HOMEOWNERS' ANNUAL MEETING noticed for November 19, did not meet quorum due to lack of attendance and/or proxies; thus we did not accomplish task for the members' Annual meeting.

The second notice sent to all 90 homeowners included pre-paid postage on a self-addressed envelope. Northshore's controlling documents dictate that two notices be sent and attendance (which includes signed proxies) be greater than 23 out of total 90 homeowners. A count of 20 was recorded.

The two candidates, which were running for the three open positions on the Board, were confirmed. The third position was filled via Board's nomination/vote at the meeting. Officers were elected as follows:

- Judith Marvaldi, President
- Kathy Janney, Secretary
- Karen Swingle, Treasurer
- Ruth Riebel, Director
- David Fiesi, Director

A BIG THANK YOU goes out to GENE PAULDINE who is a long-time resident of Northshore and has created celebrity-status for thoughtfulness, offering a helping hand, and donating bountiful time to the community via his past service on the Board of Directors. We wish Gene health, wealth, and happiness in his new adventures.

LANDSCAPE VENDOR (Ferpes Brothers, Inc.) is on light duty for winter months. Shrubs, small trees, and palms on both community-owned property and personal property will be trimmed during this 'off-season.' However, if you notice an additional area in need of special maintenance on community-owned property, please report same to a member of the Board or Management.

NOT-SO-NEW-NEWS
Animal Control Services @ 407.696.5194.
Burned out street light: call ProgEng @ 800.228.8486.
Clean your globe & lamppost, replace bulb if needed, for a bright-shining look to our neighborhood.
Christmas decorations may be displayed after Thanksgiving, and removed by January 14.
Do park in designated area.
Don't park on grass.
Pool key replacement can be purchased for $20 by contacting our Management office.
Take trash to curb after 5 pm on Monday (for early morning Tues. pickup) and Thursday (for early morning Friday pickup).
Toss those small yard-spray warning signs (when application is dry) if placed in your front yard.

PURPOSE OF THIS NEWSLETTER & WEBSITE is to heighten the awareness of the Association to its members. This includes best use of monthly fees, attention to the preservation of personal property, and maintenance and upgrades to community-owned property.

During the past few months the Board was required to spend approximately $5,000 re maintenance of our Association-owned Irrigation well, pump, and underground sprinkler system.

However, choices for upcoming projects may include:
1.) improvements to the dock to meet today's codes,
2.) amend violations received from FL Health Dept.
3.) replace surround fence at pool,
4.) reinstate a team sport/activity at site of former tennis court (Parkshore Phase II),
5.) clean/repair/paint perimeter block wall and lettering at entrance,
6.) add ornamental top/foot to three mail kiosk,
7.) perk up road signs,
8.) seal asphalt roadways,
9.) overhaul HOA documents which expire 2013

These are a few of the projects under consideration to be prioritized and priced out by the Board. Please feel free to make your viewpoint known to a Board member or by attending a meeting. You may also contact Lisa Donohue via mail, phone or email.

COMMUNITY YARD SALE was a success for a third year with 16 residents opening their garages to sell their treasures. Northshore's Saturday-morning vendors reported making anywhere from $50 to $350 from the sale.

FARMERS MARKET @ LAKE CONCORD PARK
City of Casselberry has opened a farmers market on Sundays from noon to 4 pm. Vendors will offer fresh produce, baked goods, knife sharpening, and home and garden supplies. It's a good opportunity to support your local small businesses.

Merry Christmas and Happy New Year

If you have any questions or concerns about your community, feel free to contact our HOA manager at EPM Services, Inc. (above address) or 407.327.5624 or email: Lisa.Donohue@epmservices.com

This newsletter is distributed to homeowners & tenants.

KSS
SATURDAY MORNING, NOVEMBER 3 the
community will be invaded by bargain-hunters,
sightseers, and serious shoppers. It's also a
great opportunity for you to walk around and
meet your neighbors.
Twelve homeowners have registered to
participate in our 3rd annual community yard-sale
event. The large banner is scheduled to be
placed at the entrance, and directional signs
strategically located throughout Northshore.
Thank you in advance for your cooperation
with regard to parking, and your patience until
invasion has ceased by early afternoon.

PUT ON YOUR CALENDAR:
Annual Meeting, November 19, 6:30 at the
Baptist church on corner of Seminola and Hill
Street (turn right as you exit our neighborhood).
Join your neighbors to participate in the concerns
and accomplishments of your community's
management team.
If you cannot attend, complete the PROXY and
send to Management or give to your neighbor
who is planning to attend. You, or your PROXY,
are needed to meet the required quorum.
Three positions were open on the Board of
Directors. Two candidates applied for those
posts. The third position will be filled via a
majority vote by the four elected Directors (two
new; two completing their 2nd year term).
If you'd like to serve as a volunteer for
Northshore Courtyard Villas HOA, please submit
your name to Management.

IT'S BEEN TWO YEARS since the roads were
paved with new asphalt. The payback to cover
the shortfall of funds (internal loan) for the project
will be satisfied by end of 2012.
Sealing of asphalt is recommended every three
years to help prevent leaching into the porous
asphalt surface. Next year your HOA will look
into preparations to apply a 'seal coat.' Funds
have been set aside (via Reserve Account) for
this forecasted project estimated to cost $12,000
to $15,000

GO TO your Association's new website to obtain
a useful copy of the ARB form, meeting minutes,
past newsletters, financial statements, and
governing documents. To register as a member,
GO TO NorthshoreCourtyardVillas.com

SPECIAL MEETING, THURSDAY 6:00 @ CABANA
to discuss property at 174 Northshore Circle,
which was foreclosed upon by your Association
July 31, 2012, is in need of repairs. A building
inspector was hired to produce a report for
Board's review, with following information:
Existing roof is approximately 8 years old with
a life expectancy of 15 - 20 years. Water
intrusion has been detected, including detached
exterior vinyl siding which has created damage to
interior wall board. It is recommended wall board
be removed for further inspection.
Electrical/plumbing repairs are needed,
including various valves, o-rings, wax seal, faucet
handle, and shower pan. Maintenance is required
on shelving, soap dish, vent cover, loose ceramic
tile, etc. Sliding glass door needs handle; garage
door requires new trim boards. Two rooms on
first level of home are in need of floor covering.
Stair railing is wobbly from inadequate support
brackets.
The central heat and a/c system, air handler,
attic flex ducting, electrical breaker, water heater,
garage door, and refrigerator were found to be in
serviceable condition.
Following are Association costs on vacant home:
$2,160 legal fees
$ 450 power wash, paint lamppost, locksmith
$ 250 building inspection
$ xxx water/sewer/electric/insurance
$ 106 per month for HOA fees
Taxes, mortgage/interest are NOT our's to pay.
The Board will move forward with an educated
decision to 1) continue on path of making rent-
ready [HOA keeps rental income], or 2) wait for
bank to place on market [so HOA can obtain a
paying homeowner]. Updates re pending
probate process may be available via our
attorney. Investors and short sale experts
estimate two to three years of backlog re
foreclosure properties to be sold by banks.

COMMUNITY-SPONSORED HALLOWEEN PARTY
was canceled due to slim response.

If you have any questions or concerns about our community,
feel free to call your HOA manager at EPM Services, Inc.
407.327.5924 or email: Lisa.Donohue@epmServices.com
Judith Marvaldi, Pres.; Kathy Janney, Tres.;
Karen Swingle, Sec.; Gena Pauldine, and Ruth Riebel.
This newsletter is distributed to homeowners & tenants.
KSS
HALLOWEEN IS FUN FOR YOUNG AND OLD

It has been proposed that Northshore sponsor a Halloween party for all residents and homeowners on Sunday afternoon, October 28. We have two volunteers who have agreed to organize games for the kids, hold a best-costume contest for various ages, and even set up for a pot-luck feast if you each bring a dish.

This community social, which appears to be aimed at the kids, is secretly a great opportunity to meet the twelve new homeowners who’ve purchased homes in the past year-or-so. Or just come to chat with friends you’ve not seen in awhile.

Please contact Robin Riebel 407.696.0926 or Renee Robbins 407.702.5696 if this party is something you or your kids would like to attend. We’re looking for estimated attendance and participation before we move forward with plans and purchases.

This would be a great opportunity to bring the community together and get the kids involved for Trick-or-Treating. PLEASE give us your feedback by October 10th so volunteers can plan accordingly. Hope to see everyone there!

MONDAY EVENING, OCTOBER 15, 7:00 pm is the regularly scheduled Board of Directors meeting to make final decision on proposed 2013 budget. It appears the monthly assessments for next year will be $111/month.

SATURDAY MORNING, NOVEMBER 3 has been designated as community-wide yard sale day. Please call Karen Swingle at 407.678.4101 to register (leave a message) your participation. We’ll then make plans for signage, ads, and community permit.

ASSOCIATION BECAME TITLEHOLDER of home at 174 Northshore Circle on July 31, 2012, after a foreclosure due to non-payment of Association dues. Since then the utilities have been turned on in name of Association, entry locks changed, exterior pressure washed, and home inspection report made available for Board’s review.

Approximate initial investment costs are as follows: $2,160 legal + $750 site = $2,910. The Board must move forward with a decision to make rent-ready or negotiate a sale with the lender.

CITY OF CASSELBERRY held a townhall meeting to discuss options to close or financially support the Casselberry Golf Club. Built in 1947, the golf course meanders through five neighborhoods; but in past years the privately-owned course has lost hundreds of thousands of dollars.

City officials suggested future development may include pedestrian trails, open area, and new homes. But if City decided to purchase property, voters would have to approve a referendum for the City to borrow millions of dollars to fund the purchase, which would likely result in higher property taxes.

Although the course is not in pristine condition, a round of golf on weekdays is $22, and even less after 3 o’clock. Hitting a bucket of balls is inexpensive too. Majority of attendees at this meeting appeared to favor keeping golf course open as an icon of Casselberry's history/future.

ANNUAL MEETING, NOVEMBER 19 is being held at new location. It’s at the Baptist church on corner of Seminola and Hill Street. Complete your Intent-to-be-a-Candidate form, and send to EPM no later than Wed., Oct. 10. The Board is always seeking new ideas and inquisitive minds.

NORTHSHORE COURTYARD VILLAS.COM is name of our new website where you can find a useful copy of the ARB form, approved meeting minutes, financial statements, and ruling documents for the Association. Please register as a user and check out this work in progress.

We’d appreciate any feedback, ideas, suggestions you may have for our new website. It’s already been useful when person new to Northshore typed in the name of the community and located our management company.

This newsletter, and previous issues, will be posted on the website for your convenience. Contact Lisa.Donohue@epmservices.com if you do not want a paper copy of the newsletter.

If you have any questions or concerns about our community, feel free to call your HOA manager at EPM Services, Inc. 407.327.5624, or email her: Lisa.Donohue@epmservices.com

DIRECTORS: Judith Marvaldi, Pres.; Kathy Janney, Treas.; Karen Swingle, Sec.; Gene Pauldine, and Ruth Riebel.

Newsletter is distributed to homeowners & tenants. Ks
FORECLOSURE: As you know, the HOA is funded equally by each homeowner via a monthly assessment of $106 (or $1,272 annual) to cover recurring expenses and build a replacement reserve for our amenities. Without your timely deposits, the Association would be unable to meet their obligations. Recently, your Board of Directors found it necessary to take legal action against a homeowner to collect delinquent assessments by foreclosing on the home. Thus, your Association is title-holder to one of the homes in this community, and will act as landlord. The Association is formed to be a service provider as described in the agreement when you purchased your home. The Association is not a lender nor mortgage provider. It is important to pay your assessments in a timely manner.

* * * * *

Venture capitalist John Doerr, doesn't invest in the smartest or best idea, or even the hardest worker.
He invests in a plan or company with a TEAM that works together.
* * * * *

CITY OF CASSELBERRY has developed “Green Up Casselberry” program as part of a large effort to plant trees along streets and in neighborhoods. In additional to their aesthetic value, trees serve to moderate the climate, improve water and air quality, provide erosion control, and harbor wildlife.

According to the USDA, the net cooling effect of a young healthy tree is equivalent to ten room-sized air conditioners operating 20 hours a day. Trees also present a large economic value as they have a positive effect on property values by as much as 10%. Trees reduce runoff and erosion from storms by about 7% and reduce the need for erosion control structures. Rows of trees can reduce wind speed by up to 85%.

Trees have a positive effect on many aspect of our lives, including health, homes, businesses, communities, drinking water, and air quality.

Above paraphrased from City of Casselberry's website.

Please go to www.casselberry.org for complete report re “Green Up Casselberry” and The Value of Trees.

A WEBSITE FOR NORTHSHORE is soon to be a reality via the dedication of homeowner, Marcia Lawson. A website can simplify the process of obtaining an ARB form when planning to make updates to exterior of your home, or a quick reference for rules and regulations, posting of monthly Board agenda/meeting minutes, and upcoming events. More information to follow.

GOOD DEEDS put forth by Robbin Riebel are appreciated. During her daily walks to and from the community, Robbin has accomplished a cleaning chore by wiping down a small portion of the Seminola wall each day. Thank you for taking action from a caring spirit.

