

The Highlander

"The Official Voice of The Highlands Homeowners Association"

The Highlands "At Peace With Nature"



2200 Shepard Road • Winter Springs, Florida 32708 • Office: 407-327-0640 • E-Mail: highlandshoa@att.net

INFORMATION

"The Highlander" newsletter is now published "green", and sent electronically via the e-mail addresses we have on file, for The Highlands residents. Please know that we seriously consider your e-mail address as "private", and **under no circumstance will we publish or share your e-mail address with anyone else!**

As we continue to grow our subscription base, we also encourage you to forward this newsletter to your neighbors, other residents, and friends of The Highlands, and encourage them to also subscribe to this wonderful newsletter by **sending us an e-mail request; click here** → highlandshomeowners@gmail.com They too, can enjoy this wonderful monthly neighborhood newsletter, just as you are doing now!

We also welcome all suggestions and comments about this newsletter, so that we may provide our residents with the best format possible. Please e-mail suggestions and comments; **click here** → highlandshomeowners@gmail.com



Happy Holidays !!



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Baytree 4	Golf Pointe Villas
Baytree 8	Highland Lake
Baytree 9	Highlands Glen
Baytree 10	Individual Residents
Baytree Village	Pebble Creek
Cypress Club	Seville on the Green
Cypress Village	Sheaoh I
Highland Village One	Sheaoh II
Greenspoint	Sheaoh III
Golfside Villas	The Oaks



DECEMBER 2011

President's *Message*

Dear Neighbors,

I hope you all enjoyed the Thanksgiving holiday as much as I did and were able to spend time with family, friends and loved ones.

During December, many of us will begin to decorate our homes, both inside and out, to reflect our holiday traditions. Please be careful when climbing ladders to put up lights and decorations and don't let an accident dampen this joyous time of year.

Please also plan to attend our annual Highlands Christmas Party at the clubhouse on December 16th at 7 p.m. Mingle with old friends and make new ones while enjoying a special menu of food and soft beverages.

Our clubhouse is also available for your holiday parties and celebrations. Contact Peg to check on availability and make arrangements.

This year your board of directors continued working to maintain and improve our neighborhood. We have an annual maintenance program to keep our fences and amenities in good condition and we strive to renew and improve our landscaping throughout the year.

We've continued to work with the City of Winter Springs and Progress Energy to improve the lighting along our streets. Work on the new series of lights along Shepard Road will begin in 2012 and you will continue to see an improvement in visibility and safety.

The new Highlands sign was installed at the entrance to our community near Highlands Elementary School. This matches the form and style of our signage at the Sheoah entrance and is very attractive. Unfortunately it has already been vandalized with graffiti and we would ask that you help us prevent future incidents of this nature by reporting suspicious activity to our local police department.

Sadly this time of year crime tends to go up. Please be careful to lock your car doors and close your garages. Thieves also look for purses, laptops and gifts left in your car, so try to avoid leaving these temptations in plain sight.

I wish all of you a wonderful holiday season and look forward to seeing you at our party on the 16th.

Marla Sullivan, President

Manager's corner

Peg Reardon, CAM

2012 Annual Assessment Statement – statements were sent out on December 1, 2011 regarding the 2012 Annual Assessment. The fee remains at \$298.00 and is due on January 1, 2012 and considered delinquent on February 1, 2012. You may choose the Semi Annual payment plan of \$169.00 by February 1st, including the \$20.00 Administrative Fee and the office will bill you for the balance of \$149.00 in June. This payment is due by July 1, 2012 and delinquent on August 1, 2012. If you have any questions, please contact the office. If you have a change of address, please notify the office. The statement package also includes a copy of the **2012 Budget** as well as information regarding submitting your email address in order to receive the monthly newsletter.

December Holiday Party – volunteers are needed for the December 16th Holiday Party. The party begins at 7pm and ends at 10:00 pm. You are requested to bring the following:

Residents with last names from A – G, please bring a side dish to share.

