf Breier Tennis" and already see a collection of his tennis work.

How is the new ownership of The Trails club going to change your tennis experience?

Well, in the first month, other than the name change - not all that much. Asaf wants to meet the members as they play their matches, and chat with you about your priorities how to make this place a better place. Do not hold back - the more ideas you have, the more guidance Asaf will get. Once your priorities and Asaf's ideas have been aligned properly, changes will take place. Asaf will communicate those to you as his plans form.

As for the new dues in the new club - they will be the same as before. While Asaf learns about your priorities, the dues will remain unchanged for the month of August. If you are not on autopay, please pay the dues to The Trails at the beginning of the month, as always. Thank you so much.

As stated in the paragraph above, Asaf and his family are currently on the move from TX to FL. Expectation is that Asaf in the next days will spend some of his time at the club while also arranging his new house on beachside. In the first month after the sale, Jan will work at the club around 30 hours per week: helping with the transition, introducing Asaf to the members, the staff, the coaches, the vendors, and the tennis facilities



Message From The Buenner Family

Dear members of the Trails Racquet Club and residents of *The Trails*, In July of 2003 our young family came to this town and this community from New York City. The 22 years since then have been an incredibly rewarding period. Owning and operating The Trails Racquet Club has been a delight and an honor for everyone in our family. The Buenner family would like to thank the Trails members for their amazing support. You all have been family to us, and we so much appreciate the embrace you gave us over the years. Our kids have grown up here and they have become amazing young adults of their own. They have used the lessons learned from interacting with you, the members, to craft their own happy lives. As the club transitions into new ownership, please bring the same kindness and open-mindedness to Asaf and his young family as you have to Jan's. Thank you so much. Happy Trails, and Happy Trailside!

EDITOR'S NOTE: On behalf of The Trails' Board and the Association ... Thank You ... to Jan Buenner for his diligent search for a new racquet club owner who would maintain the club as a "membership" club, and maintain its facilities in keeping with The Trails community.

TRAILSIDE TENNIS CLUB (TTC) - Announces Renovations & New Programs

Asaf Breier, New Owner, Guest Writer



Trailside Tennis Club—known to many longtime residents as "The Trails Racquet Club"—has been part of the community since 1974. We remember the matches, the sandwiches, and the conversations that made the clubhouse a second home.

On **August 1**, new owners **Asaf and Avital Breier** took the helm with a clear goal: modernize the club while preserving its neighborhood charm. Renovations are already underway, including a new gym, a kids' zone, and a lounge, with plans to bring back a bar and restaurant open to the public.

Hours and programming are expanding, too. Trailside (TTC) now offers new classes for kids and adults of all levels, along with clinics, socials, and private lessons. To celebrate the club's next chapter, the Breiers' are extending a special welcome to Trails residents: **a one-week free membership trial, 10% off all memberships, and one free month** for anyone who **signs up for a year**.

Trailside (TTC) invites the community to visit, play, and be part of the revival. For details on renovations, programs, and offers, please contact the club at 386.677.8081 or stop by and say hello.



A TRAILS BOOK CLUB?

Maureen Bridger

Want to form a small book club for Trails residents? Have you ever joined a book club? Perhaps a small group could start here in *The Trails*.



I am already a long time member of a book club and we choose books and enjoy a discussion and sometimes join for lunch. There might be the room open upstairs in *The Trails* Clubhouse. Or, the small conference

room downstairs might be fine for a small group - it already is home to a "lending library".

Do you like mystery stories, books about former eras, romance, biography? Fiction, non-fiction, autobiographical? Here are a few books that I have read and enjoyed along with my current book club members.

By Any Other Name by Jodi Piccoult

Defending Britta Stein by Ronald Balson

The Lost Bookshop by Evie Woods

The Women by Kistin Hannah

If Trails residents want to form a Book Club, please contact our Property Manager, Brandie Hayes, 386-673-0855, regarding the days and times rooms are available.



CUCUMBER SANDWICH

Submitted by: Diane Kemick

On the Lite side of tailgating.

INGREDIENTS

- 1 Pack of Dry Hidden Valley Ranch Dressing Mix
- 1 8 oz Sour cream
- 2 Blocks of softened cream cheese
- 2-3 Cucumbers (I prefer English) thinly sliced
- 1 Loaf of Sliced Sour Dough Bread (each sliced should be cut in half)

DIRECTIONS

Combine the dressing mix, cream cheese and sour cream, Spread cheese and dressing mixture onto bread and layer with cucumber.



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You are cordially invited to attend
the fall exhibit opening reception of the
Ormond Beach Art Guild

Saturday, October 4

5:00 p.m. - 7:00 p.m.

The Casements, 25 Riverside Drive

The Guild's exhibition will be part of the
Ormond Beach Art Walk.



Refreshments will be
served and there will be
piano accompaniment by
Marian Devore.

The event is offered **free
of charge** to the public
and all are welcome.