LOOKING FOR ONE GOOD VOLUNTEER to help organize Northshore’s upcoming yard sale. A participant from past years or an apprentice is needed to place ads, erect sign(s), and purchase permit. Please leave a message at management office to serve your community by making preparations for our annual community yard sale.

* * * * *

Success in life has nothing to do with what you gain in life or accomplish for yourself.
It is what you do for others. Danny Thomas

* * * * *

NO SOONER was the pumphouse fence repaired, and more damage appeared. It was fixed a second time by The Property Dr. Then the irrigation pump and bladder became inoperative. Board is seeking proposals to replace these items to resume the irrigation.

EARLY VOTING started Saturday, August 4, and continues thru August 11 at the Library. Election Day is following Tuesday, August 14, at the Senior Center.

If you have any questions or concerns about our community, feel free to call your HOA manager at EPM Services, Inc. 407.327.5824, or email her: Lisa.Downouge@epmservices.com

DIRECTORS: Judith Marvaldi, Pres.; Kathy Janney, Treas.; Karen Swingle, Sec.; Gene Pauldine, and Ruth Riebel.

Newsletter is distributed to homeowners & tenants.
1. **NO GLASS** - this means no glass at the pool.

2. **ROPE** and **RING** are life saving devices. This means do not use as toys.

3. **SOAP, PAPER TOWELS, and TOILET PAPER** are for those who need use of sanitary products while at pool. This means do not take home.
COMMUNITY APPRECIATION DAY is scheduled for Saturday, June 30. All volunteers are requested to congregate at the cabana at 9 am. Bill Hufford and Anthony Aramendia, from Friends of Casselberry Parks, will meet with our group to plant approximately 11 Bald Cypress, 5 Pin Oak, and 6 Queen Palm trees around the construction site at the lagoon. The trees are very small. So, Put on your hat and sunglasses, bring that shovel (we'll have an extra), and join your neighbors.

PARKSHORE PHASE I was completed on Friday, June 14, and is a welcomed improvement. Many thanks to the seven homeowners that became known as Committee-Parkshore. This group put their heads together to share visions, delivered the driving force by presenting options via their research, sought competitive bids, and had the courage to start a new recreation area to meet your expectations.

These ladies deserve your applause:
Lois Bak, Ashley Court
Joanne Bertini, Westshore Court
Marcia Lawson, Northshore Circle
Judith Marvaldi, Northshore Circle
Carol Principe, Westshore Court
Lois Stalder, Northshore Circle
Karen Swingle, Westshore Court

FUNDING was made possible by the existing RECREATION RESERVE account for tract B. The following figures are provided for your review; however, the exact final invoices have not yet been received.

- Fence removal free
- Permits 500
- GC: cut & haul asphalt, fill-dirt grading, vendor coordination, 6,970 schedules, inspections
- Irrigation & Sod 5,000
- Asphalt sealing 500
- Trees free

Approx. $12,970

AN ADDITIONAL $450 was incurred, chargeable to LANDSCAPE RESERVES) when the electrical panel, which synchronizes the water from the irrigation well to be dispersed to various zones at a pre-determined time, became defunct.

This created an unexpected two-day delay in Parkshore’s schedule.

PARKSHORE PHASE II - CONCEPTUAL
All of us are very busy with our lives...work, families, job-hunting...but we NEED your ideas for Phase II. Committee-Parkshore is only seven ladies who are also busy, so we NEED your ideas to represent the young, old, male, female. We want to expand opportunities available to all of us.

NEXT ASSIGNMENT for the Committee would be to research installation cost, regular maintenance costs, legal/insurance/safety requirements, life expectancy of product, and overall aesthetics. Committee-Parkshore then votes on best of the best and makes a concise recommendation to the Board for final approval.

Give some thought to what “new” outdoor space can do for your lives, and send an email to: marcia.lawson@hotmail.com, with the subject: PARKSHORE and share your visions. Or, call another volunteer, Carol Principe @ 407.699.5382, to put a voice to your ideas re the future of this area. Marcia and Carol will categorize and submit your suggestions at the next Committee meeting for further discussion.

We certainly can use all the fresh brain cells we can get! We did receive some ideas from the architect...some will work, and some won’t (for various reasons either financial, or practical).

GO AHEAD, Get creative, Get Going
All suggestions will be considered! Marcia Lawson

POOL KEYS are available via homeowner’s order and payment of $20 to Lisa Donohue.

If you have any questions or concerns about our community, feel free to call your HOA manager at EPM Services, Inc. 407.327.5524, or email her: Lisa.Donohue@epmservices.com

DIRECTORS: Judith Marvaldi, Pres.; Kathy Janney, Treas.; Karen Swingle, Sec.; Gene Pauldine, and Ruth Riebel.

Newsletter is being distributed to homeowners & tenant. kss
June 1, 2012

Your Board of Directors has voted to CLOSE the POOL on Monday and Tuesday, June 4 & 5, during the construction hours of 7:00 am to end of construction workday. As a safety precaution, additional days may be added per contractor’s recommendation. Evening hours are open as usual.

PARKSHORE construction project is scheduled to begin June 1 via removing three sides of the tall green fence which surrounds the existing tennis court. The fourth side of existing fence, along the pool, will remain as-is. Pending Phase II finances and progress, the pool deck would be enlarged on the west side of the pool with a new surround fence and entrance gate to meet ADA standards. Additional designated visitor parking would located on Bay Lake Court.

Surface of tennis court will be cut back to erosion line, preserving as much as possible of the northern half of existing hard surface (estimated 35%) for future active recreation. Approximately 25% of the southern half of existing tennis court will be re-purposed as a sub-base for enlargement of pool deck and pergola (passive recreation) during Phase II.

Phase I is schedule to be completed within 7-to-10 days. Planting of cypress, oak and queen palm trees, provided cost-free by the City, will put the finishing touches in this area.

As you may know, the architect, who was hired for his insight and vision re the ‘highest and best use’ for the recreational area once occupied by a tennis court, proclaimed we have an unfulfilled, tranquil area forming a triangle, stretching from the pool, to the dock, and across to the fountain. Phase II should launch some of his recommendations into action. Research for Phase II will begin immediately.

As of December 2012, the road paving project will have paid back it’s loan. Monies which have been going towards this deficit, can be redirected to the Parkshore Phase II project. NOTE: money is continued to be budgeted toward the sealing (versus paving) of new asphalt to be completed approximately 2014.

Committee Parkshore welcomes suggestions and help from homeowners and residents.

WHY DO I HAVE TO PAY $108 PER MONTH?
As a property owner in Northshore, you have agreed to, and are required to, be a member of the Homeowners Association.
One of the responsibilities of your HOA is to collect assessments ($106/mo for 2012) to defray the maintenance and replacement costs for our numerous amenities:

Lakefront dock, boat ramp, and boat parking.
Swimming pool facility and pool service 3 x week, pool furniture, rest rooms plus required supplies.
Kitchen and cabana maintenance. Entrance locking gate, keys, and surround fence at pool.
Private roads with designated parking, signage.
Perimeter concrete wall with emergency gate,
Flags and flag pole at entrance; 3 kiosks.
Underground storm water collection system, including aerating fountain and monthly service.
Water well, water pump, and irrigation lines to service 14 irrigation zones, bi-monthly pest control and fertilizer treatments, landscape and weekly service to both community-owned and privately-owned landscaped properties.
Monthly utility costs for pool, kitchen, rest rooms, fountain, well-pump / irrigation-pump, and street lighting.

This is a shared obligation by all homeowners. This includes a shared obligation for timely monthly payments of dues. There is a shared obligation to become involved in your community.

DICTIONARY GETS OFFICIAL NEW WORDS:
Chillax (verb) = to clam down and relax.
Frenemy (noun) = friend with whom one has frequent conflict.
Sheeple (noun) = un-questioning followers
Staycation (noun) = vacation spent at home.

If you have any questions or concerns about your community, feel free to call our manager at 407.327.5824 or email her at Lisa_Donohue@epmservices.com

Judith Marvaldi, President
Kathy Janney, Treasurer
Karen Swingle, Secretary
Gene Pauldine, Director
Ruth Riebel, Director

Newsletter is being distributed to homeowners & tenants. /kss
PLANS AND DRAWINGS for PARKSHORE have been submitted to the Building Dept. for their review. Upon approval, three sides of the tall green fence will be removed and excavation of the erosion on west side of tennis court will begin.

WATERCRAFT LOCKERS & WOOD DECKING are scheduled to be removed during the first segment of Parkshore's construction Phase I. A letter was sent to all registered watercraft owners to give notice of the demolition of boat lockers. Contents in boat lockers must be removed by May 22.

LAUGHING is good exercise.
It’s like jogging on the inside.

WHY TAKE A CHANCE? State of FL statues state: no glass at pool. Same rule is re-enforced by Northshore’s Board; so why, then, do we still see our neighbors who disregard this common-sense law for everyone’s safety? Retrieving slivers of glass from bottom of pool, the filter, or sole of a child’s foot is difficult and endangers everyone.

CITY of CASSELBERRY’S monthly food truck festivity makes for an enjoyable evening of simple entertainment. Great to see so many Northshore neighbors at this local gala event!

CITY of CASSELBERRY has 12 lakes under the influence of Lakes Management Advisory Board. These lakes enjoy a turnover of fresh water approximately every 49 days. Depth of Casselberry’s lakes may reach 12-feet, but most are only 7-feet, with an overall average depth of 4.8-feet. Discharged water travels North to Lake Jesup and continues further to join the St. Johns River. Water from North Lake Triplet takes approximately one year to reach the Atlantic.

LOOK FOR IMPROVEMENTS via repairs and white paint to the fence which encloses the pump for our irrigation well located on Ashley Court, and green paint to the electrical boxes located in yards throughout the community.

THE FIRE ANT soldiers fiercely protect their queen. Your Association is under contract with Lewis-Cobb to fiercely exterminate these ferocious insects from your lawn. However, Lewis-Cobb does not treat other types of ants, such as those found in a mound that looks like a brown cone with a hole in the middle/top. These mounds are not fire ants and will not bite: so they say. If you have an encampment of fire ants, please report the location to EPM. The vendor will eradicate, if outside the circumference of lake or other protected water source.

LEND A HELPING HAND - If you’re one of those lucky homeowners who always seems to get a sign placed in your front lawn, warning of PESTICIDE APPLICATION by our vendor, Lewis-Cobb, please (when dry) pluck it out of your grass and dispose of properly.

FINANCIAL UPDATE as of APRIL 30, 2012: Delinquent assessments are at an all-time high with a total of $24,000 past due. Of this amount $17,500 is owed by four homeowners. Please be assured your Board of Directors is taking legal action by placing liens where necessary, and is in the process of foreclosing on one property which owes in excess of $7,500 in past-due assessments and legal fees. After the Association has taken possession of the home, it can be rented for income to Association, or prepared for resale on the market again.

IF YOU’D LIKE USE of the CABANA for a special event, please contact our Manager, Lisa Donohue. Although no one homeowner has exclusive use of the cabana/pool, upon proper notification you may have use of the kitchen (including sink, frig, and countertop service area). A $50 refundable damage deposit is required.

If you have any questions or concerns about your community, feel free to call our manager at 407.327.5624 or email her at Lisa.Donohue@epmservices.com

Judith Marvaldi, President
Kathy Janney, Treasurer
Karen Swingle, Secretary
Gene Pauldine, Director
Ruth Riebel, Director

Newsletter is distributed to homeowners & tenants. /kss
NORTHSHERE COURTYARD VILLAS HOA, INC.
EPM Services, 5200 Vineland Rd., #210, Orlando 32811
March 6, 2012

HELPING HAND – NOT A COMPUTER GEEK
If Northshore had a website, it would make obtaining forms, checking approved paint colors, reading documents, obtaining phone numbers, and keeping up with events in the community at a finger’s touch.
Currently the Board is examining possibility of creating a website to assist all homeowners. After setup, cost would run approximately $5/mo.
BUT first, we need a volunteer to act as website administrator.
Credentials for this position would include working knowledge of computers, how to upload pics/docs; but not necessary to know technical information. Some creativity would also be helpful, desire to keep the community updated, and enjoy interaction with homeowners, Board, and management, and, of course, love to be on the computer!
It is crucial for all of us to join an activity that helps to build a sense of community spirit in Northshore. If this sounds like a job you’d like to learn more about, call Marcia Lawson @ 407.951.2507.

HELPING HANDS – EXERCISE & SUNSHINE
After conference with City Engineer re best methods to correct erosion near lagoon, it was determined to plant a row of trees along embankment, and cypress trees near water’s edge. Good news is that Northshore is the recipient of these trees free-of-cost. However, we need 5 volunteers to help plant these trees.
Our volunteers would start in the cool of the morning, and comprise of digging, fertilization, and watering of 12-15 saplings.
It is crucial for all of us to join an activity that helps to build a sense of community spirit in Northshore. If this sounds like a job you’d like to learn more about, call Carol Principe @ 407.699-5382.

