



# SEMINOLE WOODS COMMUNITY ASSOCIATION NEWSLETTER



## **Upcoming Events:**

- **FIRST FRIDAY**  
In the Park—6:30 pm  
December 2<sup>nd</sup>  
January 6<sup>th</sup>  
February 3<sup>rd</sup>
- **Seminole Woods Board  
Annual Meeting**  
Monday, Jan 9 2012, 7pm
- **Seminole Woods  
Ladies Luncheon**  
Tuesday, 27 December -  
12:30pm
- **NEXT  
NEWSLETTER**  
March 2012

## LETTER FROM THE PRESIDENT

Gary Vest

President Seminole Woods Community Association

The seasons have changed and we are now in Fall with much more pleasant weather. I feel sure that most of the residents are enjoying the more moderate temperatures that come with this time of year. Our Luau in the Park was very successful with a large number of residents attending to enjoy the fellowship, food and fun. For those residents that did not make the Luau, please go to the community website at [seminolewoods.com](http://seminolewoods.com) and check out the photographs of the festivities to see what you missed. A big thank you is due to all who made this happen.

Since the last issue of our newsletter for the year, there have been several incidents of not that need to be made know to all residents. First, I need to mention that there have been numerous reported incidents dogs running loose within the community. I have had the Seminole County "Leash" law posted on the community website (and have included a copy in this newsletter). For those that are not aware, Seminole Woods is subject to this leash law and anyone who contacts animal control to make a complaint will probably cause the dog to be picked up by an animal control officer. I want to emphasize that our Gate Attendants are not animal control officers and it is not their job to catch a loose animal. The bottom line is anyone making a complaint of a loose dog should initiate the call themselves if they feel it is necessary. Seminole Woods does maintain a directory

of pets with photographs. This directory can be of assistance in determining ownership of the animal. This directory is only useful if residents use it and if you have a pet the directory can assist but only if the residents take a photograph and register their pet. The second issue that all residents should be aware is that we have experienced a rash of deer kills and wounds. We have also found evidence in our park of someone killing squirrels, skinning them and leaving the skins for dogs to find. Seminole Woods is just too populated with five acre home sites for this sort of thing to be happening. Most are aware that the gun laws in the State of Florida have radically changed and in most cases have nullified the local, county and municipal laws regarding firearms. This change does not change the fact that common sense should prevail and shooting a high powered rifle shows a lack of common sense for safety reasons. A third situation needs to be brought to light. As stated many times in the past, residents need to control and monitor their kids actions. We have had speeding, running of traffic control signage – (Stop Signs), four wheelers on the equestrian trails, dirt bikes on the common area and in the park doing donuts in the grass. We all know that kids will be kids and many of them do not think before they act. But I do remind residents that these actions will not be tolerated. Anyone witnessing an incident can report the incident to the gate attendant with description of the occurrence. Be aware of the fact that for any action to be taken the reporting individual must be willing to testify to the Violations Committee. These sort of complains can and will be

*(Continued on page 7)*

*Julie Clark*

Did you know that the Seminole County School Board is considering closing the doors to Geneva Elementary School?

## Geneva Schools Throughout History:

- \* Pioneers settled in 1765 and began in-home schools at the homes of teachers. Mrs. Culpepper, Miss Rogers, and Miss DeBogary were a few of the teaching pioneers in the settlement. Salaries were reported to be \$20-\$30 per month.
- \* 1874 the first school was built – a one room log building west of original cemetery.
- \* 1877 first school was replaced with larger plank school house. By the late 1800's there were 7 schools in Geneva, including the Cochran school for African American children.
- \* 1903 centralized, larger school built called the Dooley School.
- \* In 1924 the original brick school was built on the corner of First and Main Street and served as Geneva Elementary for 64 years.
- \* In 1988 our current school buildings were constructed on the same property, continuing to serve many generations of Geneva students and families.
- \* In 2011 a bloated school board considers closing Geneva Elementary School.