SWEET POTATO PEANUT STEW

Submitted by Dan Gowen

INGREDIENTS

- 2 tbsp oil for sauté
- 2 sweet peppers, chopped--color of choice
- 1 large onion, diced
- 6 garlic gloves (more for Halloween), minced
- 2 tbsp grated ginger, or ½ tsp powder
- 1 tsp allspice
- 2 tsp smoked paprika
- * cumin to taste, I use ½ to 1 tsp
- * optional - Cayenne or chili powder of choice
- * black pepper to taste
- 2 lbs sweet potatoes, peeled and diced
- 4 cups vegetable broth
- 1 6-ounce can quality tomato paste,
- 1 14-ounce can coconut milk, Lite or regular
- 1 cup peanut butter, unsweetened natural
- 1 lemon, rind and juice



DIRECTIONS

Sauté - peppers, onions, garlic, ginger, and spices in a 4-to 6-quart Dutch oven over medium heat for 5 to 8 minutes, until fragrant.

Add - potatoes, broth, and tomato paste. Bring to low boil, then cover and simmer for about 40 minutes.

Whisk - together coconut milk and peanut butter until smooth. Stir into stew and simmer for 5 more minutes.

Finish - with lemon rind and juice to taste.

Serve with favorite whole grain and top - with your choice of freshly chopped spinach, tomatoes, cucumber; or black beans, chickpeas, roasted peanuts, or crispy onions; or chopped mango or dried fruits - endless options.

**The Trails
Board of Directors**

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Rob Bridger
Secretary

Dan Gowen
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Dann Dragone
Chuck Harris
Jeffrey Levinson
Heather O'Neil
Phil Rikas



**The Canopy
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Maureen Bridger
Marilyn Dorinson
Dan Gowen
Brandie Hayes
Heather O'Neil

Associated Printing
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FREE copies of the *Ormond Beach Observer* are available at the Clubhouse every Thursday

IMPORTANT DATES & UPCOMING EVENTS AT THE CLUBHOUSE (CH)

Mondays 11:30 am - 3:30 pm Bridge Club-Every other week.
Girls Scouts & Brownies evening meetings

Tuesdays 8:30 am - 12 (noon) Ormond Beach Art Guild (CH)

Thursdays 11:30 am - 4:00 pm is available for Card club (each week). Note: Volunteer needed to host club.

Note: Watch Nextdoor.com for club dates to resume

TBD - These dates and times are standing for the clubs when they are comfortable meeting in groups.



When you see this flag on the calendar - display your flag at your mailbox.

September 2025

09/22 - 1st Day of Fall Y'all

09/23 - Begins Rosh Hashanah, "Shanah Tovah."



09/24 - ACC Meeting 9:00 a.m. 1st floor conf. room (CH)

09/25 - 26 - Office closed for offsite training

October 2025

10/01 - 4th QTR. Assessment Due \$261.00

10/1-2 - Yom Kippur "Tzom kal"



10/02 - Landscape Committee meeting 3:00 p.m.
1st floor conf. room (CH)

**10/04 - Annual Membership meeting CH 9:00 a.m.
BOD Organizational meeting to follow.**

10/08 - ACC Meeting 9:00 a.m. 1st floor conf. room (CH)

**10/09 - Board of Directors 2026 Annual Budget
Meeting (CH 6:00 p.m.)**

10/13 - Columbus Day



10/22 - ACC Meeting 9:00 a.m. 1st floor conf. room (CH)

**10/23 - FALL FOOD TRUCK EVENT
(CH parking lot) 5:15 p.m. -8:15 p.m.**



10/31 - Happy Halloween
& Pick up balloons for Yard Sale, 3:00-5:00 p.m.



November 2025

11/01 - Landscape Committee meeting 3:00 p.m.
1st floor conf. room (CH)

11/11 - Veteran Day



11/12 - ACC Meeting 9:00 a.m. 1st floor conf. room (CH)

11/13 - Board of Directors Meeting (CH 6:00 p.m.)

11/14 - National Pickle Day



11/26 - ACC MEETING CANCELED FOR THANKSGIVING

11/27 - 28 Thanksgiving Holiday Office is Closed

11/30 - Advent Calander "door 1" can be opened.

December 2025

12/01 - Cyber Monday

12/04 - Landscape Committee meeting 3:00 p.m.
1st floor conf. room (CH)

12/07 - Pearl Harbor Day



12/10 - ACC Meeting 9:00 a.m. 1st floor conf. room (CH)

12/11 - Board of Directors Meeting (CH 6:00 p.m.)

12/14 - 22 Happy Hanukkah



12/21/25 Winter Solstice

12/24 - 26 Christmas Holiday Office is Closed

12/31 New Year's Eve Office closes at 3 p.m.



POOL HOURS

MAY 1 - SEPTEMBER 30, 2025
Mon-Sat 10 a.m. -9 p.m.
Sunday 10 a.m. - 6 p.m.

October 1-31

7 days a week 10 a.m.- 6 p.m.

November 1

10a.m. -4p.m.

Fun Facts about Ormond Beach FL: **Granada Bridge Views** – Locals love walking the bridge for exercise– it also offers one of the best sunrise and sunset views in Volusia County. **The Tomoka Legend** – A Native American legend says the spirit of Chief Tomokie still haunts Tomoka State Park, protecting the river that was sacred to his people. **Manatee "Spa"** – In cooler months, manatees congregate in the warm freshwater springs feeding into the Tomoka River, almost like a spa retreat.