WELL-PUMPHOUSE BREAK IN
Couple of weeks past, the Board received testimony that a homeowner took it upon himself to turn off Northshore’s irrigation system and well pump which services the entire community.
Please be advised that such action is considered ‘breaking and entering’ and will not be tolerated. Although each homeowner is a member of the Association, 90 individuals do not have authorization to make adjustments or disconnect equipment which is owned by the Association.

KATHY JANNEY, NORTHSHORE CR, has been appointed to replace, exiting Judy Meldrum, as a Director for the Association. Kathy will also fill the vacated office of Treasurer. She brings with her experience with small businesses and financial responsibility. Welcome aboard, Kathy!

OUR PRAYERS, best wishes and appreciation for devoted service go to Judith in her new adventure.

COMMITTEE FOR PARKSHORE
At the March 2 meeting, Joanne Bertini recommended we re-purpose our tall, green, chain-link fence by donating it to Habitat for Humanity. She has synchronized a win-win situation by finding a second home to enclose a storage yard for Habitat, and Northshore benefits by deduct-ing the cost otherwise paid to contractor.
Good example of teamwork, along with positive and creative thinking . . . you rock, Joanne.

BRIAN ROBBINS, BRYDIE CT, offered his welding services to assist the Association with a repair. Thanks, Brian, we appreciate your caring spirit and generosity.

CITY of CASSELBERRY’S EARTH FEST - April 28
at Lake Concord Park is being held to showcase earth-friendly products and services. Also, available to residents are trees for planting. Parkshore project is scheduled to receive trees to be planted along lagoon area.

Judith Marvaldi, President
Kathy Janney, Treasurer
Karen Swingle, Secretary
Gene Pauldine, Director
Ruth Riebel, Director

Newsletter is distributed to homeowners & tenants. /kss
NORTHSHELLE COURTYARD VILLAS HOA, INC.
EPM Services, 5200 Vineland Rd., #200, Orlando 32811
February 5, 2012

POLICE WILL RESPOND to a call concerning a barking dog! Per City of Casselberry, if disturbance/call occurs during regular business hours, an Animal Control Officer will respond to handle the complaint. If after business hours, a police officer will be dispatched. Seminole County Animal Services 407.696.5194

RIGHTS AND DUTIES OF TENANTS
RIGHTS AND DUTIES OF LANDLORDS

Recently there has been a theft in a home in Northshore, reportedly via garage entry. Since approximately 1/3 of homes in Northshore are not homesteaded, it may be helpful to both tenants and landlords to review information provided by Florida Bar Association as the Landlord-Tenant Law prevails over what the lease says.

For further information go to: www.floridabar.org

POOL SAFETY FOR KIDS Seminole County is sponsoring a free pool safety seminar, age appropriate for 3 to 6 year olds. Using animals to spark the imagination without being scary, your child will learn what it takes to stay safe around water. Reserve your place by calling 407.834.9182. Dates to choose from include Tues/Feb.23; Sun/Feb.26; or Thurs/March 8, all sessions at 2:00 pm, held at Seminole Library, 215 N. Oxford Road. www.tpsrfl.com

"IT IS UNDISPUTABLE that a recreation area such as the one proposed will have a substantial contribution to value; assigning a dollar amount of the value added is nearly impossible," was the statement given by Mr. Sean Calegan, a certified registered appraiser for Seminole County. The Board requested this professional's opinion as to values generated or not generated by the proposed Parkshore project versus restoration of tennis court only.

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Judy Meldrum, Treasurer
Karen Swingle, Secretary
Gene Paulding, Director
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Newsletter is distributed to homeowners & tenants. /kss
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a.) The Board voted 4:1 to require Defendant-Pieski to install sod on remaining area of Tract G. The installation of sod is in effort to halt erosion, and restore Tract G after the use of same for private access of first and second construction project of seawall from Lot #19/Pieski.

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IT'S THE BEST TIME OF THE YEAR If you have questions or suggestions re community activities, you can make your viewpoint known via contacting Lisa Donohue, EPM Services. 407.327.5624 Lisa.Donohue@epmservices.com
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From your Board of Directors, we wish you a happy & prosperous new year.

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Karen Swingler, Secretary
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Your Board of Directors has voted to CLOSE the POOL on Monday and Tuesday, June 4 & 5, during the construction hours of 7:00 am to end of construction workday. As a safety precaution, additional days may be added per contractor’s recommendation. Evening hours are open as usual.

PARKSHORE construction project is scheduled to begin June 1 via removing three sides of the tall green fence which surrounds the existing tennis court. The fourth side of existing fence, along the pool, will remain as-is. Pending Phase II finances and progress, the pool deck would be enlarged on the west side of the pool with a new surround fence and entrance gate to meet ADA standards. Additional designated visitor parking would located on Bay Lake Court.

Surface of tennis court will be cut back to erosion line, preserving as much as possible of the northern half of existing hard surface (estimated 35%) for future active recreation. Approximately 25% of the southern half of existing tennis court will be re-purposed as a sub-base for enlargement of pool deck and pergola (passive recreation) during Phase II.

Phase I is schedule to be completed within 7-to-10 days. Planting of cypress, oak and queen palm trees, provided cost-free by the City, will put the finishing touches in this area.

As you may know, the architect, who was hired for his insight and vision re the ‘highest and best use’ for the recreational area once occupied by a tennis court, proclaimed we have an unfulfilled, tranquil area forming a triangle, stretching from the pool, to the dock, and across to the fountain. Phase II should launch some of his recommendations into action. Research for Phase II will begin immediately.

As of December 2012, the road paving project will have paid back it’s loan. Monies which have been going towards this deficit, can be redirected to the Parkshore Phase II project. NOTE: money is continued to be budgeted toward the sealing (versus paving) of new asphalt to be completed approximately 2014.

Committee Parkshore welcomes suggestions and help from homeowners and residents.

WHY DO I HAVE TO PAY $106 PER MONTH?
As a property owner in Northshore, you have agreed to, and are required to, be a member of the Homeowners Association.

One of the responsibilities of your HOA is to collect assessments ($106/mo for 2012) to defray the maintenance and replacement costs for our numerous amenities:

- Lakefront dock, boat ramp, and boat parking.
- Swimming pool facility and pool service 3 x week, pool furniture, rest rooms plus required supplies.
- Kitchen and cabana maintenance. Entrance locking gate, keys, and surround fence at pool.
- Private roads with designated parking, signage.
- Perimeter concrete wall with emergency gate, Flags and flag pole at entrance; 3 kiosks.
- Underground storm water collection system, including aerating fountain and monthly service.
- Water well, water pump, and irrigation lines to service 14 irrigation zones, bi-monthly pest control and fertilizer treatments, landscape and weekly service to both community-owned and privately-owned landscaped properties.
- Monthly utility costs for pool, kitchen, rest rooms, fountain, well-pump / irrigation-pump, and street lighting.

This is a shared obligation by all homeowners. This includes a shared obligation for timely monthly payments of dues. There is a shared obligation to become involved in your community.

DICTIONARY GETS OFFICIAL NEW WORDS:
Chillax (verb) = to clam down and relax.
Frenemy (noun) = friend with whom one has frequent conflict.
Sheeple (noun) = un-questioning followers
Staycation (noun) = vacation spent at home.

If you have any questions or concerns about your community, feel free to call our manager at 407.327.5824 or email her at Lisa.Donohue@epmservices.com

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PLANS AND DRAWINGS for PARKSHORE have been submitted to the Building Dept. for their review. Upon approval, three sides of the tall green fence will be removed and excavation of the erosion on west side of tennis court will begin.

WATERCRAFT LOCKERS & WOOD DECKING are scheduled to be removed during the first segment of Parkshore’s construction Phase I. A letter was sent to all registered watercraft owners to give notice of the demolition of boat lockers. Contents in boat lockers must be removed by May 22.

LAUGHING is good exercise. It's like jogging on the inside.

WHY TAKE A CHANCE? State of FL statues state: no glass at pool. Same rule is re-enforced by Northshore’s Board; so why, then, do we still see our neighbors who disregard this common-sense law for everyone’s safety? Retrieving slivers of glass from bottom of pool, the filter, or sole of a child’s foot is difficult and endangers everyone.

CITY of CASSELBERRY’S monthly food truck festivity makes for an enjoyable evening of simple entertainment. Great to see so many Northshore neighbors at this local gala event!

CITY of CASSELBERRY has 12 lakes under the influence of Lakes Management Advisory Board. These lakes enjoy a turnover of fresh water approximately every 49 days. Depth of Casselberry’s lakes may reach 12-feet, but most are only 7-feet, with an overall average depth of 4.8-feet. Discharged water travels North to Lake Jesup and continues further to join the St. Johns River. Water from North Lake Triplet takes approximately one year to reach the Atlantic.

LOOK FOR IMPROVEMENTS via repairs and white paint to the fence which encloses the pump for our irrigation well located on Ashley Court, and green paint to the electrical boxes located in yards throughout the community.

THE FIRE ANT soldiers fiercely protect their queen. Your Association is under contract with Lewis-Cobb to fiercely exterminate these ferocious insects from your lawn. However, Lewis-Cobb does not treat other types of ants, such as those found in a mound that looks like a brown cone with a hole in the middle/top. These mounds are not fire ants and will not bite: so they say. If you have a encampment of fire ants, please report the location to EPM. The vendor will eradicate, if outside the circumference of lake or other protected water source.

LEND A HELPING HAND - If you’re one of those lucky homeowners who always seems to get a sign placed in your front lawn, warning of PESTICIDE APPLICATION by our vendor, Lewis-Cobb, please (when dry) pluck it out of your grass and dispose of properly.

FINANCIAL UPDATE as of APRIL 30, 2012: Delinquent assessments are at an all-time high with a total of $24,000 past due. Of this amount $17,500 is owed by four homeowners. Please be assured your Board of Directors is taking legal action by placing liens where necessary, and is in the process of foreclosing on one property which owes in excess of $7,500 in past-due assessments and legal fees. After the Association has taken possession of the home, it can be rented for income to Association, or prepared for resale on the market again.

IF YOU’D LIKE USE of the CABANA for a special event, please contact our Manager, Lisa Donohue. Although no one homeowner has exclusive use of the cabana/pool, upon proper notification you may have use of the kitchen (including sink, frig, and countertop service area). A $50 refundable damage deposit is required.

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HELPING HANDS - NOT A COMPUTER GEEK
If Northshore had a website, it would make obtaining forms, checking approved paint colors, reading documents, obtaining phone numbers, and keeping up with events in the community at a finger's touch.
Currently the Board is examining possibility of creating a website to assist all homeowners. After setup, cost would run approximately $5/mo.
BUT first, we need a volunteer to act as website administrator.
Credentials for this position would include working knowledge of computers, how to upload pics/docs; but not necessary to know technical Information. Some creativity would also be helpful, desire to keep the community updated, and enjoy interaction with homeowners, Board, and management, and, of course, love to be on the computer!
It is crucial for all of us to join an activity that helps to build a sense of community spirit in Northshore. If this sounds like a job you'd like to learn more about, call Marcia Lawson @ 407.951.2507.

COMMITTEE FOR PARKSHORE
At the March 2 meeting, Joanne Bertini recommended we re-purpose our tall, green, chain-link fence by donating it to Habitat for Humanity. She has synchronized a win-win situation by finding a second home to enclose a storage yard for Habitat, and Northshore benefits by deducting the cost otherwise paid to contractor.
Good example of teamwork, along with positive and creative thinking .... you rock, Joanne.

BRIAN ROBBINS, BRYDIE CT, offered his welding services to assist the Association with a repair. Thanks, Brian, we appreciate your caring spirit and generosity.

CITY of CASSELBERRY'S EARTH FEST - April 28
at Lake Concord Park is being held to showcase earth-friendly products and services. Also, available to residents are trees for planting. Parkshore project is scheduled to receive trees to be planted along lagoon area.

HELPING HANDS - EXERCISE & SUNSHINE
After conference with City Engineer re best methods to correct erosion near lagoon, it was determined to plant a row of trees along embankment, and cypress trees near water's edge. Good news is that Northshore is the recipient of these trees free-of-cost. However, we need 5 volunteers to help plant these trees.
Our volunteers would start in the cool of the morning, and comprise of digging, fertilization, and watering of 12-15 saplings.
It is crucial for all of us to join an activity that helps to build a sense of community spirit in Northshore. If this sounds like a job you'd like to learn more about, call Carol Principe @ 407.699-5382.

WELL-PUMPHOUSE BREAK IN  Couple of weeks past, the Board received testimony that a homeowner took it upon himself to turn off Northshore's irrigation system and well pump which services the entire community.
Please be advised that such action is considered 'breaking and entering' and will not be tolerated. Although each homeowner is a member of the Association, 90 individuals do not have authorization to make adjustments or disconnect equipment which is owned by the Association.

KATHY JANNEY, NORTHSHORE CR, has been appointed to replace, exiting Judy Meldrum, as a Director for the Association. Kathy will also fill the vacated office of Treasurer. She brings with her experience with small businesses and financial responsibility. Welcome aboard, Kathy!