***Our opinion matters!***

***TOGETHER we can make a difference!***

***Let your voice be heard!***

As voters we need to stay aware of current legislation and hold our elected officials accountable for their spending. Our opinion does matter and together we can make a difference. We need to unite and make sure they eliminate the waste, not the necessities. For example, years ago the A+ Recognition Fund was established as a bonus program for teachers to reward & sustain substantial academic improvement & high academic achievement. This is earned when the school achieves an A status based on FCAT scores. Did you know that even during this time of economic distress and hardship that Seminole County continues to use the Florida Lottery money, “millions for education”, to pay these teacher bonuses. In a time when taxpayers have to adjust our lifestyles and do more with less, why is that the Seminole County School Board does not practice this? They threaten to close schools or increase our property taxes. The current millage rate for schools is 7.7220, that is 2.85 higher than the county rate which is at 4.8751. The school tax calculation also does not include the exemption amount. The county has adjusted spending to the lower income and is not attempting to raise taxes and yet they collect substantially less in taxes. We need to hold our school board and state officials accountable. Below is the contact information for the Seminole County School Board and our County Representative:

### Seminole County School Board

Dr. Bill Vogel, Superintendent  
Dede Schaffner, School Board Chairman  
Sylvia Pond, School Board Vice Chairman  
Karen Almond, School Board Member  
Diane Bauer, School Board Member  
Dr. Tina Calderone, School Board Member

### Contact Information

[Bill\\_Vogel@scps.k12.fl.us](mailto:Bill_Vogel@scps.k12.fl.us)  
[Dede\\_Schaffner@scps.k12.fl.us](mailto:Dede_Schaffner@scps.k12.fl.us)  
[Sylvia\\_Pond@scps.k12.fl.us](mailto:Sylvia_Pond@scps.k12.fl.us)  
[Karen\\_Almond@scps.k12.fl.us](mailto:Karen_Almond@scps.k12.fl.us)  
[Diane\\_Bauer@scps.k12.fl.us](mailto:Diane_Bauer@scps.k12.fl.us)  
[Tina\\_Calderone@scps.k12.fl.us](mailto:Tina_Calderone@scps.k12.fl.us)

### **State & Federal Elected Officials**

Find your local Senator or Representative at [www.MyFloridaHouse.gov](http://www.MyFloridaHouse.gov) or [www.FLSenate.gov](http://www.FLSenate.gov)

*(Continued on page 3)*

**GENEVA SCHOOL NEEDS YOUR HELP! - - - (CONTINUED)**

*(Continued from page 2)*

Please join in the fight to save our schools and keep the education we expect in Seminole County. Remember when the final list for school closure is created it may be to late. We need to support this effort before it becomes to late. For more information or if you would like to support this cause, please contact me, Julie Clark at (407) 247-3218.



**Monday, 6 January 2012**

**7pm**

**Geneva Elementary School**



January 2012						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
					13	14
15					20	21
22	23	24	25	26		
29	30	31				



**Mark your calendar and Don't Forget!!!.....**

The Seminole Woods Annual Meeting. Yearly budget along with your proxy will be mailed prior to the meeting. Please return your proxy to the guard prior to the meeting.

**Rom W. Powell**

The purpose of this article is to inform the residents of Seminole Woods of two official Seminole Woods documents: The Revised Declaration of Restrictions (1996), and the Revised Rules & Regulations (2008), and their importance in the daily lives of those of us who live, work or visit within this community of ours.

First, some background. Seminole Woods (hereafter “SW”) was developed under Florida State law as what is called a Residential Community Development some 30 years ago. After the developer had finished putting in the infrastructure with some 26 miles of roads and surveyed into five-acre lots, control of the development was turned over to the Seminole Woods Community Association (hereafter “the Association”). The Association was formed as a Florida Non-Profit Corporation with Articles of Incorporation and By-Laws. The Association then adopted a Declaration of Restrictions (hereafter “the Declaration”). All of these documents, with later revisions, have been recorded in the official records of Seminole County. The Board of Directors drafted and published the Seminole Woods Rules & Regulations (hereafter “the Rules”), copies of which, as amended over time, have been furnished to every SW lot owner. By state law and under the Declaration, every record title owner of a lot in SW is a member of the Association.