Residents with last names from H – N, please bring a salad

Residents with last names from O – Z, please bring dessert.

The menu is comprised of turkey, ham, stuffing, potatoes and gravy. There is no fee for the Holiday Dinner.

Please RSVP at 407-327-0640.

Need an ARB form? Go to our web site www.thehighlander.org and click on ARB form. This is will save you a trip to the office to pick one up.

CLASSIFIED ADS

Classified Ads must be submitted to highlandshomeowners@gmail.com by no later than the 25th of each month.

Please include your name, age, phone number and address.

Participation is free to Highlands' residents!!

NEWS, VIEWS, ETC.

The Community Redevelopment Agency (CRA) project for Shepard Road at Hwy. 17-92 has completed engineering plans. If all goes well, actual construction should start after the first of the year. Roadway, sidewalks, lighting and landscaping improvements will be made to this area. Further details are available at Winter Springs City Hall.

The City of Winter Springs is celebrating the 2011 holiday season with the 30th Annual Winter Springs Holiday Parade on December 3rd to be followed by The Tree Lighting activities from 6 PM to 9 PM at Winter Springs Town Center. Check City of Winter Springs web site for further details.

Don't forget the Highlands Christmas Party scheduled for December 16th. Call the office, 407/327-0460 now to make reservations.

Refer to the attached calendar for school closing dates during December.

Sub Association Contact Information

Baytree 4	Pat Stroker, President	407.327.4057
Baytree 8	Janet Megow, President	407.461.0438
Baytree 9	Sam Mineo, President	407.327.0123
Baytree 10	Helen Dennett, President	407.327.8427
Baytree Village	Terry Matheny, President	407.327.9926
Cypress Club	Angela Massa, President	407.327.8744
Cypress Village	Steve Sovich, President	407.327.1386
Highland Village	Mark Lammert, President	407.260.1011
Golf Point Villas	Carl Hilal, Manager	407.618.3614
Golfside Villas	Peg Reardon, President	407.699.9238
Greenspointe	James Brennan, President	407.748.0002
Highland Lake	Dennis Ramsey, President	407.327.2702
Highlands Glen	Tom Banks, President	407.920.4186
Pebble Creek	Joyce Holloway, President	407.699.4814
Seville on the Green	Laura Evaneck, Manager	407.699.4663
Sheoah 1	Viki Hamilton, President	407.327.3473
Sheoah 2	Joanna Pantazia, President	407.733.5644
Sheoah 3	Linda Wheeler, President	407.327.7924
The Oaks	Tammy Summer, President	407.327.1390

Please visit our website at www.thehighlander.org ← Click here for up to date news. Thanks!

HIGHLANDS
HOMEOWNERS'
ASSOCIATION, INC.

DRAFT

BOARD OF DIRECTORS' MEETING
NOVEMBER 10, 2011 7:00 PM
HIGHLANDS CLUBHOUSE
2200 SHEPARD RD.
WINTER SPRINGS, FL. 32708

DRAFT

MINUTES DRAFT

ATTENDANCE: Present: Marla Sullivan, President, Bob Henderson, Vice President, Denny Robinson, Treasurer, Louie Hilal, Director, Viki Hamilton, Director and Janet Megow, Director. Absent: Rick Pechstein. Also present: Karen Paine Malcolm and Peg Reardon of Paine-Anderson Properties Inc., and 9 residents.

Certify A Quorum – a quorum was achieved with the presence of six (6) board members.

Call To Order – Marla called the meeting to order at 7:00 P.M.

Certify Notice - Marla certified that the Board of Directors' Meeting Notice was posted in accordance with the governing documents and the Florida Statutes.

Approval of Minutes of October 13, 2011 – MOTION: Bob made a correction to the Minutes of October 13, 2011 as follows: under Legal: add the word "Association" before the words "Mortgage Foreclosure". Viki seconded the motion. The motion carried unanimously.