OUR PRAYERS, best wishes and appreciation for devoted service go to Judith in her new adventure.

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POLICE WILL RESPOND to a call concerning a barking dog! Per City of Casselberry, if disturbance/call occurs during regular business hours, an Animal Control Officer will respond to handle the complaint. If after business hours, a police officer will be dispatched. Seminole County Animal Services 407.666.5194

RIGHTS AND DUTIES OF TENANTS
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Recently there has been a theft in a home in Northshore, reportedly via garage entry. Since approximately 1/3 of homes in Northshore are not homesteaded, it may be helpful to both tenants and landlords to review information provided by Florida Bar Association as the Landlord-Tenant Law prevails over what the lease says.
For further information go to: www.floridabar.org

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ANNUAL MEMBERS’ MEETING was held as noticed to the homeowners. Both Ruth Riebel and Karen Swingle will remain as Directors to represent the homeowners.

Prior to the meeting, the Board moved to hire a 3rd party attorney to preside over meeting. Thus, Paul Wean, of Wean & Malchow, P.A., opened meeting with an expectation of a polite and respectful meeting which would follow Roberts Rules. Mr. Wean gave precise instructions to volunteers, Susan Allen and Karen Krot, as to the voting process and accurate ballot counting.

Attorney Wean also offered his opinion and suggestions on purposeful Minutes, modernize the existing Documents, and a nod towards the legality of re-purposing the area now seen as a deteriorating tennis court. He affirmed it was the Board’s duty to obtain best data available to guide us in making the best decision for the best use of this area. Wean offered a second legal opinion (along with that from our Association attorney) that changes to tennis court area are legal.

After a brief overall of 2011’s accomplishments and look-ahead for next year by the President, the Treasurer gave a financial report including the 2012 budget. The meeting was then turned over to Judith Marvaldi for a visual presentation on the proposed design to renovate the pool-tennis-boat area (Tract B).

Suggested modifications include relocating main entrance to meet ADA code, increase pool deck space (most used amenity), and improve parking. Other ideas incorporated prudent use of existing asphalt (keeping those areas with solid underlayement) for additional recreation amenities of the homeowners’ choice, plant trees supplied by City to generate shade and erosion control along slope. Overall, to bring together and boost the existing amenities we already enjoy (fountain, lake, dock, and boat ramp) and create an inviting and diverse recreational atmosphere.

Results from the petition which you may have signed at your front door, or returned via mail, indicate a majority are IN FAVOR of something other than another tennis court.

TRACT G Per City’s Building Dept., the Engineering Permit 2010-10, issued to Pleski for seawall modifications, was finalized on November 21, 2011. Areas still in need of attention consist of:
1.) reconnect to HOA’s irrigation 2.) fence and gates, and 3.) environmental concerns. The Board continues to work with the homeowner on these issues.

RESERVE FUNDING Community associations function as a business. As a business, the Board needs a business plan for the maintenance of their assets. One of the most important tools for planning your community’s future is a thorough, well-prepared reserve study that evaluates the short- and long-term property replacement needs. This allows the Board to create a reasonable budget that is in harmony with the community’s objectives.

A reserve fund is a benefit to homeowners, in that, present and future homeowners are treated fairly and equitably. As an example, special assessments are typically conducted because those who lived in the community previously did not pay their fair share; and as a result, current owners have to pay extra.

Board members change. While future Board members may not understand the logic or reasons prior decisions were made to fund the Reserve account, a reserve study provides a ‘blueprint’ for the future and the need for these consistent savings.

HAVE A VERY MERRY CHRISTMAS If you have questions or suggestions for your representatives, you can make your viewpoint known via contacting Lisa Donohue, Mgr, EPM Services. 407.327.5624 Lisa.Donohue@epmservices.com

We wish you all a very merry Christmas and happy Hanukkah
Judith Marvaldi, Secretary
Judy Meldrum, Treasurer
Gene Pauldine, Director
Ruth Riebel, Director
Karen Swingle, President

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KEEPING CASSELBERRY NEIGHBORHOODS BEAUTIFUL

One of the City of Casselberry’s primary goals is to keep our neighborhoods attractive. To maintain desirable neighborhoods, the City has created minimum standards for housing, yards, parking, etc. to protect surrounding property owners and tenants from sub-standard conditions. The goal of a clean and orderly community is to preserve property values and reduce the threat of crime and vandalism.

This brochure has been developed by the Community Development Department to assist residents in understanding some of Casselberry’s minimum maintenance standards enforced in residential areas. The property checklist below is designed to help you evaluate your own property. On the reverse side are descriptions of the ten most common code violations. Please review this information and take steps to help beautify our City.

CHECK YOUR PROPERTY

STRUCTURES
Repair rotted wood, broken or missing boards, siding or shingles and make all exterior parts weather tight, rodent proof and sound. Exteriors must be resistant to water and be covered with paint, siding or brick that is in good condition. Inspect:

- exterior walls, doors, windows
- roof parts including rafter, soffit, fascia
- roof covering
- railings on stairs, elevated landings and porches
- fences (should be in good repair and legal height)

Keep housing safe, sanitary, in good repair and sound condition. Inspect both interior and exterior: walls, ceilings, floors, plumbing pipes, plumbing fixtures and electrical fixtures, windows and screens, maintain swimming pools.

Make sure that:

- address numbers are permanently attached to the house and clearly visible from the street
- garbage is disposed of properly and containers are removed from the right-of-way the day of pickup
- there are no areas where stagnant water collects and breeds mosquitoes

YARD MAINTENANCE

- now excessive growth (greater than 10") of grass and weeds
- edge or remove growth from sidewalks, curb lines, gutters, swales

BULK TRASH

- Residential bulk trash pick-up service is available by calling WastePro at 407-774-0800. Special waste such as major appliances, furniture or other large bulky items are collected curbside if the hauler is notified 3 days in advance.

STORAGE

- Storage of furniture, building materials, junk, refrigerators and auto parts are prohibited unless inside a fully enclosed structure. Storage of inoperable/untagged vehicles is prohibited unless in a carport or garage.

PARKING

- Recreational vehicles, boats or trailers must be parked behind the front building line.
- Most commercial vehicles are prohibited from parking in a residential district. Check with the Code Compliance Division for details.
- All vehicles in front yards must be parked in a driveway or designated parking area attached to the driveway.

BUSINESS ACTIVITIES

- Home occupations (any business conducted from your home) must be properly licensed and must meet strict criteria. No traffic or outside display may occur and the occupation must be clearly secondary to the use of the property as a residence.

WATER RESTRICTIONS

- As mandated by St. John’s Water Management District, customers served water by the City of Casselberry are restricted as follows:
  - Landscape irrigation is restricted to a maximum of two days per week and shall not occur between the hours of 10:00 a.m. and 4:00 p.m.
  - Properties with odd numbered addresses can irrigate on Tuesday and Thursday during Daylight Saving Time and only on Tuesday during Eastern Standard Time.
  - Properties with even numbered addresses or no addresses can irrigate on Saturday and Tuesday during Daylight Saving Time and only on Saturday during Eastern Standard Time.
  - New landscape may be irrigated on any day at any time during the initial 30 days and every other day for the next 30 days for a total of one 60-day period.
  - Washing of vehicles should be done during your assigned irrigation dates using a handheld hose equipped with an automatic shut-off nozzle.
  - Irrigation using a micro-spray, micro-jet, drip or bubbler irrigation system is allowed anytime.

Call 1-800-232-0504 for current water restriction information.

HOW OUR SERVICE IS PROVIDED

A citizen can report a complaint by calling the Code Compliance Division at 407-262-7700, extension 1104, or by visiting the City’s website at www.casselberry.org. A staff member will take information regarding the location and nature of the violation. An inspector will conduct an inspection of the property. If it is determined that a violation exists, the inspector will inform the property owner of the code violation.

IF YOU RECEIVE A NOTICE OF CODE VIOLATION...

Contact the Code Compliance Division and find out how to correct the problem. Additional time can be requested, provided that progress is being made on the violation. Some problems are serious, and correction must not be delayed.

If prompt action is not taken to correct the problems, legal action becomes necessary and a notice to appear before the City Code Enforcement Board will be issued. The Board has the authority to impose fines up to $250 a day until compliance is achieved.

Remember: Working together will improve the quality of our neighborhood and community by preventing blight. The Code Compliance Division is here to help.
1 YARD MAINTENANCE STANDARDS
Yard maintenance is the responsibility of every property owner and includes the maintenance of overgrown areas on a regular basis. Dead trees and limbs must be removed and vegetation and trees trimmed so as not to impair vision or obstruct the travel of motorists.

2 INOPERATIVE MOTOR VEHICLES
Disabled and/or unlicensed vehicles cannot be stored on the premises unless located in a carport or garage. A disabled/unlicensed vehicle is a vehicle that does not display a current license tag and/or is not equipped with all parts that are required to legally and safely operate on public streets and/or cannot be driven under its own power.

3 JUNK, TRASH AND DEBRIS
Junk, trash and debris cannot be left in the yard and must be disposed of properly. This includes auto parts, appliances, furniture, building materials, tires, trash such as discarded paper, cardboard, plastics, etc., and debris such as tree trimmings and fallen limbs.

4 RESIDENTIAL PARKING
All currently licensed autos, trucks and vans must be parked in a driveway or a permanently designated area attached to the driveway. There shall be no parking in the front yard.

5 RECREATIONAL VEHICLES, BOATS AND TRAILERS
Recreational vehicles, boats and trailers, and the like must be parked in a screened area behind the front structure line of the main dwelling and must be for the resident's individual use. One sideyard must be left unobstructed.

6 PROHIBITED VEHICLES
Vehicles that are greater than 22 feet in length or 8 feet in height are prohibited in residential districts. Also prohibited are: flatbeds, step vans, farm or industrial equipment, dump trucks, buses and similar vehicles.

7 OUTDOOR STORAGE
Outdoor storage is prohibited. Generally, any equipment, materials, or furnishings that would ordinarily not be used outdoors may not be stored outdoors. For example, you may not keep indoor furniture, household appliances, auto parts, or building equipment outside.

8 ILLEGAL DWELLING UNITS
Dwelling units that have been added to the interior or the exterior of a structure without proper permits are illegal regardless of how long the units have existed.

9 PROHIBITED BUSINESSES
Office type uses may operate in a residential area. Non-office uses such as car and boat repairs, construction of cabinets and furniture, and other activities are prohibited. Employees other than the resident and/or on-site customers are prohibited. Remember, engaging in a business requires a business tax receipt.

10 CONDITION OF STRUCTURES
The maintenance of a structure is the responsibility of the property owner. Any wood, siding, shingles, roof covering, railings, fences, walls, ceilings, porches, doors, windows and screens, and other exterior parts of a structure must be maintained in weather tight, rodent proof, sound condition and good repair. The property owner is responsible for maintaining secure windows, doors or other openings that cannot be readily opened from the outside. An owner may need to board up a vacant structure if a break in occurs. Security boards should be made of exterior grade plywood painted in a neutral color that blends inconspicuously with the exterior colors of the building.
CODE VIOLATIONS

1. YARD MAINTENANCE STANDARDS
Yard maintenance is the responsibility of every property owner and includes the maintenance of overgrown areas on a regular basis. Dead trees and limbs must be removed and vegetation and trees trimmed so as not to impair vision or obstruct the travel of motorists.

2. INOPERATIVE MOTOR VEHICLES
Disabled and/or unlicensed vehicles cannot be stored on the premises unless located in a carport or garage. A disabled/unlicensed vehicle is a vehicle that does not display a current license tag and/or is not equipped with all parts that are required to legally and safely operate on public streets and/or cannot be driven under its own power.

3. JUNK, TRASH AND DEBRIS
Junk, trash and debris cannot be left in the yard and must be disposed of properly. This includes auto parts, appliances, furniture, building materials, tires, trash such as discarded paper, cardboard, plastics, etc. and debris such as tree trimmings and fallen limbs.

4. RESIDENTIAL PARKING
All currently licensed autos, trucks and vans must be parked in a driveway or a permanently designated area attached to the driveway. There shall be no parking in the front yard.

5. RECREATIONAL VEHICLES, BOATS AND TRAILERS
Recreational vehicles, boats and trailers, and the like must be parked in a screened area behind the front structure line of the main dwelling and must be for the resident's individual use. One sideyard must be left unobstructed.

6. PROHIBITED VEHICLES
Vehicles that are greater than 22 feet in length or 8 feet in height are prohibited in residential districts. Also prohibited are: flatbeds, step vans, farm or industrial equipment, dump trucks, buses and similar vehicles.

7. OUTDOOR STORAGE
Outdoor storage is prohibited. Generally, any equipment, materials, or furnishings that would ordinarily not be used outdoors may not be stored outdoors. For example, you may not keep indoor furniture, household appliances, auto parts, or building equipment outside.

8. ILLLEGAL DWELLING UNITS
Dwelling units that have been added to the interior or the exterior of a structure without proper permits are illegal regardless of how long the units have existed.

