

August 2025

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# WEKIVA NEIGHBORHOOD NEWS



**Saturday, November 8, 2025**

• **Community Garage Sale 8 am till 2 pm**

• **Plant Sale Florida Native Plant Society Cuplet Fern Chapter at Hills Park Parking Lot 8 am to Noon**

WEKIVA HUNT CLUB COMMUNITY ASSOCIATION



Dear Community Members,

As a new Board member, I would like to share some personal background and interests along with some hopes for the future of our beloved Wekiva Hunt Club Community.

Arriving from NH In 1986, I was drawn to Wekiva for many reasons but especially because of its beautiful, natural environment and the hometown feeling. With great, longtime neighbors and friends and a wonderful school system, I have always said that it was one of my best decisions!

After teaching high school mathematics at a private school for many years, I am grateful that in retirement I have been able to help the community by serving on a variety of committees. Now, additionally as the HOA Board Treasurer, I am able to make even more of an impact as well as help to plan for future sustainability and improvements of our community.

As Wekiva celebrated a fabulous 50th Anniversary Celebration last November, we are reminded that much of the infrastructure- the walls, the fences, the roads, the

park equipment etc. needs to be refurbished, renewed or replaced. At the Wekiva Hills Park, we are fortunate to have a completely new playground. At our other parks, the Parks and Landscape Committee helped to repurpose some of the previous Hills equipment as well as to make some new replacements to the swing sets. We would love to continue to refurbish our parks! We plan to budget for this in the future. There are other, even more pressing improvements that we need to plan and budget to do in the coming years, such as our aging, wooden fences.

Despite its age, I hope that you will agree, we are abundantly fortunate to live in such a beautiful community. Of course Wekiva is much more than just a beautiful, natural environment to live in. The wonderful, friendly friends and neighbors are what make Wekiva a real "home" for us. If there is one thing that I would really wish for, it would be to have more of you helping on our committees and at our Board meetings. It's in working together that we can insure that our community is here for another 50 plus years.

In friendship and hope for the future,

— Maria Delose

## Letter from a Board Member



Wekiva Neighborhood News is a publication of the Wekiva Hunt Club Community Association.

### HOA BOARD MEMBERS

#### PRESIDENT

Mike Elduff . . . . . 407-766-4524

#### VICE PRESIDENT

Erin Brannigan James . . 407-718-6233

#### SECRETARY

Tom Hedman . . . . . 407-461-3649

#### TREASURER

Maria Delose . . . . . 407-463-3175

#### DIRECTORS

Stephen Alexander . . . . 407-274-2018

Percy Del Aguila . . . . . 407-675-7945

Alan Frashier . . . . . 407-921-2175

### COMMITTEE CHAIRPERSONS

Architectural Control Committee: Maurice Maynard . . . . .	407-774-6111
Covenant Enforcement Committee: . . . . .	407-774-6111
Covenant Compliance Committee: . . . . .	407-774-6111
Wekiva Welcome Team: WHCCA Office . . . . .	407-774-6111
Moms & Tots: Stacey Osber . . . . .	staceyo1975@gmail.com
Parks & Landscaping: WHCCA Office . . . . .	407-774-6111
Women of Wekiva: Chip Murphy . . . . .	407-461-3342
Wekiva Neighborhood Watch: WHCCA Office . . . . .	407-774-6111
Yard of Distinction Committee: WHCCA Office . . . . .	407-774-6111

### SUBASSOCIATIONS

Governors Point East: Andrea Swetnam . . . . .	407-682-3443 Ext. 1248
Governors Point West: Chelsea Alpert. . . . .	407-333-7787
Wekiva Villas on the Green: Christopher Marin . . . . .	407-379-1455 Ext. 107
Wekiva Country Club Villas: MaryJo Locascio . . . . .	407-379-1455 Ext. 101
Wekiva Fairway Townhomes: Kathy Bollo . . . . .	kathyb@aspiremanagement.org
Wekiva Golf Villas: Steve Tretter . . . . .	407-595-2309
Wekiva Green: George Carroll . . . . .	wekivagreenhoa@gmail.com
Wekiva Hunt Club Condos: Christopher Marin . . . . .	407-379-1455 Ext. 107
Wekiva Villas Phase 3: Alex Lorie . . . . .	352-366-0234 Ext. 145
Wekiva Landings Townhomes: Stacey Loureiro . . . . .	407-333-7787 Ext. 103