Treasurer's Report – Denny stated that he is still working with several banks, including Regions to have them waive check charges and other bank fees for the Association.

Manager's Report – Peg Reardon reviewed the Manager's Report for October.

Unfinished business:

DRAFT

Collections Policy – this item was tabled until the board members review the existing legal policies and procedures. A packet was distributed to each member.

A/C Fencing on Clubhouse Roof – the board is in receipt of three bids, however, one company does not have an engineer or architect in order to submit a bid equal to the Scope of Work that was provided to them. Bob stated that we need the actual cost of an architect and engineer and add that amount to the two out of three bids. The board can then be polled for the best bid, vote to approve and ratify the decision at the January 2012 board meeting.

New business:

DRAFT

Management Contract – Karen Paine-Malcolm of Paine-Anderson Properties, Inc. read a statement to the members in answer to the allegations and accusations made by Member Janet Megow at the October board meeting in reference to management's handling of the Association's legal assessment collection policy and procedures. The statement is an attachment to the Minutes. Karen requested a Vote of Confidence from the board members in order to remove the dark cloud cast on management at the October meeting and enables them to proceed with all pending business moving forward into 2012 fiscal year. Discussion followed. **RESOLUTION:** Bob made a Resolution to give Paine-Anderson Properties, Inc. a full Vote of Confidence by the board members. Denny seconded the motion. Vote: Bob, Denny, Viki and Janet – Yes. Marla and Louie abstained from voting which is considered a No vote. Motion carried.

Management 2012 Contract - MOTION: Bob made a motion to accept the Paine-Anderson Properties, Inc. management contract for 2012 as submitted with no increase. Denny seconded the motion. The motion carried unanimously.

2012 Budget – MOTION: Denny moved to accept the 2012 Budget as presented with no increase in the Annual Assessment amount of \$298.00. Marla seconded the motion. The motion carried unanimously.

Resident Input – Dot Smith requested a moment of silent prayer for the veterans.

DRAFT

Adjournment There being no other business to come before the Board, Viki moved to adjourn the meeting at 8:50 pm. Denny seconded the motion. Motion carried. The next regular Board Meeting is scheduled for January 12, 2012.

R E M I N D E R S

Your **Highlands Homeowners' Association Board of Directors** holds their monthly meeting on the **second Thursday of every month**. Please plan on attending and participating in our meetings. Your opinion is important to us!

The **ARB Meeting** is at 10 am on the **third Thursday of every month**.

We also welcome all suggestions and comments about this newsletter, so that we may provide our residents with the best format possible.

Please e-mail us suggestions and comments;

Click here → highlandshomeowners@gmail.com

The Rant

The following is the WS Police Department's activity for October.

8,992--calls for service
366--traffic citations
270--written warnings
72--adult arrests
8--juvenile arrests
9--domestic violence calls
111--red light camera violations.

This is the time of year that some (very few) people will take advantage of ANY unlocked car door or open garage to do their Christmas shopping on the cheap. There is a best way to help prevent this from happening to you--LOCK your car and keep your garage door DOWN when you are not in the garage.

The WS Police Department will be doing their part by running extra patrols over the upcoming Holiday season.

Starting early next year a road improvement project will be starting on Shepard Road. This project will start at Hwy 17-92 and run to just past Wildwood. It will include a landscaped center median, six foot wide sidewalks and an entrance feature to the City. This will be a valuable addition not only to the City but also especially to the Highlands.

Remember that on December 3rd, starting at 5PM the Christmas Parade will take place. It will start at Trotwood Park and run down Tuskawilla Road past the Town Center--come one, come all and enjoy. The Tree Lighting will follow right after the Parade.

Nuff Said

Bob Henderson

Please visit our website at www.thehighlander.org ← Click here for up to date news. Thanks!