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Office type uses may operate in a residential area. Non-office uses such as car and boat repairs, construction of cabinets and furniture, and other activities are prohibited. Employees other than the resident and/or on-site customers are prohibited. Remember, engaging in a business requires a business tax receipt.

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KEEPING CASSELBERRY NEIGHBORHOODS BEAUTIFUL

One of the City of Casselberry's primary goals is to keep our neighborhoods attractive. To maintain desirable neighborhoods, the City has created minimum standards for housing, yards, parking, etc. to protect surrounding property owners and tenants from sub-standard conditions. The goal of a clean and orderly community is to preserve property values and reduce the threat of crime and vandalism.

This brochure has been developed by the Community Development Department to assist residents in understanding some of Casselberry's minimum maintenance standards enforced in residential areas. The property checklist below is designed to help you evaluate your own property. On the reverse side are descriptions of the ten most common code violations. Please review this information and take steps to help beautify our City.

COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE DIVISION

CHECK YOUR PROPERTY

STRUCTURES
Repair rotted wood, broken or missing boards, siding or shingles and make all exterior parts weather tight, rodent proof and sound. Exteriors must be resistant to water and be covered with paint, siding or brick that is in good condition. Inspect:

- Exterior walls, doors, windows
- Roof parts including rafters, soffit, fascia
- Roof covering
- Railings on stairs, elevated landings and porches
- Fences (should be in good repair and legal height)

Keep housing safe, sanitary, in good repair and sound condition. Inspect both interior and exterior: walls, ceilings, floors
- Plumbing pipes, plumbing fixtures and electrical fixtures
- Windows and screen
- Maintain swimming pools

Make sure that:
- Address numbers are permanently attached to the house and clearly visible from the street
- Garbage is disposed of properly and containers are removed from the right-of-way the day of pick-up
- There are no areas where stagnant water collects and breeds mosquitoes

YARD MAINTENANCE
- Mow excessive growth (greater than 10") of grass and weeds
- Edge or remove growth from sidewalks, curb lines, gutters, swales

BULK TRASH
- Residential bulk trash pick-up service is available by calling WastePro at 407-774-0800. Special waste such as major appliances, furniture or other large bulky items are collected curbside if the hauler is notified 3 days in advance.

STORAGE
- Storage of furniture, building materials, junk, refrigerators and auto parts are prohibited unless inside a fully enclosed structure. Storage of inoperable/untagged vehicles is prohibited unless in a carport or garage.

PARKING
- Recreational vehicles, boats or trailers must be parked behind the front building line.
- Most commercial vehicles are prohibited from parking in a residential district. Check with the Code Compliance Division for details.
- All vehicles in front yards must be parked in a driveway or designated parking area attached to the driveway.

BUSINESS ACTIVITIES
- Home occupations (any business conducted from your home) must be properly licensed and must meet strict criteria. No traffic or outside display may occur and the occupation must be clearly secondary to the use of the property as a residence.

WATER RESTRICTIONS
As mandated by St. John's Water Management District, customers served water by the City of Casselberry are restricted as follows:
- Landscape irrigation is restricted to a maximum of two days per week and shall not occur between the hours of 10:00 a.m. and 4:00 p.m.
- Properties with odd numbered addresses may irrigate on Wednesday and Saturday during Daylight Saving Time and only on Saturday during Eastern Standard Time.
- Properties with an even numbered addresses or other addresses may irrigate on Thursday and Sunday during Daylight Saving Time and only on Sunday during Eastern Standard Time.
- New landscape may be irrigated on any day at any time during the initial 30 days and every other day for the next 30 days for a total of one 60-day period.
- Washing of vehicles should be done during your assigned irrigation dates using a handheld hose equipped with an automatic shut-off nozzle.
- Irrigation using a micro-spray, micro-jet, drip or bubbler irrigation system is allowed anytime.

Call 1-800-232-0904 for current water restriction information.

HOW OUR SERVICE IS PROVIDED
A citizen can report a complaint by calling the Code Compliance Division at 407-262-7700, extension 1104, or by visiting the City's website at www.casselberry.org. A staff member will take information regarding the location and nature of the violation. An inspector will conduct an inspection of the property. If it is determined that a violation exists, the inspector will inform the property owner of the code violation.

IF YOU RECEIVE A NOTICE OF CODE VIOLATION...
Contact the Code Compliance Division and find out how to correct the problem. Additional time can be requested provided that progress is being made on the violation. Some problems are serious, and correction must not be delayed.

If prompt action is not taken to correct the problems, legal action becomes necessary and a notice before the City Code Enforcement Board will be issued. The Board has the authority to impose fines up to $250 a day until compliance is achieved.

Remember: Working together will improve the quality of our neighborhood and community by preventing blight. The Code Compliance Division is here to help.
ANNUAL MEETING HAS BEEN CHANGED TO TUESDAY, NOVEMBER 29. The date was changed due to our management company following the guidelines for a Homeowners’ Association. Unconventionally, Northshore’s documents follow the guidelines for condominiums. We regret none of the Board members had an opportunity to proof the printed material prior to mailing. However, with the 2nd notice, changes were made and still met the requirements of giving a 30-day notice. Additional costs for the corrected mailing were paid for by EPM Services. Join us at the meeting and/or send in your yellow ballot in both yellow envelopes. We regret any inconvenience this may have caused.

HOW TO RENOVATE DOCUMENTS? This is not the first time the above scenario has been played out. You may recall, a similar discrepancy took place in 2006 while Mr. Pleski was President. Thus, the Annual meeting was postponed till January 2007. Since then, your Board has discussed and reviewed costs to streamline our Documents in an effort to match FL Statutes for homeowners’ associations. Approximate cost would be $4,500 for legal fees. The good news is these costs could be recovered over the years by sending only one notice; thus reducing expense of postage, envelopes, printing, and paper.

The project of updating Northshore’s documents is on Board’s agenda, along with repairs to erosion at lagoon and meeting requirements from American Disabilities Act re the entrance to swimming pool, etc.

TRACT G The seawall modification (see attached permit #2010-10 / 945 Brydie) has made progress. However, project has not been granted an ‘approval’ by the jurisdictions as of this Newsletter’s date. Per City’s permit, Pleski must complete the re-vegetation by Oct. 31, 2011. Disturbed areas are to be stabilized prior to project closeout. This has not been accomplished.

BUDGET The 2012 Budget has been approved by the Board of Directors. As of January 1, 2012, your assessments will be $106 per month. New coupons from the bank will be mailed to each homeowner approximately mid-December.

VOTING IS A PRIVILEGE Remember to clear up any nagging past-due monetary obligations. At the August meeting of the Board of Directors, there was an undivided vote that any homeowner who had a delinquent balance greater than $10 for a period of more than 30 days, would have their voting privileges suspended, until such time as their obligation is paid in full. Under same conditions, an owner would not be permitted to run for a seat on the Board.

This resolution is not new and was reiterated to meet the requirements of Florida Statutes. The resolution is not designed to disqualify viable candidates. The Board needs volunteers who are passionate about helping their community and neighbors. Please join us.

BRIDGE? Call Morgana Johnson, 407.699.0915 154 Northshore, if you’re interested in playing bridge in our neighborhood.

YOGA? Casselberry offers $5 yoga classes on Weds. 6:30 pm at Wirz facility off Wilshire. Call 407.579.5292 or www.yogawithaurora.com.

A GREAT DAY IN OUR NEIGHBORHOOD On Saturday morning 14 families prepared for a daunting day of selling their keepsakes. The weather was perfect, and by 8:30 a.m. it appeared our community had been invaded. We appreciate the patience of those who chose not to participate, and trust you found a bargain or two amongst your neighbors’ treasurers. Cost per participant was $4 which covered the permit and ad in Sentinel. It was, also, entered on CraigsList.com. Thanks to Carol Principe and her volunteers who made this event possible, the 2nd Annual Community Yard Sale was a huge success.

Newsletter is being distributed to homeowners & tenants. If you have any questions, contact your Manager at Lisa.Donohue@epmservices.com 407.327.8824 lsd
BUDGET  The Board of Directors is reviewing the '12 BUDGET making every effort to keep monthly assessment as low as possible. However, due to deficit on last year's road paving project, an additional $7,400 was borrowed from another RESERVE Account. This amount must be replenished. In addition, we must save enough money (estm'd $12,000) to seal the new asphalt in 2013, or two years from now.

COMMUNITY YARD SALE  A large banner announcing our community yard sale, will be placed at entrance the week prior to Nov. 5th. Call Carol Principe/407.699.5382 to join your ten neighbors for the sale.

HINT #3: In general, ask for 25% to 33% of the item's original cost

APPRECIATE THE HELP provided by a willing and generous Patrick Hoffman and Frank Viola at the pool area.

LEGAL UPDATES  The FL Legislature passed a number of changes to the Statutes which govern HOA's.* Effective July 1, 2011: 720.303(5) An owner may consent in writing to disclosure of certain official records; i.e., release of directories to public. 720.303(2) Members have the right to attend most meetings and speak with reference to designated items with reasonable rules, versus a petition to speak. 720.305(2) Association has ability to levy fines for failure of owner to comply with reasonable Association bylaws/rules. 720.305(4) Voting rights of members who have been suspended, may not be counted for quorum interests.

VOTING IS A PRIVILEGE  At Board of Directors August meeting, majority voted that any homeowner who had a delinquent balance greater than $10 for a period of more than 30 days, would have their voting privileges suspended, until such time as their obligation is paid in full. Under same conditions, an owner would not be permitted to run for a seat on the Board.

Likewise, suspended members would not be counted towards quorum. Non-confirmed payments/funds must be received two business-days prior to deadline.

Although some rules are not new to Northshore, Statute 720.306 was amended to specify additional requirements for owners to be elected to HOA's Board of Directors and mandated another vote from the Board: 1.) cannot be delinquent in payments, etc; 2.) cannot be convicted of a felony, etc.

TRACT G  The unauthorized seawall located on community-owned property has been removed and a fence erected to define the land owned by Mr./Mrs. Pieski and the land owned by the Association. Although the project is not complete, we are pleased to see progress after 4-years. It was tedious appropriating the $17,000 of your money to get Tract G back to the rightful owner. We're anxious to move on with other needed repairs.

RECREATION/CABANA FLOOR  A thank you goes out to Landscape Chairperson, Judith Marvaldi, for her help with skid-resistant, re-surfacing of cabana floor.

FIRE STATION  For the past 6 years, your Association has enjoyed the privilege of gathering at the Fire Station located across Seminola. Per meeting today, with Fire Chief, Don Harkins, he has requested members of Northshore act civility, and not condemn our host: the City, Mayor, Code Enforcement, Fire Dept, and your HOA. It was also stated "loud, argumentive, male voices" could be heard during and after our meetings.

All community service organizations, including your HOA, have an open door policy for corrective action; but will not tolerate unruly behavior. Roberts Rules of Order are used as our guideline, and the Association has, and will continue to, adjourn any meeting which becomes disruptive or abusive.

*Extensively paraphrased from Newsletter provided by Clayton & McCulloh, Attorneys at Law, Maitland, FL Volume 3 – 2011. Clayton & McCulloh suggest you consult legal counsel before acting upon these new Statutes which have not been addressed in their comprehensive form.

Newsletter is being distributed to homeowners & tenants.
If you have any questions, contact your Manager at Lisa.Donohue@epmservices.com  407.327.5824
POOL INTELLIGENCE

WALK - DON’T RUN: The Board was successful in selecting a vendor to install a non-skid floor surface at the cabana. Work should begin next week. Unfortunately the pool will be closed for 3 or 4 days during the resurfacing project.

COMMUNITY FACILITIES: In an effort to clarify §3.10 of the Rules and Regulations re the availability of pool, cabana, kitchen, or other community amenities to homeowners (tenants may coordinate through their landlord) for groups larger than two guests, please contact Lisa at EPM. Permission for the event does not constitute a private party, as the facility will remain open to all residents; however, it does require a $50 refundable deposit and liability disclaimer.

ETIQUETTE & HOUSECLEANING: Enjoy our shared amenity. Then upon leaving, look behind to be sure you’ve cleaned up any mess left behind. Reposition the pool furniture in an appropriate manner.

ROPE & BOUYS have been replaced with a new safety life-line. Please do not disconnect. It may save a life!

NO GLASS: Broken beer bottles have been found at pool area. It is imperative that no glass containers be brought inside the fenced area. Shards of glass are dangerous, and cause for a pool shut-down.

DO YOU KNOW WHERE YOUR KIDS ARE? The pool is open from 7 am to 11 pm. Please respect these hours as a courtesy to fellow residents. Vandalism and unruly behavior at the pool area have cost your Association unnecessary expense and additional workload for the volunteers that care for the recreation area.

POOL KEYS are available to homeowners for purchase at $20 each. Please contact Lisa Donohue at EPM Services.

TRACT G According to the ‘Agreement’ signed and filed by our attorney with Seminole County Courts in April 2011, the homeowners of Lot #19 have begun construction to restore Tract G (a community owned strip of land) to its intended and required purpose by the zoning laws of Seminole County. See June 29th newsletter re the Board’s struggle over past 4 years and $17,000 of your money spent on legal fees to stop a planned takeover of your property/Tract G. The attempted encroachment has cost each homeowner in Northshore approximately $191.