There is a significant legal distinction between the Declaration and the Rules. The Declaration applies to *activity on an owner’s lot* whereas the Rules apply to activity *on the common areas* owned by the Association: the roadways and grassy shoulders, horse trails, park property and associated facilities, water plant, gatehouse. Under state law, each resident, their guests and business invitees are governed by the Declaration and Rules while within the community. Of course, all relevant federal and state laws and administrative regulations, and certain Seminole County ordinances are applicable to Seminole Woods. Under state law and the Declaration, the SW Board of Directors is responsible for providing certain essential services which would otherwise be provided by city or county governments. This responsibility includes to a certain extent the safety, security and well-being of persons and property within Seminole Woods by, among other things, the enactment and enforcement of provisions of the Declaration and the Rules.

Provisions of the Declaration and Rules can be enforced by several different ways: (1) lawsuit filed in Seminole County Circuit Court by the Association against the violator seeking an injunction and/or money damages, or (2) issuing an official warning by letter to the violator, or (3) referring the violator for a hearing before the SW Documents Violation Hearing Committee (hereafter, “the Committee”). Sometimes, if the violation is minor one, a Board member will have an informal discussion with the resident violator which will resolve the problem

[ If a crime is observed being committed, it should be reported by calling 911. In a non-emergency, the Sheriff’s Office number to call is 407-665-6650. Also, the SW gate attendant should be notified.]

Any person wanting to report a violation of the Declaration or Rules should either send an email to a Board member or fill out a report form at the Gatehouse. The report should contain as many of the following essential facts as possible: The date, time and place within Seminole Woods of the violation; the name or physical description of the violator; the tag number, make, model and color of any vehicle involved, and the provision of the Declaration or Rule observed to have been violated. The report is then discussed by the Board at its next meeting, and a decision is made as to what action should be taken.

If the Board’s decision is to refer the matter to the Violations Committee, a letter is sent to the violator 14 days in advance stating that a hearing will be held on the violation report before the Violations Committee

*(Continued on page 5)*

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<sup>1</sup> An injunction is a court order requiring someone to do something or refrain from doing something,

## DID YOU KNOW? -

(CONTINUED)

(Continued from page 4)

on a certain date and at a certain neutral place<sup>2</sup>; the provision of the Declaration or Rule allegedly violated, the conduct constituting the violation, that the person has the right to be present, witnesses and evidence, be represented by an attorney and have a record of the proceedings made by a certified court reporter. The letter further advises that if the Committee finds that a violation was committed, the Board could impose as a penalty a fine not to exceed \$50 for a single violation or \$1,000 for a continuing violation and suspension of the resident's park or horse trail privileges for a period of up to 30 days.

By state law, the Violations Committee must consist of at least three SW residents appointed by the Board who are not Board members or related to Board members. Witnesses will be requested to testify at the hearing, or, if they prefer, by telephone conference call. Tangible evidence such as photos or documents may be presented. The Committee then decides whether a violation occurred, and if so, what penalty the Committee recommends should be imposed. The committee's decision must be by a majority. The Committee chairman then sends the Board a report containing its findings and recommendations.

When the Committee's report has been received, it is discussed by the Board usually at its next meeting, and the Board decides what the sanction should be if the Committee has found a violation. The Board then notifies the violator of its decision by letter. If a fine is imposed and not paid, the Association can file a small claims lawsuit in the Seminole County Court, and if it prevails, can obtain a judgment in the amount of the fine, court costs, reasonable attorneys fees, and pre- and post-judgment interest. When recorded in the Seminole County Public Records, the judgment will become a subordinate lien against the resident's real property which must be satisfied before a sale or re-mortgage of the property. The judgment can also be satisfied by a garnishment of a money account or debt owed the resident by a third party, or attachment by the Sheriff and public sale of any of the resident's valuable personal property such as a vehicle or boat.

So there it is folks. It is recommended that each lot owner review the Declaration and Rules themselves and with other members of their household, especially teenagers. If you don't have these documents, they are on the SW Website, *seminolewoods.org* and go to



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**Frances Cunningham**  
Broker Associate

**Jayme Stenger**  
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<sup>2</sup> The Committee hearings are held at 7:00 week nights at the Geneva Elementary School.

