



Willow Springs Watch

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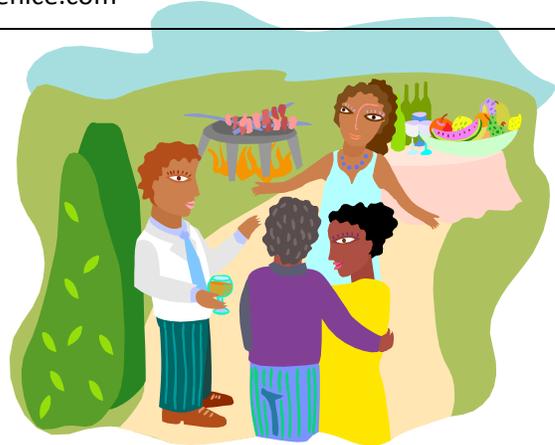
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Celebrate

With a Party in the Park

The second Willow Springs Party in the Park will be held at 4 p.m. Thursday, Feb. 20, at our park, Lot 19 on Willow Springs Circle.

Bring a chair, a beverage (or more if you're so inclined) and whatever you'd like to snack on. It's a good time to visit with your neighbors and celebrate the fact that we're in Florida and not up North in the path of these recent snow and ice storms!



From the President

Dennis Gerber



We had a good turnout for the annual meeting, Monday, Feb. 10. The main issue was the election of board members. We had four open positions and three candidates, Tom Rugh, Dianne Bonney and Ed Warman. Tom and Dianne are veteran directors. Glad they "re-upped" as they say in the military! Ed is a new member. He bought the house at 3102 Meadow Run Dr. three years ago. You read his bio that was included with the annual meeting materials. I think he will be a great asset to the board. Jane Harris and Ray Fleming have left the board. The good news is Jane will continue to be chairman of the Special Projects committee. Her being in that position is probably more important than being a board member. We always need volunteers to step up and deal with various issues that come up.

In Ray's case, it's sad that he and Sherry are leaving Willow Springs. They will certainly be missed. Ray, with his background as a retiree from Scotts, was unusually suited to handle the Ultimate Lawn Care and Scotts contracts. We have never had anybody with his experience and knowledge in that field. That being said, we are looking for somebody to take over the Lawns committee. Ray has offered to work with whoever takes the position to help ease the transition.

There are three new issues that we will discuss at the next board meeting on March 6:

- The idea of allowing three-month rentals in Willow Springs during the season, Nov. 1 to April 30.
- The possibility of allowing garage sales in Willow Springs.
- The traffic situation on Meadow Run Drive.

I'd like to solicit your thoughts and comments about these issues. I've included a survey at the end of the newsletter. You may complete the survey (all or part) and put it in one of the boxes at the mail center, or e-mail it to me at dsgerber@msn.com. And please include your name!

New Officers Elected

New officers for 2014 were elected by the Willow Springs board of directors following the annual meeting on Feb. 10.

Dennis Gerber continues as president. The others are Dianne Bonney, vice president; Tom Rugh, second vice president; Gus Olson, treasurer; Ed Warman, secretary, and Joe Della Valle, common areas.

Special Projects

Jane Harris



Homeowners have contacted me with some corrections for the Willow Springs telephone directory. Those corrections will be included, along with the revised Architecture Roof Request Form, the Rent and Transfer of Ownership forms when completed. I expect the Rental/Transfer of Ownership form to be revised and ready to submit to the board for approval and processing by the next board meeting.

We have had a request to consider lease terms shorter than the one year now required.

This would allow homeowners who would like to lease their home to capitalize on our winter visitors.

Currently, there are some homeowners who have winter tenants sign one-year leases, but who, in fact, are here for some winter months only.

I would like to thank Willow Springs homeowners for allowing me to represent them by serving on their board of directors. It has been an honor and an education to work with this current board.

Need I even say what an excellent source of information Jim Kraut of Keys-Caldwell has been, or how helpful all the K-C staff have always been. Thanks to all of you.