### PROPERTY MANAGER

Dan Mandracken, Community Association Manager  
197 N. Hunt Club Boulevard, Longwood, FL 32779  
HOA Office: ph: 407-774-6111 fax: 407-774-2470  
Office Hours: 9:00am - 5:00pm, M, T, Th, & Fri . 9 - noon on Wed.  
Email: wekivahoa@gmail.com website: www.wekiva.net

# Community Manager News

Hey there, Wekiva neighbors! Hope this newsletter finds you soaking up the last bits of summer sunshine. It's your friendly community update time—let's chat about a few things happening around our little slice of paradise.

**First off, let's talk about those beloved bike paths behind our homes.** You know, the ones that wind through the greenery and make for perfect evening strolls or quick rides with the kids? As we head into fall, it's a great time for a friendly nudge: give 'em a once-over! Clear away any overgrowth, mold, mildew, or debris that might have snuck in during those rainy days. Also, please repair any damage to the paths that might be a trip hazard. Keeping them tidy not only keeps things safe but also ensures everyone can enjoy them without a hitch.

**Speaking of sprucing things up, have you noticed how fresh everything looks lately?** That's right—new mulch has been laid down throughout the community, giving our flower beds that polished, inviting vibe. A massive shoutout to our amazing landscaping committee for rolling up their sleeves and putting in all that hard work. You folks are the real MVPs, turning our shared spaces into something special. If you're inspired to join in or have ideas for future projects, they're always open to new volunteers—let's keep Wekiva blooming!

**And just a quick reminder on community rules to keep everything running smoothly: short-term rentals like Airbnb aren't permitted here in Wekiva.** We love welcoming guests for visits, but sticking to our guidelines helps maintain that peaceful, neighborly feel we all cherish. If you've got questions or need a refresher on the details, check the HOA docs or reach out—we're here to help!

That's the scoop for now, folks. Stay connected, stay kind, and let's make this another great summer and fall in Wekiva. Catch you next time!

Warm regards,  
— Dan Mandracken

## PICKLEBALL / TENNIS KEYS

We still have keys available for purchase. The key costs \$125.00 and is good until March 1, 2026.

## HOA PORTAL ACCESS

You can access your HOA Life Portal through Wekiva.net. You can check your current assessment or any open violations. You can use your phone number or email to access the portal or it may ask you for a property pin code. Just call the office and we can give you your pin number.



**DO NOT FEED THE WILDLIFE!**  
**THIS IS FOR YOUR SAFETY AS WELL**  
**AS THE SAFETY OF OUR WILDLIFE.**

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Securing trash reduces bear sightings by 100%.

Learn how on page 4!

## TREASURER'S REPORT

By Maria Delose

June 30, 2025

### Assets

Cash Operating - Truist	\$ 460,237
Cash Operating - Morgan Stanley	\$ 128,967
Cash Reserves - Morgan Stanley	\$ 292,469
Cash Reserves - Bank of America	\$ 77,996
Assessments and Other AR	\$ 85,153
Allowance	\$ (36,893)
Prepaid Expenses and other A/R	\$ 44,316
Comm Center	\$ 98,879
Deposits	\$ 1,804
Total Assets	\$ 1,152,928

### Liabilities

Payables /Prepaid Assessments	\$ 32,724
Reserve	\$ 329,377
Deferred Assessments	\$ 358,714
Prior Year	\$ 383,000
Current Year	\$ 49,133
Total Liability	\$ 1,152,928

# Resident News and Events



## TRASH

All lots must be kept clean of trash, debris, garbage, waste and refuse at all times except for the depositing of trash for pickup by a County approved garbage pickup service. No one, however, may deposit such items for pickup earlier than dusk the day prior to the designated pickup time and must remove any pickup receptacle prior to daybreak the morning after the pickup has occurred.