My Computer Corner



By Steve Rossler



Tips, Techniques and Tricks

Computer Fun Facts

- Bill Gates' house was designed using a Macintosh computer.
- TYPEWRITER is the longest word that can be made using the letters only on one row of the keyboard.
- While it took the radio 38 years, and the television a short 13 years, it took the World Wide Web only 4 years to reach 50 million users.
- There are approximately 1,319,872,109 people on the Internet.
- "Stewardesses" is the longest word that is typed with only the left hand.
- On an average work day, a typist's fingers travel 12.6 miles.
- The first computer mouse was invented by Doug Engelbart in around 1964 and was made of wood.
- There are approximately 1.06 billion instant messaging accounts worldwide
- E-mail has been around longer than the World Wide Web.
- The average computer user blinks 7 times a minute, less than half the normal rate of 20.
- The average 21 year old has spent 5,000 hours playing video games, has exchanged 250,000 e-mails, instant and text messages and has spent 10,000 hours on the mobile phone.

If you would like to see other tips, techniques and tricks, or if you have any other specific questions, issues or comments, please send an email to:

MyComputerGuy@cfl.rr.com

Best of luck!

Steve Rossler

MyComputerGuy@cfl.rr.com

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GARDENING TIPS



December

The December lawn doesn't need anything other than a regular mowing and a once a week watering. Only a Bermuda lawn needs to be fertilized with an iron-only product like Ironite. You can overseed the lawn with Rye grass (up to 10 pounds of seed per 1000 sf) if you want an emerald green lawn. To get this colorful lawn, spread the seed and then water in. In five to ten days the seed will have sprouted. You can reseed any areas you've missed. Mow the rye lawn to a height of 2" to 3".

Because there is so little rain, make sure your sprinklers are aimed correctly. There's no need to water the drive, but miss the swale. Don't forget to check your potted plants. If you want to keep the plants watered, think about a drip irrigation system. Simple timed systems that will water everything on you patio or hanging baskets are available for less than \$100 at the big box stores.

If you didn't get around to the annuals last month, there is still plenty of time. Replace the vinka with cold-hardy annuals like pansies and petunias. Poinsettias are another option, just plant in well-drained soil.

If you have any questions about your yard or its care, please call me at 407-756-9256. I'd be happy to answer your questions.

Happy gardening
Lawns by Leigh
Leigh Jones

RECIPE OF THE MONTH



Awesome and Easy Creamy Cornbread Casserole

Ingredients:

- ½ cup butter, melted
- 2 eggs, beaten
- 1 (8.5 ounce) package dry corn bread mix
- 1 can whole corn, drained
- 1 can cream corn
- 1 cup sour cream

Directions:

1. Preheat oven to 350 degrees, lightly grease a 9x9 inch baking dish.
2. Combine all the above ingredients.
3. Pour mixture into baking dish.
4. Bake for 45 minutes or until the top is golden brown.

Enjoy!!!

Submitted by:
Kelley Rossler

If you have any recipes that you would like to share in **The Highlander** newsletter, please submit them via email at highlandshomeowners@gmail.com , no later than the 25th of each month.

C L A S S I F I E D A D S

ARTICLES FOR SALE

1. Moss Green Ultra Suede recliner, like new \$150.00. One year old. Can send pictures if you desire.

Contact at 407-327-3974
Cindy

2. Electronic recliner/lift chair, perfect condition only one year old. Tan Ultra Suede fabric. Perfect Condition. Will sacrifice for \$500.00 paid \$1400.00. Can send picture if you desire.

Contact at 407-327-3974
Cindy

ARTICLES WANTED

1965 or so Ford Mustang convertible. Condition not important.
Frank 407/695-0247

C L A S S I F I E D A D S

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Please include your name, age, phone number and address.

Participation is free to Highlands' residents!!

ANNUAL CHRISTMAS PARTY



Time again to celebrate the holidays with friends and neighbors!

Our Annual Christmas Dinner is scheduled for Friday, December 16, 2011, 7-10 PM at the clubhouse on Shepard Road.

Please call the office at 407/327-0640 to make reservations.

Turkey, ham, mashed potatoes and 2 types of stuffing will be provided by the HOA.