Your Board is hopeful we can now turn our attention and budgeting of funds to other much-needed upgrades for our community.

STREET LIGHTS If you notice a malfunctioning street light, please assist us by calling Progress Energy at 1.800.228.8485. They make it easy, and it’s helpful to all.

ANNUAL COMMUNITY GARAGE SALE Save-the-date Saturday/November 5 and begin making preparations to earn some cash or just de-clutter the house. Contact Carol Principe, 407.699.5382, no later than October 21. She will assist with advertising, traffic control, permits, and parking.

HINT #2: Ask yourself, “Are you selling things to make money, or to get rid of them?” Price the items accordingly.

VOTING IS A PRIVILEGE At Board of Directors meeting held August 22, majority voted that any homeowner who had a delinquent balance greater than $10 for a period of more than 30 days, would have their voting privileges suspended, until such time as their obligation is paid in full. Under same conditions, an owner would not be permitted to run for a seat on the Board. Likewise, those suspended member would not be counted towards quorum.

Newsletter is being distributed to homeowners & tenants. If you have any questions, contact your Manager at Lisa.Donohue@epmservices.com 407.327.5824

Ass
BOARD of DIRECTORS 2011

ARCHITECTURAL REVIEW BOARD
Mark Stalder, Chairperson
Joe Zomke
Karen Swingle

1. CIVIL
   Roads, sewers
   water retention
   fountain, spillway

   CHAIR K. Swingle
   407.678.4101
   KSSwingle@aol.com

   COMMITTEE VOLUNTEERS
   Brian Fane
   Carol Pringle
   Joe Zomke
   Maureen Miesenbug

   tour area regularly
   work w vendors
   maintenance & upkeep
   reports to and makes
   recommenda's to BOD

2. LANDSCAPE
   Lawns comm & privt
   shrubs and trees
   irrigatin, well, pump
   exter pest control
   contract fulfillment

   CHAIR J. Marvaldi
   407.754.1773
   Jmarvaldi@mac.com

   COMMITTEE VOLUNTEERS
   J. Meldrum - irrigation/well
   Ruth Riebel

   tour area regularly
   work w vendors
   maintainence & upkeep
   report @ BOD meet
   liaison between vendor
   and homeowners

   reports to and makes
   recommenda's to BOD

3. PUBLIC RELATION
   welcome/orientation
   education/newsletter
   social events
   progress/achievements
   coach / mentor

   CHAIR

   COMMITTEE VOLUNTEERS

   communicate with owners
   and residents regularly;
   report to BOD of new
   owners, newsletter,
   assist disputes/queries

   reports to and makes
   recommenda's to BOD

4. RECREATION
   pool, cabana, tennis
   fence, gate, keys
   pool pump/filter
   restrooms/furniture

   CHAIR G. Pauldine
   407.695.8317
   Gpauldine@aol.com

   COMMITTEE VOLUNTEERS
   Frank Viola - pool/cabana
   Ruth Riebel
   Robbin Riebel

   tour area regularly
   work w vendors
   report @ BOD meet
   public health standards,
   maintenance & upkeep
   keeper of keys
   cabana reservations

   reports to and makes
   recommenda's to BOD

5. SECURITY
   perimeter wall,
   kiosks, signage,
   flag and pole,
   entrance & lights
   miscellaneous

   CHAIR Ruth Riebel
   407.699.5690
   BobRiebel@embarcorp.com

   COMMITTEE VOLUNTEERS
   Tom McBride - flag/pole
   Janice Pride
   Anne Sentif

   tour area regularly
   work w homeowners
   communicate/forms,
   and record keeping
   boxes, locks and
   upkeep/violations
to general area.

   reports to and makes
   recommenda's to BOD

6. WATERCRAFT
   watercraft & parking
   and registrations
   boxes, ramp, dock

   CHAIR Lois Stalder
   407.695.1734
   MsStalder@gmail.com

   COMMITTEE VOLUNTEERS

   tour area regularly
   work w vendors
   report light outages
   flag replacement,
   maintenance & upkeep

   reports to and makes
   recommenda's to BOD

January 17, 2011
Northshore Courtyard Villas 
Rules and Regulations 
Compiled May 15, 2011

The following Rules and Regulations are being provided to you as a refresher to assist homeowners and residents in obtaining a quality community living, preserving the uniform appearance of units, and helping to maintain property values. It is the residents, themselves, that bear the primary responsibility for creating pride in Northshore.

I. GENERAL RULES
1.1 Unit owners, renters, or guests shall not take such action at any time which would adversely affect the safety, soundness, or appearance of any portion of the Association property which is in of these Rules and Regulations.
1.2 Homeowners, renters, or guests shall not permit any disturbing noises, obnoxious or offensive behavior, nor permit any conduct interfering with rights, comforts, or conveniences of others.
1.3 Destruction, fencing or blocking of any common area or other Association property is strictly forbidden. In addition, personal items or structures cannot be left, attached or erected anywhere on any part of the Association property. Residents responsible will be assessed for any damages incurred and attorney fees if applicable.
1.4 Basketball hoops or nets are not to be visible to the public from the streets or common area.

II. EXTERIOR, GARAGE, & DRIVEWAY
2.1 It is the owner’s responsibility to maintain the neat and clean appearance of the property, including exterior cleaning of walls, roofs, and driveways.
2.2 An ARC application must be submitted to the management office before any external repair or construction or change affecting the community’s original plan can be made.
2.3 All exterior building colors must be in conformity to community colors.
2.4 Shutters, awnings, or other decorative trim are prohibited.
2.5 No reflective foil or other material is permitted on any window or door.
2.6 Trailers, house trailers campers, tents, sheds, watercraft or similar objects are prohibited.
2.7 Garage doors must remain closed except when in actual use to allow ingress or egress. Garage’s primary use is for housing of vehicle. No garage may be converted into dwelling space.
2.8 Any replacement of garage door must be approved by the ARB.
2.9 After dark, driveways must be cleared of bikes, sports equipment, carts, or debris of any kind.
2.10 Driveway seal/paint/stain must look like gray concrete in color, with prior approval by ARB.
2.11 All globes and lights on front lawn lamp posts and/or dwelling are to be white only, and required to be lit during night time hours.

III. RECREATIONAL
3.1 Pool rules are posted at the cabana.
3.2 No glass containers at the pool.
3.3 No DIVING.
3.4 No floating devices permitted in pool.
3.5 No pets permitted in pool area by FL statues.
3.6 Children under 13-years of age must have an adult present at all times.
3.7 Children under 16-years of age may not invite guests to pool unless there is an adult present with them at all times. With an adult present, children may have two guests at a time.
3.8 Only residents and their guests are allowed to use the recreational facilities.
3.9 Pool hours are 7:00 am to 11:00 pm
WORTH THE WAIT! Have you seen the entrance after dark? It’s gorgeous with the spotlights promenading the tall palm trees. New flood lights illuminate our name and have been installed in a manner to ward off vandalism (which was one of several causes needed repairs). The installation also included a new transformer. We did manage to salvage three ‘mushroom’ lights to be reused at the area south of island.

As mentioned in arch newsletter, this was a daunting task, as soon after we solved one problem, another (vandalism) arose.

If you like what you see, please be sure to thank Judith Marvaldi, your Landscape Chairperson. She is responsible for meeting, discussing, reviewing the vendors’ recommendations. Look for a burst of color at the entrance as Judith’s next project will be to coordinate the planting of annuals.

WALK - DON’T RUN We are sorry to report there was an accident in April when one of our residents slipped and fell at the cabana.

Thus, it has become the #1 mission for your Recreation Chairperson, while working with Management, to install an improved floor surface. Vendors have advised existing surface must be removed, so that a new non-skid surface may adhere properly. Currently we are waiting for further information and pricing.

ORGANIZATIONAL CHART On reverse side of this newsletter is copy of the Board of Directors’ chosen areas of responsibility. As you may see, there is a variety of amenities and areas in need of attention. Please invest in your community by choosing a committee that best suits your talents or interests, and lend a helping hand.

POOL KEYS Our existing pool-key system will soon be obsolete. Keys can only be purchased from out-of-state manufacturer, Stanley. Even with a bulk order, the keys are becoming more and more difficult to obtain.

This is another unforeseen expense if all 5 locks and 90 keys must be changed out for new ones; or an electronic key-card system.

DATE CHANGE With approval from majority of Directors, the Board meeting will be changed to 4th Monday in August to accommodate Management’s vacation schedule.

MONEY MATTERS As reported in the March newsletter, the Board of Directors is working around a $12,862 deficit leftover from the road paving project (the $390 special assessment per household covered only half the cost of paving; it was not received in full). The Board has an in-place/working plan to replenish the borrowed funds by December 2012.

The June 29th newsletter details the struggle to protect the community property (Tract G) from encroachment of the nearby homeowners. Fees paid for legal services are creeping up towards $17,000, plus many volunteers’ hours have been donated for the project over the past 4 years.

These money concerns demand a complex financial plan, while prioritizing projects and their expenses. We are doing everything possible NOT to request another special assessment from the homeowners. However, lack of funding is causing delays in many needed projects.

RULES & REGULATIONS The ever changing society that we are, Northshore is enjoying the influx of new residents. Although all new tenants and owners should receive a copy of the Association’s rules and regulations (attached for your review) at time of contract, the Board also instructs Management to send a welcome letter which includes a copy of rules and regulations adopted by various Boards over the past twenty-some years. Also, including in the welcome package is handy list of utility providers, recent community newsletter, and copy of current financial budget to help them understand what/where/why their monthly $104 goes.

AN ANNUAL EVENT? Past November Northshore held a community-wide garage sale. It was well attended by insiders and outsiders, with approximately seven families participating. If you’d like to see another GARAGE SALE this Fall, or have suggestions to make our 2nd one an even better event, please contact Carol Principe, 407.699.382. She has volunteered again to assist with permits, signage, and even hints on how to make more money. HINT #1: Start saving now!

POOL UPGRADE Thanks goes to Ruth Riebel who helped arrange for the required, new pool Ph-filter to be installed for better water quality.

Newsletter is being distributed to homeowners & tenants. If you have any questions, contact our Manager at Lisa.Donohue@epmservices.com 407.327.5924

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ANNUAL MEMBERS’ MEETING was held as noticed to the homeowners. Both Ruth Riebel and Karen Swingle will remain as Directors to represent the homeowners.

Prior to the meeting, the Board moved to hire a 3rd party attorney to preside over meeting. Thus, Paul Wean, of Wean & Malchow, P.A., opened meeting with an expectation of a polite and respectful meeting which would follow Roberts Rules. Mr. Wean gave precise instructions to volunteers, Susan Allen and Karen Krot, as to the voting process and accurate ballot counting.

Attorney Wean also offered his opinion and suggestions on purposeful Minutes, modernize the existing Documents, and a nod towards the legality of re-purposing the area now seen as a deteriorating tennis court. He affirmed it was the Board’s duty to obtain best data available to guide us in making the best decision for the best use of this area. Wean offered a second legal opinion (along with that from our Association attorney) that changes to tennis court area are legal.

After a brief overall of 2011’s accomplishments and look-ahead for next year by the President, the Treasurer gave a financial report including the 2012 budget. The meeting was then turned over to Judith Marvaldi for a visual presentation on the proposed design to renovate the pool-tennis-boat area (Tract B).

Suggested modifications include relocating main entrance to meet ADA code, increase pool deck space (most used amenity), and improve parking. Other ideas incorporated prudent use of existing asphalt (keeping those areas with solid underlayment) for additional recreation amenities of the homeowners’ choice, plant trees supplied by City to generate shade and erosion control along slope. Overall, to bring together and boost the existing amenities we already enjoy (fountain, lake, dock, and boat ramp) and create an inviting and diverse recreational atmosphere.

Results from the petition which you may have signed at your front door, or returned via mail, indicate a majority are IN FAVOR of something other than another tennis court.

TRACT G Per City’s Building Dept., the Engineering Permit 2010-10, issued to Pleski for seawall modifications, was finalized on November 21, 2011. Areas still in need of attention consist of:
1.) reconnect to HOA’s irrigation 2.) fence and gates, and 3.) environmental concerns. The Board continues to work with the homeowner on these issues.

RESERVE FUNDING Community associations function as a business. As a business, the Board needs a business plan for the maintenance of their assets. One of the most important tools for planning your community’s future is a thorough, well-prepared reserve study that evaluates the short- and long-term property replacement needs. This allows the Board to create a reasonable budget that is in harmony with the community’s objectives.

A reserve fund is a benefit to homeowners, in that, present and future homeowners are treated fairly and equitably. As an example, special assessments are typically conducted because those who lived in the community previously did not pay their fair share; and as a result, current owners have to pay extra.

Board members change. While future Board members may not understand the logic or reasons prior decisions were made to fund the Reserve account, a reserve study provides a ‘blueprint’ for the future and the need for these consistent savings.