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## VIOLATION NOTICES

The board has decided to eliminate the current "first notices" for violations, as they do not conform to our bylaws. These were originally intended as "friendly reminders" rather than official notices. However, our software still refers to them as "first" notices, which has also caused confusion.



**Saturday, November 8, 2025**

- **Community Garage Sale 8 am till 2 pm**
- Plant Sale Florida Native Plant Society

Cuplet Fern Chapter at Hills Park Parking Lot 8 am to Noon

### All meetings are held in the Community Center

Board of Directors (6 pm) ..... 4th Thursday  
Covenant Compliance Committee (6 pm) ..... 4th Thursday  
Covenant Enforcement Committee (4 pm) . . . 1st & 3rd Tuesday  
Architectural Control Committee (10 am) . . . 2nd & 4th Wednesday

## BEARS

**Did you know that securing trash reduces bear sightings by 100%, according to the FWC?**

Our area bears are becoming more active and visiting homes in the community.

Best way to protect our bears and keep them away from your property is to follow these tips:

- Garbage, pet foods, barbeque grills and anything that smells like food attracts bears.
- Don't leave your garbage can outside! Store trash and recyclables in bear-resistant containers or in a secure area until morning pick-up.
- Feed pets inside or bring in bowls after pet is finished
- Remove bird and wildlife feeders. Store pet or livestock feed indoors or in bear-resistant containers.
- Clean meat smokers and grills with bleach or a degreasing agent.
- If bears are rewarded with food (garbage, pet food, etc.) at your home, bears will keep coming back!
- Fed bears frequently cause property damage.
- Fed bears can be unfairly labeled as nuisances and are subsequently killed by the wildlife agency.
- While walking your dog, jogging or walking to bus stops, take a noise maker, like a whistle or a can of pennies.

Buy a bear-proof trash can or retrofit a bear-resistant strap to your existing trashcan.

## IF YOU SEE A BEAR.

- Remain calm. DO NOT run or play dead, Back away slowly and speak in a calm assertive voice.
- Make sure that you are in a safe area and that the bear has an escape route, then make noise to scare the bear away.
- It is illegal to feed, harm or kill bears in Florida.

Securing trash reduces bear sightings by 100%.

If you need a trash straps to keep the bears out of your trash please visit the front office!

# BIKE PATHS

## BIKE PATH AND SIDEWALK EASEMENT AREAS

- Except as provided for in subsection “C” below, Bike path and sidewalk easements which are located on individual lots must be maintained in the same fashion and to the same standard as is provided for in Chapter 3 of this Code.

## SIDEWALK IN WEKIVA HILLS, SECTION NINE

- Notwithstanding subsection “B” above, the Association will maintain, repair and replace that portion of the sidewalk located in Wekiva Hills, Section Nine, identified on the Sidewalk Easement attached hereto as Exhibit “A.” Notwithstanding this statement, no owners of lots on which such sidewalks are located may remove, alter or damage in any manner any such sidewalks and must maintain the said sidewalk against physical damage.

**3.08 BIKE PATH AREAS** - In addition to the requirements contained in section 3.05 above, all “bike path” easement areas and all improvements and landscaping contained therein must be continuously maintained by the owner of the lot upon which the easements exist as follows:

**A. Paved Areas:** The pavement must be maintained so that no cracks, holes, breaks, elevations or other defects exist and must be repaired or replaced by the owner, when, in the opinion of the Association, it is necessary to do so to bring the pavement back to a level, safe and defect free condition. Any such repair or replacement must be made with the same type of materials that are presently in use (e.g. concrete replaced with concrete) which materials must be of a quality acceptable to the Association. In addition, the pavement area must, at all times, be kept free of all obstructions of any kind, be free of trash and debris, be maintained in a condition that is free of dirt buildup, grease, oil, algae, fungus, mold and/or other natural or man made substances, matter or organisms that may cause the pavement to be slippery.

### 1. Wekiva Sidewalk Repair Standards

Below are requirements for maintenance of sidewalk concrete.