Residents are requested to bring additional items as shown below:

IF YOUR LAST name begins with:
A THRU G – Please bring a vegetable
H THRU N – Please bring a salad
O THUR Z – Please bring a dessert

Looking forward to seeing you there!!

Reminder, please call and make reservations!



2011 Highlands HOA Directors and Officers and management company

President
Marla Sullivan
marlajsullivan@hotmail.com
407.327.0031

Director
Viki Hamilton
almsinvestor@gmail.com
407.327.3473

NOTE: You may leave an email message for any officer or director at highlandshomeowners@gmail.com

Vice President
Bob Henderson
Rfergus71@aol.com
407.695.8792

Director
Louie Hilal
Lbh182@gmail.com
407.702.3549

EDITORIAL INFORMATION
The Highlands Homeowners' Association publishes the Highlander and is edited by Janet Megow and Steve Rossler.
For additional information, contact Janet at 407.461.0438 or janetmegow@yahoo.com

Treasurer
Denny Robinson
407.252.4739
dwrobinson@cfl.rr.com

Director
Janet Megow
janetmegow@yahoo.com
407.461.0438

Secretary
Rick Pechstein
407.221.8596
ricorik@aol.com

Paine Anderson Management Company
Peg Reardon, Community Association Manager
2200 Shepard Road, Winter Springs, FL 32708
Tel 407.327.0640 - Fax 407.327.0644 Highlandshoa@att.net

December	<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
					1	2	3 <small>Winter Springs Christmas Parade</small>
	4	5	6	7 <small>Pearl Harbor Day</small>	8	9	10 <small>Full Moon</small>
	11	12	13	14	15 <small>No ARB Meeting</small>	16 <small>Highlands Christmas Party 7 pm – 10pm</small>	17 <small>Pan American Aviation Day Wright Bros. Day</small>
	18	19 <small>Early School Dismissal</small>	20 <small>Early School Dismissal</small>	21 <small>Early School Dismissal First Day of Winter First Day of Chanukah</small>	22	23	24 <small>Christmas Eve</small>
	25 <small>Christmas Day</small>	26 <small>Dec 26 - Jan 6 Schools closed Kwanzaa thru 1/1/12</small>	27	28 <small>Last Day of Chanukah</small>	29	30	31 <small>New Year's Eve</small>

Highlands Neighborhood Services

NEW!

The Highlander now offers **FREE** advertising for those residents of The Highlands who have a business. Simply drop off your business card to the Clubhouse to take advantage of this terrific benefit!



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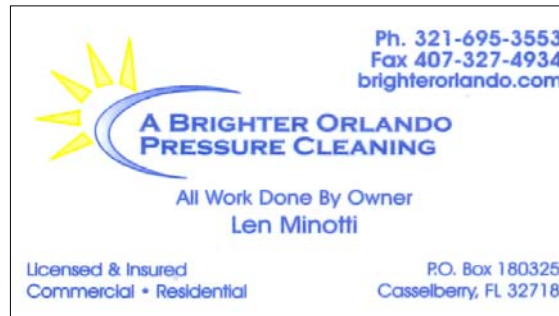
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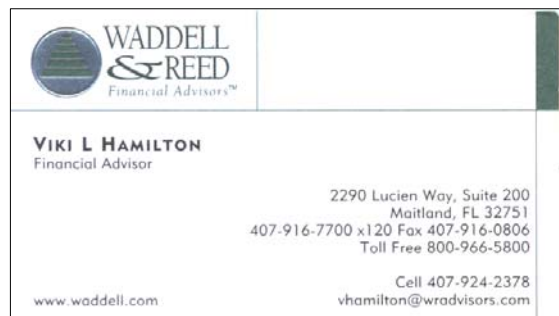


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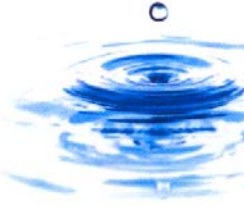
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