HAVE A VERY MERRY CHRISTMAS If you have questions or suggestions for your representatives, you can make your viewpoint known via contacting Lisa Donohue, Mgr, EPM Services. 407.327.5824 Lisa.Donohue@epmservices.com

We wish you all a very merry Christmas and happy Hanukkah
Judith Marvaldi, Secretary
Judy Meldrum, Treasurer
Gene Paulcine, Director
Ruth Riebel, Director
Karen Swingle, President

Newsletter is distributed to homeowners & tenants. /ksa
TOP 10 CODE VIOLATIONS

1. YARD MAINTENANCE STANDARDS
Yard maintenance is the responsibility of every property owner and includes the maintenance of overgrown areas on a regular basis. Dead trees and limbs must be removed and vegetation and trees trimmed so as not to impair vision or obstruct the travel of motorists.

2. INOPERATIVE MOTOR VEHICLES
Disabled and/or unlicensed vehicles cannot be stored on the premises unless located in a carport or garage. A disabled/unlicensed vehicle is a vehicle that does not display a current license tag and/or is not equipped with all parts that are required to legally and safely operate on public streets and/or cannot be driven under its own power.

3. JUNK, TRASH AND DEBRIS
Junk, trash and debris cannot be left in the yard and must be disposed of properly. This includes auto parts, appliances, furniture, building materials, tires, trash such as discarded paper, cardboard, plastics, etc. and debris such as tree trimmings and fallen limbs.

4. RESIDENTIAL PARKING
All currently licensed autos, trucks and vans must be parked in a driveway or a permanently designated area attached to the driveway. There shall be no parking in the front yard.

5. RECREATIONAL VEHICLES, BOATS AND TRAILERS
Recreational vehicles, boats and trailers, and the like must be parked in a screened area behind the front structure line of the main dwelling and must be for the resident's individual use. One sideyard must be left unobstructed.

6. PROHIBITED VEHICLES
Vehicles that are greater than 22 feet in length or 8 feet in height are prohibited in residential districts. Also prohibited are: flatbeds, step vans, farm or industrial equipment, dump trucks, buses and similar vehicles.

7. OUTDOOR STORAGE
Outdoor storage is prohibited. Generally, any equipment, materials, or furnishings that would ordinarily not be used outdoors may not be stored outdoors. For example, you may not keep indoor furniture, household appliances, auto parts, or building equipment outside.

8. ILLEGAL DWELLING UNITS
Dwelling units that have been added to the interior or the exterior of a structure without proper permits are illegal regardless of how long the units have existed.

9. PROHIBITED BUSINESSES
Office type uses may operate in a residential area. Non-office uses such as car and boat repairs, construction of cabinets and furniture, and other activities are prohibited. Employees other than the resident and/or on-site customers are prohibited. Remember, engaging in a business requires a business tax receipt.

10. CONDITION OF STRUCTURES
The maintenance of a structure is the responsibility of the property owner. Any wood, siding, shingles, roof covering, railings, fences, walls, ceilings, porches, doors, windows and screens, and other exterior parts of a structure must be maintained in weather tight, rodent proof, sound condition and good repair. The property owner is responsible for maintaining secure windows, doors or other openings that cannot be readily opened from the outside. An owner may need to board up a vacant structure if a break in occurs. Security boards should be made of exterior grade plywood painted in a neutral color that blends inconspicuously with the exterior colors of the building.
KEEPING CASSELBERBY NEIGHBORHOODS BEAUTIFUL

One of the City of Casselberry’s primary goals is to keep our neighborhoods attractive. To maintain desirable neighborhoods, the City has created minimum standards for housing, yards, parking, etc. to protect surrounding property owners and tenants from sub-standard conditions. The goal of a clean and orderly community is to preserve property values and reduce the threat of crime and vandalism.

This brochure has been developed by the Community Development Department to assist residents in understanding some of Casselberry’s minimum maintenance standards enforced in residential areas. The property checklist below is designed to help you evaluate your own property. On the reverse side are descriptions of the ten most common code violations. Please review this information and take steps to help beautify our City.

CHECK YOUR PROPERTY

STRUCTURES
Repair rotted wood, broken or missing boards, siding or shingles and make all exterior parts weather tight, rodent proof and sound. Exteriors must be resistant to water and be covered with paint, siding or brick that is in good condition. Inspect:
- exterior walls, doors, windows
- roof parts including rafter, soffit, fascia
- roof covering
- railings on stairs, elevated landings and porches
- fences (should be in good repair and legal height)

Keep housing safe, sanitary, in good repair and sound condition. Inspect both interior and exterior walls, ceilings, floors
- plumbing pipes, plumbing fixtures and electrical fixtures
- windows and screens
- maintain swimming pools

Make sure that:
- address numbers are permanently attached to the house and clearly visible from the street
- garbage is disposed of properly and containers are removed from the right-of-way the day of pick-up
- there are no areas where stagnant water collects and breeds mosquitoes

YARD MAINTENANCE
- now excessive growth (greater than 1") of grass and weeds
- edge or remove growth from sidewalks, curbs, gutters, swales

BULK TRASH
- Residential bulk trash pick-up service is available by calling WastePro at 407-774-0800. Special waste such as major appliances, furniture or other large bulky items are collected curbside if the hauler is notified 3 days in advance.

STORAGE:
- Storage of furniture, building materials, junk, refrigerators and auto parts are prohibited unless inside a fully enclosed structure. Storage of inoperable/unsealed vehicles is prohibited unless in a carport or garage.

PARKING:
- Recreational vehicles, boats or trailers must be parked behind the front building line.
- Most commercial vehicles are prohibited from parking in a residential district. Check with the Code Compliance Division for details.
- All vehicles in front yards must be parked in a driveway or designated parking area attached to the driveway.

BUSINESS ACTIVITIES
- Home occupations (any business conducted from your home) must be properly licensed and must meet strict criteria. No traffic or outside display may occur and the occupation must be clearly secondary to the use of the property as a residence.

WATER RESTRICTIONS
As mandated by St. John’s Water Management District, customers served water by the City of Casselberry are restricted as follows:
- Lawn irrigation is restricted to a maximum of two days per week and shall not occur between the hours of 10:00 a.m. and 4:00 p.m.
- Properties with odd numbered addresses can irrigate on Wednesday and Saturday during Daylight Savings Time and only on Saturday during Eastern Standard Time.
- Properties with even numbered addresses or no addresses can irrigate on Thursday and Sunday during Daylight Savings Time and only on Sunday during Eastern Standard Time.
- New landscape may be irrigated on any day at any time during the initial 30 days and every other day for the next 30 days for a total of one 60-day period.
- Washing of vehicles should be done during your assigned irrigation dates using a handheld hose equipped with an automatic shut-off nozzle.
- Irrigation using a micro-spray, micro-jet, drip or bubbler irrigation system is allowed anytime.

Call 1-800-232-0904 for current water restriction information.

HOW OUR SERVICE IS PROVIDED
A citizen can report a complaint by calling the Code Compliance Division at 407-262-7700, extension 1104, or by visiting the City’s website at www.casselberry.org. A staff member will take information regarding the location and nature of the violation. An inspector will conduct an inspection of the property. If it is determined that a violation exists, the inspector will inform the property owner of the code violation.

IF YOU RECEIVE A NOTICE OF CODE VIOLATION...
Contact the Code Compliance Division and find out how to correct the problem. Additional time can be requested, provided that progress is being made on the violation. Some problems are serious, and correction must not be delayed.

If prompt action is not taken to correct the problems, legal action becomes necessary and a notice to appear before the City Code Enforcement Board will be issued. The Board has the authority to impose fines up to $250 per day. The notice is served.

Remember: Working together will improve the quality of our neighborhood and community by preventing blight. The Code Compliance Division is here to help.
ANNUAL MEETING HAS BEEN CHANGED TO TUESDAY, NOVEMBER 29. The date was changed due to our management company following the guidelines for a Homeowners’ Association. Unconventionally, Northshore’s documents follow the guidelines for condominiums. We regret none of the Board members had opportunity to proof the printed material prior to mailing. However, with the 2nd notice, changes were made and still met the requirements of giving a 30-day notice. Additional costs for the corrected mailing were paid for by EPM Services. Join us at the meeting and/or send in your yellow ballot in both yellow envelopes. We regret any inconvenience this may have caused.

HOW TO RENOVATE DOCUMENTS? This is not the first time the above scenario has been played out. You may recall, a similar discrepancy took place in 2008 while Mr. Pieski was President. Thus, the Annual meeting was postponed till January 2007. Since then, your Board has discussed and reviewed costs to streamline our documents in an effort to match FL Statutes for homeowners’ associations. Approximate cost would be $4,500 for legal fees. The good news is these costs could be recovered over the years by sending only one notice; thus reducing expense of postage, envelopes, printing, and paper. The project of updating Northshore’s documents is on Board’s agenda, along with repairs to erosion at lagoon and meeting requirements from American Disabilities Act re the entrance to swimming pool, etc.

TRACT G The seawall modification (see attached permit #2010-10 / 945 Brydie) has made progress. However, project has not been granted an ‘approval’ by the jurisdictions as of this Newsletter’s date. Per City’s permit, Pieski must complete the re-vegetation by Oct. 31, 2011. Disturbed areas are to be stabilized prior to project closeout. This has not been accomplished.

BUDGET The 2012 Budget has been approved by the Board of Directors. As of January 1, 2012, your assessments will be $106 per month. New coupons from the bank will be mailed to each homeowner approximately mid-December.

VOTING IS A PRIVILEGE Remember to clear up any nagging past-due monetary obligations. At the August meeting of the Board of Directors, there was an undivided vote that any homeowner who had a delinquent balance greater than $10 for a period of more than 30 days, would have their voting privileges suspended, until such time as their obligation is paid in full. Under same conditions, an owner would not be permitted to run for a seat on the Board. This resolution is not new and was reiterated to meet the requirements of Florida Statutes. The resolution is not designed to disqualify viable candidates. The Board needs volunteers who are passionate about helping their community and neighbors. Please join us.


A GREAT DAY IN OUR NEIGHBORHOOD! On Saturday morning 14 families prepared for a daunting day of selling their keepsakes. The weather was perfect, and by 8:30 a.m. it appeared our community had been invaded. We appreciate the patience of those who chose not to participate, and trust you found a bargain or two amongst your neighbors’ treasurers. Cost per participant was $4 which covered the permit and ad in Sentinel. It was, also, entered on CraigsList.com. Thanks to Carol Principe and her volunteers who made this event possible, the 2nd Annual Community Yard Sale was a huge success.

Newsletter is being distributed to homeowners & tenants. If you have any questions, contact your Manager at Lisa.Donohue@epmservices.com 407.327.5824 kss
NORTHSOMP COURTYARD VILLAS HOA, INC.
c/o EPM Services, 390 S.R. 434, #203, Longwood
October 10, 2011

BUDGET  The Board of Directors is reviewing the '12 BUDGET making every effort to keep monthly assessment as low as possible. However, due to deficit on last year's road paving project, an additional $7,400 was borrowed from another RESERVE Account. This amount must be replenished. In addition, we must save enough money (est'd $12,000) to seal the new asphalt in 2013, or two years from now.

COMMUNITY YARD SALE  A large banner, announcing our community yard sale, will be placed at entrance the week prior to Nov. 5th. Call Carol Principe/407.699.5382 to join your ten neighbors for the sale.

HINT #3: In general, ask for 25% to 33% of the item’s original cost

APPRECIATE THE HELP provided by a willing and generous Patrick Hoffman and Frank Viola at the pool area.

LEGAL UPDATES  The FL Legislature passed a number of changes to the Statutes which govern HOA’s.* Effective July 1, 2011:
720.303(5) An owner may consent in writing to disclosure of certain official records; i.e., release of directories to public.
720.303(2) Members have the right to attend most meetings and speak with reference to designated items with reasonable rules, versus a petition to speak.
720.305(2) Association has ability to levy fines for failure of owner to comply with reasonable Association bylaws/rules.
720.305(4) Voting rights of members who have been suspended, may not be counted for quorum interests.

VOTING IS A PRIVILEGE  At Board of Directors August meeting, majority voted that any homeowner who had a delinquent balance greater than $10 for a period of more than 30 days, would have their voting privileges suspended, until such time as their obligation is paid in full. Under same conditions, an owner would not be permitted to run for a seat on the Board.

Likewise, suspended members would not be counted towards quorum. Non-confirmed payments/funds must be received two business-days prior to deadline.

Although some rules are not new to Northshore, Statute 720.306 was amended to specify additional requirements for owners to be elected to HOA’s Board of Directors and mandated another vote from the Board:
1.) cannot be delinquent in payments, etc;
2.) cannot be convicted of a felony, etc.

TRACT G  The unauthorized seawall located on community-owned property has been removed and a fence erected to define the land owned by Mr./Mrs. Pleski and the land owned by the Association. Although the project is not complete, we are pleased to see progress after 4-years. It was tedious appropriating the $17,000 of your money to get Tract G back to the rightful owner. We’re anxious to move on with other needed repairs.

RECREATION/CABANA FLOOR  A thank you goes out to Landscape Chairperson, Judith Marvadis, for her help with skid-resistant, re-surfacing of cabana floor.