# DID YOU KNOW? - (CONTINUED)

(Continued from page 5)

the residents only area, then click on the appropriate link. Also, hard copies can be obtained from the Association's Manager, Roger Coleman, 2600 Lake Lucien Dr., Maitland FL 32751, telephone 407-660-8684, at a nominal cost.



With a Proud Seminole Woods Work History

With a Proud Seminole Woods Work History

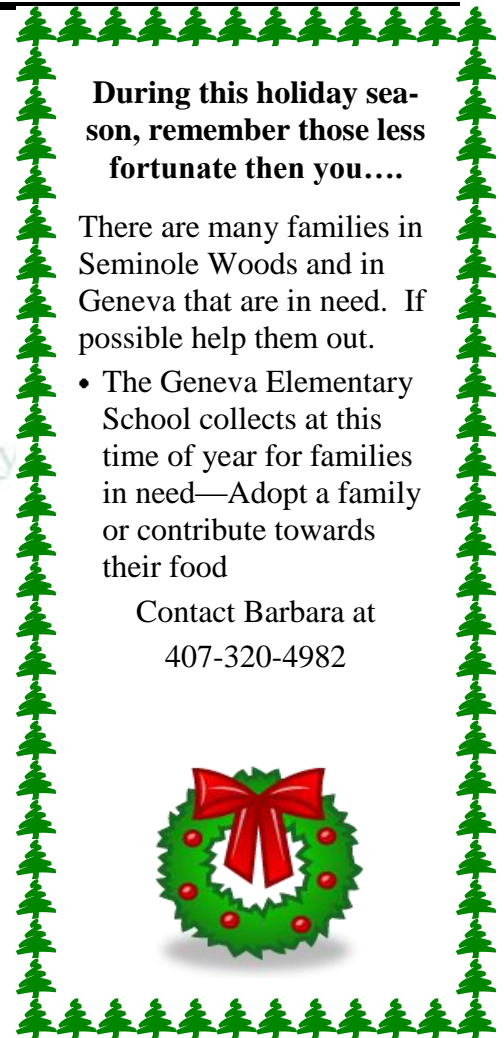
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 ccauthan@gmail.com

For More Information Call or Email  
 Sarah or Cheryl



During this holiday season, remember those less fortunate than you....

There are many families in Seminole Woods and in Geneva that are in need. If possible help them out.

- The Geneva Elementary School collects at this time of year for families in need—Adopt a family or contribute towards their food

Contact Barbara at  
 407-320-4982

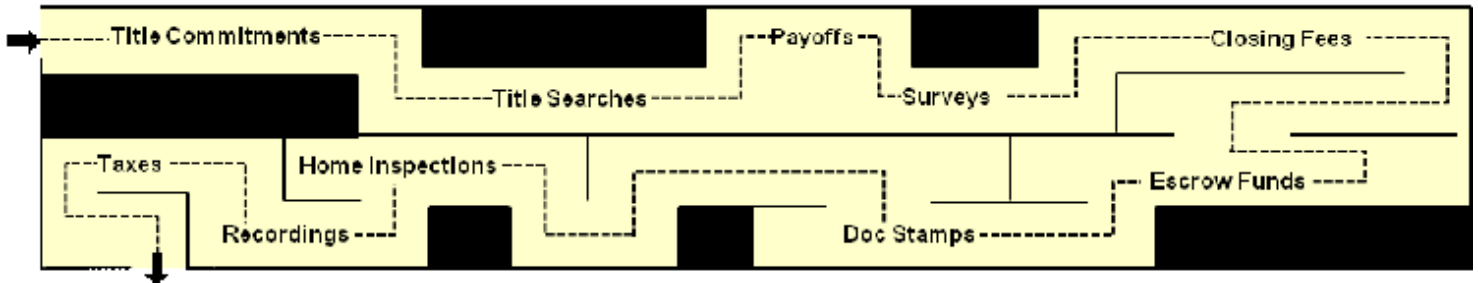


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# LETTER FROM THE PRESIDENT-

(CONTINUED)

(Continued from page 1)

brought before our Violations Committee for a hearing. Remember parents, you are responsible for actions of child up to the age of 18. These sort of actions by a small minority of our young create a safety issue and costs us all in the funds from our budget to make repairs as necessary.