(Editor's Note: The issue of shorter lease terms was brought up at the annual meeting with the understanding that this decision must be made by a vote of the homeowners, probably at the next annual meeting. Between now and that time the board will be weighing the pros and cons and asking homeowners to share their opinions on the matter.)

Rules and Regulations

Dianne Bonney



The East Village Master Association has amended and restated its documents--the Articles of Incorporation, the By-Laws and the Declaration of Covenants and Restrictions. The intent was to update the documents to reflect current Florida statutes and to make the language more reader-friendly while maintaining the legal defensibility of the documents. In the amended documents the Master Association will have the authority to spend up to \$50,000 not from a reserve. This is an increase from the current \$25,000 and reflects the impact of inflation and the purchasing power granted the Association in 1984 when the documents were originally written. A second major change is the elimination of sections of the documents covering the rights and responsibilities of the developer. The restatement makes it clear the Master Association now controls the community. The EVMA will vote on the amendment at its April annual meeting. The Willow Springs Homeowners Association plans to vote yes.

Common Grounds



Joe Della Valle

We have put a large rock at the edge of the mailbox area to prevent anyone from driving a car over the pavers that Remy Harris put down. The driveway is wide enough that no one should hit the rock. Please drive carefully.

The trees on common grounds were all trimmed last month. Only one homeowner requested that a tree be cut back further, and we did that.

In a month or two, when the cold weather is over, we will be planting some new flowers at all common areas.

Architectural Review



Dianne Bonney

Apologies for the unfinished state of the architectural request forms in the directory. The spacing has been corrupted and on the general form there is no space to describe your request. On the roof form, we have had an issue with the manufacturer changing the formulation of the roof tiles. When resolved, I will finalize the forms and have them distributed. In the meantime, please use the forms in the old directory, or on the website www.eastvillageofvenice.com.



Welcome Committee
Celless Beck

Please welcome our new neighbors Paul and Nancy Purcell. They bought Frank and Lee Schultz's house at 3127 Meadow Run Dr. They are seasonal and will be dividing their time between Florida and Ohio. They are just settling into their new home, so wave as you go by.

Looking Ahead...



Feb. 14: Valentine's Day

Feb. 17: Presidents' Day

Feb. 20: Party in the Park, 4 p.m.

March 6: Next meeting of the Willow Springs board, 10 a.m., at the clubhouse

March 9: Daylight Saving Time begins



From the Editor
Phyllis Hammer

You'll notice in the Looking Ahead calendar there is a March date. March 9 is the beginning of Daylight Saving Time. I wanted to give everyone a heads-up so we can start figuring out the old "Spring Ahead" "Fall Back" routine in order to remember whether to set the clock ahead or back and what time the irrigation is supposed to be on. Since the irrigation timers are set for Daylight Saving Time I always have trouble remembering whether the system is an hour ahead or behind. I'll probably end up as usual asking one of my neighbors who's aware of details like these. That's one of the good things about Willow Springs. You can usually find someone who knows what's going on. And one of those things soon to be going on is the Party in the Park at 4 p.m. on Feb. 20. And that's Standard Time, folks. So mark your calendar. Your clock should already be set.

Until Next Time...

Willow Springs Homeowners Association

Survey

1. At one time our Declaration of Covenants and Restrictions allowed short term rentals. Unfortunately, the type of renters we got didn't fit well with the neighborhood. They did not always abide by our rules and regulations. And it was difficult to enforce. A few years ago, the Covenants and Restrictions were amended to allow rentals for a minimum of one year. To change that document, it will be necessary get a majority vote at next year's annual meeting.

Comments/Thoughts:

2. Currently, we do not allow garage sales.

Comments/Thoughts:

3. A few years ago there was quite a bit of discontent with the amount of traffic on Meadow Run Drive. A committee was formed and as a result we erected stop signs and installed two speed bumps. There is at least one homeowner who thinks more should be done. If you think that traffic on Meadow Run is still an issue, please submit your suggestions.

Comments/Thoughts:

