

Sabal Grove Special Edition

A Newsletter for Residents of the Sabal Grove Subdivision

December 2013

BOARD OF DIRECTORS

PRESIDENT

Sandy Atchison

VICE-PRESIDENT

Jennifer L'Esperance

TREASURER

Phil Babcock

SECRETARY

Justin England

John Bracken

Barb Hardy

Andy Hardy

Joe Cucchiella



SGHA CALENDAR

- Jan 6 Architecture Review Committee (ARC) Meeting – 7:00 p.m.; location to be determined
- Jan 13 Annual Homeowners' Meeting – 7:00 p.m.; Knights of Columbus Hall
- Jan 27 1st Quarter Board of Directors Meeting; date, time and location to be determined; election of officers
- Feb 3 Architecture Review Committee (ARC) Meeting – 7:00 p.m.; location to be determined
- Mar 3 Architecture Review Committee (ARC) Meeting – 7:00 p.m.; location to be determined
- Feb 20 SGHA assessments for 2014 due (approximate date)
- Mar 21 Late fee (\$25.00) added for overdue assessments (approximate date)

Happy Holidays from the Directors
and Committee Members of the
Sabal Grove Homeowners'
Association

When I was a boy of fourteen, my father was so ignorant I could hardly stand to have the old man around. But when I got to be twenty-one, I was astonished at how much the old man had learned in seven years.

Mark Twain

If you arrest a mime, do you have to tell him he has the right to remain silent?

Teacher: Did your father help you with your homework?

Student: No, he did it all by himself.

Architecture Review Committee

Phil Babcock

Barb Hardy

Sandy Blasens

Events Committee

No formal members at this time

COMMENTARY

You may be wondering why a newsletter after all this time without one. First, let me say not all of this newsletter is initial print; I recycled the 2008 December newsletter, so if you recognize anything, that's why – I'm hoping you have a short memory. But, the primary reason is to recognize some good work that has gone on over the last several months and to let you know about changes we propose to occur in 2014. Of course we will not implement these changes without your input; that will occur at the annual meeting next month, so please plan on attending.

Phil Babcock
Director, SGHA

THE SGHA FUTURE

As you probably know, the Board of Directors and the Committee members of Sabal Grove Homeowners' Association are all volunteers. We are not paid nor do we have any special skills that make us more qualified than other residents to be on the Board or Committee – we just want to make Sabal Grove a good place to live.

Many of the same residents have been volunteers year after year, but in 2014 some of these volunteers have decided it's time to move on. We recently changed the bylaws and covenants to reduce the number of directors from nine (9) to seven (7), but still expect to be short of directors for the 2014-2015 term.

The current Board of Directors has discussed the need for a management company for Sabal Grove and we have interviewed two candidates to date. We feel this would lighten the load for the Board of Directors and improve the enforcement of Covenant violations, which has become an issue. In addition, this would allow the financial activities handled by the Treasurer to be transitioned since he does not intend to remain in that position.

What the hiring of a management company means is the annual assessment will go up. Because we believe we have excess reserves, the dues would go up by \$50 in 2014 and would have to go up again in 2015 as we wouldn't be using any of the reserves to soften the increase.

We don't have a lot of choices here. We either need to have enough volunteers to handle all the requirements of the Association or pay to have someone else do it. We will want your input on this and that will occur when we discuss the 2014 budget at the annual meeting.

In the meantime, please consider placing your name on the ballot for the Board of Director elections in January. You can contact Phil Babcock at Phil@flhsi.net if you are interested.

KUDOS

We would like to recognize our residents who have contributed to the Association in the past months:

Christmas Decorations

Thanks to the L'Esperance family, the Hardy family, Joe Cucchiella, the Atchison family and Lea Bravo for putting up the Christmas decoration. A special thanks to Rayma Ness and her daughter XX for making our Snowman at the front entrance a good bit more presentable. Thanks to all of you.

Common Area Maintenance/Repair

Thanks to Joe Cucchiella for his continuous efforts to make the common areas and conservation area looking good and also for keeping the electrical, irrigation and other equipment working at the front entrance. Really looks good – Thanks Joe.

Welcoming Committee??

Vacant Properties

Thanks to Joe Cucchiella for his efforts to keep these vacant properties from becoming a huge eyesore to the community. He has had clean-up work done on these properties when needed to keep the overgrown down and hopefully reduce the rodents and other undesirables. Thanks Joe!

TREASURER'S REPORT



The following is the Treasurer's report as of 12-16-13:

2013

- Assessments collected – 149 (of 155 properties)
- Of the six remaining 2013 assessments, there are either liens on the property or they are vacant and we will have to wait until someone purchases them to collect the back assessments
- Expenses paid to date - \$19,310.17 (68% of budget)
- Current balance - \$44,715.53

Note: Plan now for your 2014 SGHA assessment. You will receive a letter within seven days after the annual meeting indicating the assessment is due 30 days from the date of the

letter. Late fees will be imposed 10 days after the original due date (\$25.00). After an additional 15 days, 18% interest will begin to accrue. After an additional 30 days (90 days total), your account will be turned over to the Association attorney for collection and/or placement of a lien on your property. Once your overdue assessment goes to the Association attorney, the additional fees will rack up quickly and these fees will be your responsibility to pay. Reduce your costs and the costs of the Association relating to collection of these fees—pay on time.