On the positive note, a number of major repairs and been accomplished in the community. A new font gate operator system with a raised concrete pad has been installed with electric eyes on both the entry and exit sides to prevent closure on vehicles in the gate area. An electric eye has also been installed on the back gate at SR46 allowing this gate to have a normal shorter closure time and still allow fire department vehicles such as their tanker truck to enter and exit and still prevent closure of the gate on the vehicle. This was necessary to increase the reliability of the



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gates which were well on the way to costing the community an absurd amount of maintenance call fees. As mentioned in the August newsletter the Park has had major repairs made that were long overdue. Curbing has been installed at Seminole Woods and Chippewa and Onondoga on the worst case sides with ribbon curbs on Seminole Woods Blvd. The Board is now considering further curbing to be done as funds are available. Lightning protection is being installed by the Board for the Park camera system. The broken finial on the entrance gate has been found and re-installed on the gate top. All the finials on both the entrance and exit gates have been repaired with a bright gold paint finish and the gates are being repainted a glossy black.

As a reminder to all residents I feel it is necessary to restate verbatim a section of our **Revised Declaration of Restrictions:**

## LETTER FROM THE PRESIDENT- (CONTINUED)

**8.07** No vehicle of any type may be parked or stored overnight on any of the Common Areas. Tractor-trailers, commercial vehicles, buses, recreational vehicles, or other like vehicles may not be parked or stored on any Homesite within the natural buffer described in Section 7.04 hereof.

**6.01** No residences, additions thereto, accessory buildings, pools, fences, or any other structures shall be erected, placed, constructed, altered or maintained upon any portion of a Homesite unless a complete set of plans and specifications therefore, together with a plot plan indicating the exact location of the structure on the Homesite (and where applicable, indicating the location of conservation areas on the Homesite), shall have been submitted and approved in writing by the Architectural Review Committee as hereinafter defined. Such plans and specifications shall be submitted in writing over the signature of the owner or his duly authorized agent on a form which shall be satisfactory to the Committee.

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A final note, the Board of Directors asks for the cooperation of all residents on the use of the back gate at SR46. This gate is for the use and convenience of our residents. It is not for the use of Service Companies, Contractors, friends of residents, or anyone who is not a resident of Seminole Woods. The gate is posted with a large sign so stating that it is for use by Residents Only. When those who are not residents use this gate we have no record of their presence in the community. This can create a problem should there be an incident of some type. The same applies to the use of Cochran Road. Although it is fine for a resident to enter the community via Cochran Road it is **NOT** ok for anyone to enter Seminole Woods via this road. Please be aware that a resident not seeing a pass could report the person coming in via either of these two points to the gate attendant as a trespass. To prevent this sort of thing from happening, the use of the front gate is highly recommended for all those visitors to the community.

A reminder, the annual meeting is in January 2012. This meeting is very important and a quorum is necessary to hold an election of Board of Directors. Please plan to attend this meeting.

Do you have a toddler, Age 5 or younger?  
Would you like to meet other toddlers in the neighborhood?  
Contact Katy at [sunhappy12127@aol.com](mailto:sunhappy12127@aol.com)

Katy Bailey  
Lot #81

# Neighborhood Watch

– **Derek Clark**  
**SW Neighborhood Watch Chair**



## “Nothing bad ever happens here”...

Well, it was a very interesting month of October here in Seminole Woods. We had several severe incidents that warrant mention here that residents need to be made aware of.

