



April 2010

FULLERS CROSSING NEWSLETTER

Fullers Crossing Homeowners Association, Inc.

Volume 8, Issue 1

HOMEOWNERS BE AWARE!!!

Greetings Neighbors and Friends,

If you've never read a newsletter before you need to read this one. The economic crisis has hit Fullers Crossing and the consequences are shared by every homeowner. The board has never raised the homeowner's association dues or imposed any additional assessments in our history. But now, something has to give. By virtue of the number of homeowners who have not paid their annual dues this year it is obvious that legitimate financial situations are the causes. I state this based on consistent patterns over the years relating to late and non payment of dues. This situation occurs every year and the board has always been able to gage and manage the financial liabilities needed to keep the street lights on, the landscaping up to par, and all other cost. However this year is like no other and the times we live in have hit some harder than others. Neighbors just know that you are not alone and your Board of Directors are an understanding group, but at the same time they can be limited in their options. If you have not yet been able to pay your dues this year I urge you to make contact with the board as soon as possible. You have an option to request a payment plan for the board to consider and as I said, they are an understanding group. If you make no contact you have removed the board from any options and this is what occurs. Late fees on top of late fees on top of legal expenses, on top of court fees and all of them charged to you. What once was an annual homeowners association dues becomes a very significant financial debt totaling over thousands of dollars and at times much more. To make matters worse, wouldn't you know, it's the attorneys that end up with most of the money, not the neighborhood. Please act now and let's keep it in the neighborhood.

In closing I ask that we all join together in prayer for our country.

Lets us pray that the loving hands of Almighty God help lift America from her strife. Amen.

*Sincerely,
Phil Lolli
President Fullers Crossing
Homeowners Association*

BOARD OF DIRECTORS

- *Phil Lolli – President*
- *Ron Whitehead - Vice-President*
- *Jim Nelson– Treasurer*
- *Laura Baker– Secretary*
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- *Gus Picket–Chairman*
- *Pam Johnson*
- *Cathy Moore*
- *Greg Noble*

NEWSLETTER

- *Cathy Moore*

Neighborhood Watch

Hello Neighbors!

Some points to ponder as we move into the summer season.

1. The streets in Fullers Crossing are public streets and we all need to remember: Please park in a way that does not impede traffic or emergency vehicles. Don't park facing oncoming traffic. This can earn a citation. School will be out soon. Be aware that the streets will be full of happy children. The SPEED LIMIT IS 25 MPH. Americus Minor is not a drag strip. SLOW DOWN.
2. Motorized skateboards are not street-legal. If you think I'm wrong, call Winter Garden PD. Let me know.
3. Don't forget to close your garage at night and leave outside lights on. An open garage is an invitation to be robbed. Last board meeting, a resident reported a bicycle being stolen from a garage; and then returned. Go figure.
4. Now is the time to make preparations for storm season. Do you have a weather alert radio? Now is the time! Publix sells Midland weather radios. Radio Shack sells weather radios as well. Don't be caught by surprise! Start looking at your homeowner's insurance. Look at flood insurance. We did!
5. This is interesting. I just got re-certified in CPR. If you were certified in the last few years, take another class. The American Heart Association has decided that the new plan is 30 compressions to 2 breaths. Also, if you perform CPR on a patient and they survive; don't take any form of payment. Even lunch or any form of award can void your coverage by the Good Samaritan Act. If you are not CPR certified, for everyone's sake, please take the class. The AED devices that businesses are installing require training to use correctly. Make sure that training is included.

That's it for this issue. Pay attention and report anything that's out of the ordinary. Neighborhood Watch is still looking for Block Captains. I have the information on how. I just need volunteers. Contact me at: audiopapagus@yahoo.com.

Stay safe.
Gus Pickett
Chairman
FCNW

Trash & Yard Waste

Trash and yard waste should **NOT** be put out until the scheduled pick up days. If it sits at the curb for too many days it could attract animals and it detracts from the beauty of the neighborhood.

Trash pick up is on Monday and Thursday and Yard pick up is on Thursday.

Trash cans are supposed to be stored out of sight according to our deeds and restrictions.

Board Meetings

Board Meetings are scheduled every other month. The next meeting will be held on April 20th at 7:00 pm. At 1032 Woodson Hammock Circle. Watch for the sign at the entrance to the subdivision.

If you have any concerns that should be addressed by the board, please contact Sutherland Management one week prior to the board meeting so that it can be added to the agenda.

Minutes of the board meetings are available at Sutherland Management. If you would like a copy, just contact Sutherland Management at (407) 774-7262 ext. 101 and let them know.

Keep in mind that Sutherland Management charges for copies and postage. If you have a fax machine, ask them to fax the minutes to you.

**Yard of
the Month**

Yard of the Month



The Fuller's Crossing **Yard of the Month** will start again in May.

Get the flowers planted, spruce your lawns and get ready to be the next FCHOA Yard of the month.

All homeowners chosen will receive a \$25.00 gift certificate to Lowes for being yard of the month.

Spring Cleaning

Now is the time to spruce up your houses and yards. Don't forget to clean the mildew off your shutters and house, if you have a vinyl fence make sure you pressure wash and remove mildew and dirt stains and don't forget the sidewalks.