Phil Babcock
Treasurer, SGHA

QUOTE

Minds are like parachutes – they only function when open.

Thomas Dewar

EVENTS COMMITTEE

The annual residents' picnic was held on November 15th on Kingfisher Way. Although we were threatened with rain, the weather turned out to be beautiful. The food was delicious and the children and adults all seemed to have a good time.

Thanks to all who brought the wonderful side dishes. Thanks to Rayma Ness and Bill Arnold for the use of their properties. Thanks to Bill for picking up ice and the rented items at Patrick AFB and for taking them back the day after the picnic. Thanks to Ron Walker for handling the primary cooking duties – he had various assistants throughout the day who we thank as well. Thanks to Laura Snyder and Michelle Hubbs for preparing the ribs—they were the most tender we have had in many years. Thanks to Ruthie Weyant, Rayma Ness and Kursten James for their effort in obtaining the food, drinks and other supplies used at the picnic. Thanks to Todd Gordy for getting the tables for us to use each year. Thanks to the Rockledge Fire Department for entertaining the children and for helping us get rid of the food. Thanks to Barb Hardy for doing the planning for the picnic even though she's not officially listed on the Events Committee—we really appreciate her contributions to the community. Lastly, we thank those who helped set up and take down all of the picnic equipment and for cleaning up after the event. **Barb – could you refresh this?**

ARCHITECTURE REVIEW COMMITTEE

HOLIDAY TRIVIA

1. What do snowmen eat for breakfast?

2. Why does Santa have three gardens?
3. Where do snowmen go to dance?
4. Why was Santa's little helper depressed?
5. What do you get when you cross a snowman with a shark?
6. Where do you find reindeer?
7. What do snowmen eat for lunch?
8. What do reindeer have that no other animals have?
9. What do you call people who are afraid of Santa Claus?
10. How do you know when there is a snowman in your bed?

SGHA COVENANT REMINDERS

- **Parking:** The SGHA rules for parking are covered in Article 15 of the Covenants. Some of the more significant ones are as follows:
 - No unlicensed vehicle will be parked on any Lot at any time, except in an enclosed garage.
 - Boats, boat trailers, camper trailers, recreational vehicles, motor homes, trucks, except pick-up or panel, and other types of trailers shall be parked **in an enclosed garage, or to the rear of the front line of the residence**, and shall not be parked in the street right-of-way. **This covers business or general-use trailers (e.g. used for hauling lawn-mowing or other landscaping equipment, used for motorcycles or other off-road vehicles or used for hauling furniture or other home items)—if it's a trailer, it must be behind the front lot line of the residence or in the garage. It is acceptable to have a boat, recreational vehicle or trailer parked on the street or in the driveway for a short period of time under the following conditions: (1) (business) – stopped for lunch; (2) (business) – conducting official business on the property of another Sabal Grove resident; (3) (business, general or recreational) - loading or unloading equipment or furniture; (4) (all vehicles) - cleaning the vehicle (after use). Please note the parking of the vehicle should not impede traffic in any way under any of the conditions specified above.**
 - Vehicles shall not be parked on the grass of any residence or any Sabal Grove Homeowners' Association maintained area.
 - Parking of commercial vehicles (which description shall include but not limited to: any vehicle used primarily for commercial purposes or bearing **any commercial signage**; any trucks larger than a full-size pick-up truck; tractor-trailers; semi-trailers and commercial trailers) at any time on driveways or otherwise on a lot or on the streets of the Subdivision is prohibited. Note:

Signage includes magnetic signs and stick-on lettering. Magnetic signs must be removed once parked in Sabal Grove. Another option is to park the vehicles with stick-on lettering or magnetic signs in the garage.

repairing, caulking and repainting are ongoing.

ANNUAL HOMEOWNER'S MEETING

It's almost that time again – the annual Sabal Grove Homeowners' Association annual meeting. It is held each year in January. You will get a letter in the mail with the location, date and time in the near future. This is a very important meeting—this is where the annual budget and assessment is discussed and approved. This is also a forum for you to ask questions about the Association or express concerns about issues you might have. Please try to attend this meeting. Given that we have a quorum when the meeting is supposed to start, we will only take an hour out of your busy schedule. There will be refreshments served at the meeting and door prizes will be given out to three lucky homeowners.