**October 28-** While on his routine surveillance of the Cochran Road/Tallapoosa intersection, our Security Chief Ralph Caldwell attempted to stop a trespassing vehicle around 11:40 pm. The vehicle entered Seminole Woods via Cochran and proceeded up Tallapoosa towards Seminole Woods Blvd. Ralph attempted to stop the driver; a white male in his mid to late 30’s, and was successful in doing so eventually. Ralph informed the driver that he was trespassing, but the driver instead continued to proceed ahead deeper into our community down Seminole Woods Blvd towards Woodridge. Ralph continued to follow him throughout the community until the driver finally exited back through Cochran. The subject then parked his vehicle and walked back toward Ralph to confront him. Ralph pointed out the “No Trespassing” signs and the driver became belligerent and confrontational.

The driver then stuck a **GUN** in Ralph’s face and threatened to kill Ralph. Ralph, being trained in what to do, remained calm and removed himself from this confrontation. No shots were fired (thankfully!) and a call was then made to the Sheriff. A complaint has been sworn out on the offender. No other information is available at press time.

**October 28-** Earlier in the day in an unrelated incident, a home was burglarized in a neighboring community- Genova Woods. (they are the next community up 419 headed into Oviedo). The Seminole County Sheriff’s office entered Seminole Woods to investigate a lead. No other information is available at press time.

**October 31-** A daytime home burglary occurred at 675 Seminole Woods Blvd. between the hours of 3-5:30. Among the items stolen include a 32” flat screen television, an X-Box video game system with 16 games, and a brand new 27” Apple iMac desktop computer still in the box. The suspect is described as a white male, brown hair between the ages of 18-25 years old, driving a white Toyota Tacoma truck 1998-1999 year model.

If you have any information on any of these incidents, please report them to the Seminole County Sheriff’s Office.

Please consider how these incidents impact life here in Seminole Woods.

1. Liability- Ralph is a trained professional with a background in law enforcement. However, by him bravely putting himself out at Cochran to stop trespassers, it puts our community in a very tight spot. What would happen if he was injured? Or worse yet- Killed? A very horrible thought indeed! I realize that it sounds incredibly insensitive to mention this next thought, but we need to consider the financial ramifications to the community if something like this were to ever occur. This would cost us all hundreds of thousands of dollars or more in legal fees, medical bills and settlement fees. We would be bankrupted for sure.
2. Home Security- One of the arguments about not securing the Cochran intersection that I’ve heard is that “*nothing bad ever happens here*”. Well, as we are all well aware, it takes just ONE INCIDENT

(Continued from page 9)

to completely change our sense of security. (Mine is a bit shaken right now to be honest.) One wacko with a gun, one “crackhead” who breaks into a home to steal electronics, one fleeing suspect to try to hide behind our walls. It takes just one. When is the next one coming?

In the months and weeks to come, the Neighborhood Watch will continue to remain vigilant. Please report any suspicious activity to the Guards and/or Sheriff. If they feel that I can help, I’m able and willing to do so at any time day or night.

### Neighborhood Watch

Report any suspicious vehicles or individuals to the proper authorities. Neighbors watching out for neighbors is the key!



# Hogs Gone Wild



If you have nuisance hogs that are destroying your yard or causing you problems, I can help. All hogs are relocated quickly and humanely. Hog transporting license and state certified pen. Please call Todd at 407 780 7822 for more information and pricing.



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**Dog & Coffee Club**

walking isn't your thing maybe your dog is your hobby.... Or just drinking coffee.....

Well did you know that every weekday morning around 8am a group of folks (men and women) bring their dog and a cup of java to the park here in Seminole Woods.

If you haven't gone to the park early in the morning you are missing a treat... It is beautiful this time of year ... So bring your pup, or just a cup of joe and join many of your neighbors at the park.



# Rural Heritage Center News

For a complete listing of all of the Rural Heritage Center News and Activities visit their website....

[www.ruralheritagecenter.net](http://www.ruralheritagecenter.net)

**We are Now Open During the Week!**

The Center will now be open from 9 AM until 12 Noon - Mondays, Tuesdays and Thursdays. Drop in and meet new Executive Director, Ben Brock

## Newly Appointed Executive Director Assistant

Written by Deborah Schafer

The Rural Heritage Center is excited to announce the newest addition to our staff. Nikki Durling is the new assistant to our Executive Director Ben Brock.