FIRE STATION  For the past 6 years, your Association has enjoyed the privilege of gathering at the Fire Station located across Seminola. Per meeting today, with Fire Chief, Don Harkins, he has requested members of Northshore act civilly, and not condemn our host; the City, Mayor, Code Enforcement, Fire Dept, and your HOA. It was also stated “loud, argumentive, male voices” could be heard during and after our meetings.

All community service organizations, including your HOA, have an open door policy for corrective action; but will not tolerate unruly behavior. Roberts Rules of Order are used as our guideline, and the Association has, and will continue to, adjourn any meeting which becomes disruptive or abusive.

*Extensively paraphrased from Newsletter provided by Clayton & McCulloh, Attorneys at Law, Maitland, FL Volume 3 – 2011. Clayton & McCulloh suggest you consult legal counsel before acting upon these new Statutes which have not been addressed in their comprehensive form.

Newsletter is being distributed to homeowners & tenants. If you have any questions, contact your Manager at Lisa.Downhue@epmservices.com 407.327.5824
POOL INTELLIGENCE

WALK - DON'T RUN: The Board was successful in selecting a vendor to install a non-skid floor surface at the cabana. Work should begin next week. Unfortunately the pool will be closed for 3 or 4 days during the resurfacing project.

COMMUNITY FACILITIES: In an effort to clarify #3.10 of the Rules and Regulations re the availability of pool, cabana, kitchen, or other community amenities to homeowners (tenants may coordinate through their landlord) for groups larger than two guests, please contact Lisa at EPM. Permission for the event does not constitute a private party, as the facility will remain open to all residents; however, it does require a $50 refundable deposit and liability disclaimer.

ETIQUETTE & HOUSECLEANING: Enjoy our shared amenity. Then upon leaving, look behind to be sure you've cleaned up any mess left behind. Reposition the pool furniture in an appropriate manner.

ROPE & BOUYS have been replaced with a new safety life-line. Please do not disconnect. It may save a life.

NO GLASS: Broken beer bottles have been found at pool area. It is imperative that no glass containers be brought inside the fenced area. Shards of glass are dangerous, and cause for a pool shut-down.

DO YOU KNOW WHERE YOUR KIDS ARE? The pool is open from 7 am to 11 pm. Please respect these hours as a courtesy to fellow residents. Vandalism and unruly behavior at the pool area have cost your Association unnecessary expense and additional workload for the volunteers that care for the recreation area.

POOL KEYS are available to homeowners for purchase at $20 each. Please contact Lisa Donohue at EPM Services.

TRACT G According to the 'Agreement' signed and filed by our attorney with Seminole County Courts in April 2011, the homeowners of Lot #19 have begun construction to restore Tract G (a community owned strip of land) to its intended and required purpose by the zoning laws of Seminole County. See June 29th newsletter re the Board’s struggle over past 4 years and $17,000 of your money spent on legal fees to stop a planned takeover of your property/Tract G. The attempted encroachment has cost each homeowner in Northshore approximately $191.

Your Board is hopeful we can now turn our attention and budgeting of funds to other much-needed upgrades for our community.

STREET LIGHTS If you notice a malfunctioning street light, please assist us by calling Progress Energy at 1.800.228.8485. They make it easy, and it’s helpful to all.

ANNUAL COMMUNITY GARAGE SALE Save-the-date Saturday/November 5 and begin making preparations to earn some cash or just de-clutter the house. Contact Carol Principe, 407.699.5382, no later than October 21. She will assist with advertising, traffic control, permits, and parking.

HINT #2: Ask yourself, “Are you selling things to make money, or to get rid of them?” Price the items accordingly

VOTING IS A PRIVILEGE At Board of Directors meeting held August 22, majority voted that any homeowner who had a delinquent balance greater than $10 for a period of more than 30 days, would have their voting privileges suspended, until such time as their obligation is paid in full. Under same conditions, an owner would not be permitted to run for a seat on the Board. Likewise, those suspended member would not be counted towards quorum.

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# BOARD of DIRECTORS 2011

## ARCHITECTURAL REVIEW BOARD
- Mark Stalder, Chairperson
- Joe Zomek
- Karen Swingle

## CIVIL
- Roads, sewers
- Water retention
- Fountain, spillway

**CHAIR**
K. Swingle
407.678.4101
KSSwingle@aol.com

**COMMITTEE VOLUNTEERS**
- Brian Fane
- Carol Prince
- Joe Zomek
- Maureen Miesenberg

- Tour area regularly
  - Work with vendors and jurisdictions
  - Maintenance & upkeep

- Reports to and makes recommenda’s to BOD

## LANDSCAPE
- Lawns, comm & priv shrubs and trees
- Irrigation, well, pump
- Pest control contract fulfillment

**CHAIR**
J. Marvaldi
407.754.1773
J.marvaldi@mac.com

**COMMITTEE VOLUNTEERS**
- J. Melkum - Irrigation/well
- Ruth Riegel

- Tour area regularly
  - Work w vendors
  - Maintenance & upkeep report @ BOD meet
  - Liaison between vendor and homeowners

- Reports to and makes recommenda’s to BOD

## PUBLIC RELATION
- Welcome/orientation
- Education/newsletter
- Social events
- Progress/achievements
- Coach / mentor

**CHAIR**

**COMMITTEE VOLUNTEERS**

- Communicate with owners and residents regularly
- Welcome pkg to new owners, newsletter, assist disputes-queries

- Reports to and makes recommenda’s to BOD

## RECREATION
- Pool, cabana, tennis
- Fence, gate, keys
- Pool pump/filter
- Restrooms/furniture

**CHAIR**
G. Pauldine
407.885.8317
Gpauldine@aol.com

**COMMITTEE VOLUNTEERS**
- Frank Viola - Pool/cabana
- Ruth Riegel
- Robbin Riegel

- Tour area regularly
  - Work w vendors
  - Report @ BOD meet
  - Public health standards, maintenance & upkeep
  - Keeper of keys
  - Cabana reservations

- Reports to and makes recommenda’s to BOD

## SECURITY
- Perimeter wall, kiosks, signage, flag and pole
- Entrance & lights
- Miscellaneous

**CHAIR**
Ruth Riegel
407.699.9690
RobRiegel@embarqmail.com

**COMMITTEE VOLUNTEERS**
- Tom McBride - Flag/pole
- Janice Pride
- Anne Sentiff

- Tour area regularly
  - Work w homeowners
  - Communicate/forms, and recordkeeping
  - Boxes, locks and upkeep/violations
  - To general area

- Reports to and makes recommenda’s to BOD

## WATERCRAFT
- Watercraft & parking
- And registrations

- Boxes, ramp, dock

**CHAIR**
Lois Stalder
407.695.1734
MsStalder@gmail.com

**COMMITTEE VOLUNTEERS**
- Janice Pride
- Anne Sentiff

- Tour area regularly
  - Work w homeowners
  - Communicate/forms, and recordkeeping
  - Boxes, locks and upkeep/violations
  - To general area

- Reports to and makes recommenda’s to BOD

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*January 17, 2011*
Northshore Courtyard Villas
Rules and Regulations
Compiled May 15, 2011

The following Rules and Regulations are being provided to you as a refresher to assist homeowners and residents in obtaining a quality community living, preserving the uniform appearance of units, and helping to maintain property values. It is the residents, themselves, that bear the primary responsibility for creating pride in Northshore.

I. GENERAL RULES
   1.1 Unit owners, renters, or guests shall not take such action at any time which would adversely affect the safety, soundness, or appearance of any portion of the Association property which is in of these Rules and Regulations.
   1.2 Homeowners, renters, or guests shall not permit any disturbing noises, obnoxious or offensive behavior, nor permit any conduct interfering with rights, comforts, or conveniences of others.
   1.3 Destruction, fencing or blocking of any common area or other Association property is strictly forbidden. In addition, personal items or structures cannot be left, attached or erected anywhere on any part of the Association property. Residents responsible will be assessed for any damages incurred and attorney fees if applicable.
   1.4 Basketball hoops or nets are not to be visible to the public from the streets or common area.

II. EXTERIOR, GARAGE, & DRIVEWAY
   2.1 It is the owner's responsibility to maintain the neat and clean appearance of the property, including exterior cleaning of walls, roofs, and driveways.
   2.2 An ARC application must be submitted to the management office before any external repair or construction or change affecting the community's original plan can be made.
   2.3 All exterior building colors must be in conformity to community colors.
   2.4 Shutters, awnings, or other decorative trim are prohibited.
   2.5 No reflective foil or other material is permitted on any window or door.
   2.6 Trailers, house trailers campers, tents, sheds, watercraft or similar objects are prohibited.
   2.7 Garage doors must remain closed except when in actual use to allow ingress or egress. Garage's primary use is for housing of vehicle. No garage may be converted into dwelling space.
   2.8 Any replacement of garage door must be approved by the ARB.
   2.9 After dark, driveways must be cleared of bikes, sports equipment, carts, or debris of any kind.
   2.10 Driveway seal/paint/stain must look like gray concrete in color, with prior approval by ARB.
   2.11 All globes and lights on front lawn lampposts and/or dwelling are to be white only, and required to be lit during night time hours.

III. RECREATIONAL
   3.1 Pool rules are posted at the cabana.
   3.2 No glass containers at the pool.
   3.3 No DIVING.
   3.4 No floating devices permitted in pool.
   3.5 No pets permitted in pool area by FL statutes.
   3.6 Children under 13-years of age must have an adult present at all times.
   3.7 Children under 16-years of age may not invite guests to pool unless there is an adult present with them at all times. With an adult present, children may have two guests at a time.
   3.8 Only residents and their guests are allowed to use the recreational facilities.
   3.9 Pool hours are 7:00 am to 11:00 pm.
WORTH THE WAIT! Have you seen the entrance after dark? It's gorgeous with the spotlights promenading the tall palm trees. New flood lights illuminate our name and have been installed in a manner to ward off vandalism (which was one of several causes for needed repairs). The installation also included a new transformer. We did manage to salvage three 'mushroom' lights to be reused at the area south of island.

As mentioned in arch newsletter, this was a daunting task, as soon after we solved one problem, another (vandalism) arose.

If you like what you see, please be sure to thank Judith Marvaldi, your Landscape Chairperson. She is responsible for meeting, discussing, reviewing the vendors' recommendations. Look for a burst of color at the entrance as Judith's next project will be to coordinate the planting of annuals.

WALK - DON'T RUN We are sorry to report there was an accident in April when one of our residents slipped and fell at the cabana.

Thus, it has become the #1 mission for your Recreation Chairperson, while working with Management, to install an improved floor surface. Vendors have advised existing surface must be removed, so that a new non-skid surface may adhere properly. Currently we are waiting for further information and pricing.

ORGANIZATIONAL CHART On reverse side of this newsletter is copy of the Board of Directors' chosen areas of responsibility. As you may see, there is a variety of amenities and areas in need of attention. Please invest in your community by choosing a committee that best suits your talents or interests, and lend a helping hand.

POOL KEYS Our existing pool-key system will soon be obsolete. Keys can only be purchased from out-of-state manufacturer, Stanley. Even with a bulk order, the keys are becoming more and more difficult to obtain.

This is another unforeseen expense if all 5 locks and 90 keys must be changed out for new ones; or an electronic key-card system.

DATE CHANGE With approval from majority of Directors, the Board meeting will be changed to 4th Monday in August to accommodate Management's vacation schedule.

MONEY MATTERS As reported in the March newsletter, the Board of Directors is working around a $12,862 deficit leftover from the road paving project (the $390 special assessment per household covered only half the cost of paving; it was not received in-full). The Board has an in-place/working plan to replenish the borrowed funds by December 2012.

The June 29th newsletter details the struggle to protect the community property (Tract G) from encroachment of the nearby homeowners. Fees paid for legal services are creeping up towards $17,000, plus many volunteers' hours have been donated for the project over the past 4 years.

These money concerns demand a complex financial plan, while prioritizing projects and their expenses. We are doing everything possible NOT to request another special assessment from the homeowners. However, lack of funding is causing delays to many needed projects.

RULES & REGULATIONS The ever changing society that we are, Northshore is enjoying the influx of new residents. Although all new tenants and owners should receive a copy of the Association's rules and regulations (attached for your review) at time of contract, the Board also instructs Management to send a welcome letter which includes a copy of rules and regulations adopted by various Boards over the past twenty-some years. Also, including in the welcome package is handy list of utility providers, recent community newsletter, and copy of current financial budget to help them understand what/where/why their monthly $104 goes.

AN ANNUAL EVENT? Past November Northshore held a community-wide garage sale. It was well attended by insiders and outsiders, with approximately seven families participating. If you'd like to see another GARAGE SALE this Fall, or have suggestions to make our 2nd one an even better event, please contact Carol Principio, 407.699.302. She has volunteered again to assist with permits, signage, and even hints on how to make more money. HINT #1: Start saving now!

POOL UPGRADE Thanks goes to Ruth Riebel who helped arrange for the required, new pool Ph-filter to be installed for better water quality.