STATUS OF COMMON AREAS

1. Aquatic Systems has stocked all ponds with Triploid sterile carp. The fish cannot reproduce and feed on unwanted vegetation, thereby reducing or eliminating the need for herbicides, creating better water quality and improving the environment. The stocking of the ponds was at no cost to the Association.
2. In late November, the Murrell entrance was re-landscaped, as were all the planted islands. This is an ongoing project to provide our homeowners and visitors with an appealing ingress and egress to our subdivision. It is one of the many benefits derived from the annual dues.
3. The conservation area between Sabal Grove Drive and Raintree continues to show the stress of children trampling the vegetation, climbing and breaking tree limbs and littering. Eventually, the day will come where we (the Association members) will be cited for neglect of this area at the expense of all homeowners. Please ask your children and their friends to stay out of this area.
4. There are always recurring expenses related to the front entrance. During the course of our calendar year, many unforeseen incidents/failures occur that require servicing and repairs. These include:
 - Electrical – breaker failures, short circuits, water in the wiring, shorted/burned out floodlights, etc.
 - Irrigation – control panel malfunction, sprinkler head damage, sequencing adjustments, etc.
 - Signs – exposure to the elements and falling branches from the palm trees; cleaning,

STATUS OF VACANT PROPERTIES

During 2013, we have had five (5) vacant homes in various conditions. One on Kingfisher has recently been purchased by a Tampa company who has renovated the residence and will be renting it. One on Sabal Grove Drive has recently come out of foreclosure and is back in the possession of the owners, so we will be contacting them to work on the condition of the property. The remaining three (one on Sabal Grove Drive and two on Jacaranda) will be going to foreclosure sale in the next three (3) months. Once that occurs, we will work with the new owners to resolve the condition issues with the properties.

This is a good time to thank Joe Cucchiella for his efforts to keep these vacant properties from becoming a huge eyesore to the community. He has had clean-up work done on these properties when needed to keep the overgrown down and hopefully reduce the rodents and other undesirables. Thanks Joe!

RECIPE –

Marbled Chocolate Banana Bread

- 2 cups all-purpose flour
- $\frac{3}{4}$ teaspoon baking soda
- $\frac{1}{2}$ teaspoon salt
- 1 cup sugar
- $\frac{1}{4}$ cut butter, softened
- 1 $\frac{1}{2}$ cups mashed ripe bananas (about 3 bananas)
- $\frac{1}{2}$ cup egg substitute (or 2 eggs)
- $\frac{1}{3}$ cup plain low-fat yogurt
- $\frac{1}{2}$ cup semisweet chocolate chips
- Cooking spray

1. Preheat oven to 350 degrees.
2. Lightly spoon flour into dry measuring cups; level with a knife. Combine flour, baking soda and salt, stirring with a whisk.
3. Place sugar and butter in a large bowl, beat with a mixer at medium speed until well blended (about 1 minute). Add banana, egg substitute (or eggs) and yogurt; beat until blended. Add flour mixture; beat at low speed just until moist.
4. Place chocolate chips in a medium microwave-safe bowl, and microwave at HIGH 1 minute or until almost melted; stir until smooth. Cool slightly. Add 1 cup batter to chocolate; stirring until well combined. Spoon chocolate batter alternately with plain batter into an 8 x 4-inch loaf pan coated with cooking spray. Swirl batters together using a knife. Bake at 350 degrees for 1 hour and 15 minutes or until a wooden toothpick inserted in the center comes out clean.

Cool in pan 10 minutes on a wire rack; remove from pan. Cool completely on wire rack. Yield: 1 loaf, 16 slices (serving size: 1 slice).

Source: Cooking Light

DID YOU EVER WONDER?

1. Can you cry under water?
2. How important does a person have to be before they are considered assassinated instead of just murdered?
3. If money doesn't grow on trees then why do banks have branches?
4. Since bread is square, then why is sandwich meat round?
5. Why do you have to "put your two cents in"...but it's only a "penny for your thoughts"? Where's that extra penny going to?
6. Once you're in heaven, do you get stuck wearing the clothes you were buried in for eternity?
7. Why does a round pizza come in a square box?
8. What did cured ham actually have?
9. How is it that we put man on the moon before we figured out it would be a good idea to put wheels on luggage?
10. Why is it that people say they "slept like a baby" when babies wake up like every two hours?
11. If a deaf person has to go to court, is it still called a hearing?
12. If you drink Pepsi at work in the Coke factory, will they fire you?
13. Why are you IN a movie, but you are ON TV?
14. Why do people pay to go up tall buildings and then put money in binoculars to look at things on the ground?
15. How come we choose from just two people for President and fifty for Miss America?
16. Why do doctors leave the room while you change? They're going to see you naked anyway.
17. If a 911 operator has a heart attack, whom does he/she call?
18. Why is "bra" singular and "panties" plural?

WELCOME

We are pleased to welcome the following new homeowners to Sabal Grove:

- Mathew Thazhakkadan and Susamma Mathew – 1019 Jacaranda Circle
- Piyush and Nilima Patel – 993 Sabal Grove Drive
- Tuy Em Thi and Thao Etal Nguyen – 968 Kingfisher Way

ANSWERS TO HOLIDAY TRIVIA

1. Snowflakes
2. So he can ho-ho-ho
3. Snowballs
4. He had low ELF esteem
5. Frostbite
6. It depends on where you leave them
7. Icebergers
8. Baby reindeer
9. Claustrophobic
10. You wake up wet