Nicole Durling, of Chuluota, received her BA degree from the Savannah College of Art and Design and is currently working on her Master's Degree in Historic Preservation. In 2008, she received a Bachelor's Degree in French and Art History.

Her work and educational experience will add significantly to the capabilities of the Rural Heritage Center and accelerate its development. Nicole is also a Florida native and possesses an inherent knowledge of the rural lifestyle and culture; she understands the importance of its preservation for future generations.



# WHAT'S HAPPENING IN SEMINOLE WOODS!

## SEMINOLE WOODS LADIES LUNCHEON

Each month the ladies of Seminole Woods get together for lunch at one of our local restaurants. In May we met at "Willow Tree Café in Sanford and had a wonderful time. The food was very good, and there are those shops.....

Please call Susan if you would like to join us (so we can get a headcount for the restaurant) or for more information.

Susan Ruble —(407) 349-9005

Seminole Woods Community Association Newsletter

### Want's You!



### ... To write an article.....

Please help make this your newsletter! Write an article, send a recipe, puzzle, or draw a cartoon. All is appreciated. Hardcopy can be provided to the guard at the front gate (attention to Seminole Woods Newsletter) or Email me at [Olivia\\_Miller@bellsouth.net](mailto:Olivia_Miller@bellsouth.net) or call me at (407) 349-5574 Please provide all input for the next newsletter by 1 April 2012.

## PARTY IN THE PARK

If you missed Party in the Park in May, you missed out on a lot of fun. It was a Mexican themed party to help celebrate a belated Cinco De Mayo. Belated or not, we all had a great time and plan to have more fun next 1st Friday. It was a great turnout. Please come and bring the young ones... If you come late that's OK you can still join in on the conversation and fun. If you can not stay all night that's cool too.... Come and meet your neighbors and let the kids have a wonderful night under the stars....If you would like, bring a

The Next First Friday Party in the Park is:  
Friday, 2 December 6:30pm

# HOLIDAY OPEN HOUSE



You are cordially invited to Sunday Brunch and a day of hassle-free holiday pampering and epicurean indulgence. Please come and join us as we celebrate the joyous holiday season.

Create your own Christmas cookies  
Enjoy good times and good food  
Door Prizes and give aways

Where: at the home of Patty Brockman  
301 Seminole Woods Blvd Geneva FL 32732

Date: Sunday December 4<sup>th</sup>

Time: 11:00 - 4:00 p.m.

RSVP Patty Brockman 407-221-7466 or [pattyroo@bellsouth.net](mailto:pattyroo@bellsouth.net)

# Live Theater In Geneva



It's Christmas time and we see a grandfather who has lost a wife, a daughter and now faces the threat of losing a beloved grand daughter..... all make this show a 'want to see how the ending' goes! With delightful, emotional and stimulating music you will find that this show will make your Christmas complete! Come laugh, come cry....but come to support this World Premiere show....A first for Spotlight Theatre of Central Florida!

**The Christmas**  
*Music by Leon Harp*  
*Lyrics by June Powell*  
**Miracle**

The show will be performed at the The Rural Heritage Center, 101 East Main Street, Geneva FL  
 Saturday December 10th, at 7:30pm  
 Sunday December 11th, at 2:00pm  
 Preferred Seating \$18.00 (First 2 Rows)  
 Adults \$15, Child/Students W/ID \$12



To purchase tickets call 407-542-4526 or via the website at [www.spotlighttheatrecl.com](http://www.spotlighttheatrecl.com)  
 Tickets may also be purchased and picked up from Ben Brock at the RHC on Monday, Tuesday, or Thursday mornings from now to show time

## Trees of Honor Trees of Honor



1. In 1979, the National Christmas Tree was not lighted except for the top ornament. This was done in honor of the American hostages in Iran.
2. Since 1966, the National Christmas Tree Association has given a Christmas tree to the President and first family.
3. In 1963, the National Christmas Tree was not lighted until December 22nd because of a national 30-day period of mourning following the assassination of President Kennedy.
4. Every year since 1947, the people of Oslo, Norway have given a Christmas tree to the city of Westminster, England. The gift is an expression of good will and gratitude for Britain's help to Norway during World War II.

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