If you are going to be doing any new landscaping, painting your house, putting up a fence or other structure in your yard you must fill out an ARB form for approval before starting your projects. For your convenience an ARB form is attached to the newsletter. Please allow 3-4 weeks for approval. Please do not start your project until you have gotten the form back with the approval.

Spring Fever in the Garden April 10th & 11th

Don't miss out on the fun at the 10th Annual Spring Fever in the Garden located in historic downtown Winter Garden. Come and celebrate the arrival of spring with a variety of outdoor activities and beautiful plants to enhance your surroundings. There is also a Butterfly Exhibit, activities for the kids, and entertainment. On Saturday, April 10th, the event runs from 9:00 a.m. to 5:00 p.m. and on Sunday, April 11th from 11:00 a.m. to 4:00 p.m. For more information go to www.springfeveringarden.com.

FCHOA Signs Stolen

The signs that post no trespassing, swimming or fishing in the pond in Phase I were stolen a few months ago. The signs have been replaced but if you see or know of anyone that has been messing with them please report it to the Winter Garden Police or the FCHOA board. Thank you for your help with this.

Holiday Decorating Contest winners

Congratulations to the following homeowners who won our holiday decorating contest.

1st Place – Carrero Family – 936 Woodson Hammock Circle
2nd Place – Family – 930 Woodson Hammock Circle.

The first place winner received a \$50.00 restaurant gift certificate and the 2nd place winner received a \$25.00 restaurant gift certificate.

Need a babysitter?

Megan Moore is available. She is in the 8th grade and has completed the Safe Sitter babysitting course through Health Central Hospital.

You can contact her at 407-654-3579.

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AVON
Pam Johnson
407.948.8206
pamjohnson121@yahoo.com
Call or email me to find out how you can receive special DISCOUNTS.

If you would like to place an advertisement in the FCHOA newsletter, E-mail your ad to Cathy Moore at pmoore27@cfl.rr.com. The next issue will be going out June, 2010. Please have your ad to Cathy by May 28, 2010. Ads are free to all members of the homeowners association.



MOBILE NOTARY PUBLIC & CERTIFIED SIGNING AGENT
CONTACT PAM JOHNSON AT
407-656-9939 OR
PAMJOHNSON121@YAHOO.COM

People often turn to vitamins and other nutritional supplements to improve their diets. Unfortunately, vitamins alone can't begin to replicate the thousands of different nutrients found in fresh fruits and vegetables.

You see, Americans don't suffer from a vitamin deficiency; we suffer from a whole food deficiency. And this deficiency is creating health problems of epic proportions for young and old alike.

The news isn't that fruits and vegetables are good for you. It's that they are so good for you they could save your life. By David Bjerklie, TIME Magazine, October 20, 2003

Call or email me to set up a time to host a wellness presentation in the comfort of your home or visit with me in mine. Hear how you can dramatically increase levels of **antioxidants**, deliver key **phytonutrients** that are absorbed by the body, promote **cardiovascular wellness** by helping maintain normal blood flow after eating a high fat meal, help support the **immune system**, and help **protect DNA** through the nutrition from 17 different fruits, vegetables, and grains in convenient and inexpensive capsule form.

Janelle "Tink" Lester
Wellness Coordinator
407-245-9085

Janelle_m_L@hotmail.com
www.tinksprinklesjuiceplus.com

FULLER'S CROSSING HOMEOWNERS ASSOCIATION, INC.

ARCHITECTURAL REVIEW APPLICATION

This form is to be completed by the homeowner and submitted to the Architectural Review Board for approval **PRIOR** to commencement of any work. Mail completed application to:

SUTHERLAND MANAGEMENT, INC.

107 N. LINE DRIVE

APOPKA, FL 32703

FAX: 407-774-8375

PHONE: 407-774-7262

PLEASE ALLOW THIRTY (30) DAYS UPON RECEIPT FOR A DECISION FROM THE ARB.

Please print legibly and provide all information required.

Owner(s) Name: _____ **Date:** _____

Property Address: _____ **Lot#:** _____

Mailing Address: _____

City/State/Zip: _____

Agent (if applicable): _____

Phone #'s: **Home:** _____ **Work:** _____ **Fax:** _____

DESCRIBE ADDITION, CHANGE OR INSTALLATION: (i.e. fence, screened enclosure, pool, exterior paint, landscaping.)

ATTACH A COPY OF THE PROPERTY SURVEY OUTLINING WHERE ADDITION OR INSTALLATION WILL BE LOCATED.

SPECIFICATIONS: (attach copies of plans, estimates or pictures) _____

Dimensions: _____ **Colors:** _____

Materials: _____

Fence style: _____

(POSTS MUST FACE INWARD – NOT PERMITTED ON WATERFRONT)

Other information: _____

NOTE: Requests and alterations must conform to all Orange County Zoning and Building Regulations. You are required to obtain the required permits if your request is approved. If your request is denied by the ARB, you may appeal to the Board of Directors for review. If all required materials or information is not included with this form at the time of submission, the time period does not apply for approval/disapproval.

FOR USE BY THE ARCHITECTURAL REVIEW BOARD

Mgmt rec'd: _____ **Forwarded to:** _____

ARB Comments: _____

Approved: _____ **Denied:** _____ **Date:** _____

Approved: _____ **Denied:** _____ **Date:** _____

Approved: _____ **Denied:** _____ **Date:** _____