### Vertical Displacement of Sidewalk

All vertical displacement must be repaired, either by scarifying (grinding -Figure 2) or placing a cement bridge to smooth out the vertical rise (Figure 1). Scarifying and cement bridges must have a minimum slope of 12H:1V (hence grinding a 1” step would create a 12” ramp). See Figure 1. Please note that the cement bridge patch is normally not a long-term fix versus the scarifying.

If the cause of heaving of the sidewalk is ongoing, such as due to an existing tree, grinding is only a temporary repair.

A long-term repair can only be completed if (Figure 2) the roots beneath the slab are trimmed or removed to halt the heaving. If present, roots beneath the slab shall be removed to a minimum depth of 12”.

### Horizontal Displacement of Sidewalk

Gaps or cracks in the sidewalk less than ½” may not need repairs. Where there are gaps or cracks greater than ½” wide, the slab will need repairs which consist of placing cement or joint compound within the gap and getting a final flat surface. If the sidewalk has been uplifted or has settled so that it becomes sloped or warped or where there is compound warping it will require full replacement of the slab after the reason for displacement is resolved (tree roots, drainage problems, etc.)

### Sidewalk Construction Standards

- The slab shall be a minimum of 4” thick, made of concrete 2000 psi or stronger. All driveways shall be 6” thick.
- The sidewalk width shall match the existing sidewalk in the area, with score marks no further than 5 feet apart. The surface finish shall match the existing sidewalk in the area.
- Sidewalk workmanship shall match a professional company finish.
- Reinforcing steel is suggested but not required in sidewalks.

Base aggregate or sand is not required beneath sidewalks, but the native earth must be compacted to 95% relative density before the concrete is poured.

**B. Non-Paved Areas:** The non-paved areas of the subject easements shall be covered with grass and other approved plant materials which must be mowed, edged, weeded, raked, trimmed, pruned, treated, watered and fertilized such that the area will be neat and manicured in appearance. All such plant material must be maintained as elsewhere provided for in this Chapter. Nothing shall ever be placed in the non-paved areas of any easements at any time, if, in the sole and exclusive opinion of the Association, it creates a nuisance or creates a hazard to persons utilizing the bike path easements

**C. “Clear Areas”:** Notwithstanding the above, at least a six (6) inch “clear area” must be maintained on either side of the pavement, in which no plant material (except grass) or other items, things or improvements will be permitted to exist. If any trees shrubbery or other plant material overhang the pavement, they must be trimmed to a height of at least seven (7) feet above the pavement to allow free passage by persons walking or riding on the paved areas.

## WELCOME NEW NEIGHBORS TO WEKIVA

David & Natalie Rose  
380 Newton Pl, Longwood

Bryan Palacios & Lina Maria Gomez Pena  
130 Stag Ridge Court, Longwood

Nathan Eberhart  
104 Cottesmore Cir E, Longwood

Ferdinand Bernabe  
600 Heather Brite Cir, Apopka

Abby Greenberg & Patricia Jones  
175 Golf club Dr., Longwood

Alexandra Consuegra & Hector Salvador  
315 Pickering Ct., Longwood

Elena Mitchell  
103 Golf Club Dr., Longwood

Edward Delaney  
126 Ingram Cir., Longwood

Lucia Frias & Victor Lopez  
226 Selkirk Way, Longwood

Michael Vargas & Karalee Enders  
116 Cottesmore Cir E, Longwood

Melissa Londono  
316 Cambridge Dr, Longwood

Rhonda Stahlman  
396 Newton Pl, Longwood

Michael & Carmella Richards  
2709 Canterclub Trl, Apopka

Theodore & Jennifer Moschovas  
283 Haverclub Ct., Longwood

Stacey Jefferies  
108 Devon Ct, Longwood

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**Help improve the quality of our waterways. Follow these simple rules:**

**FERTILIZE WISE:** Fertilizer containing nitrogen or phosphorus cannot be applied between June 1<sup>st</sup> through September 30<sup>th</sup> (use iron and other micronutrients, "summer blends").

**KNOW SLOW:** During the non-restricted season only use 50% or more slow release nitrogen.

**PHOSPHORUS-FREE:** Fertilizers containing phosphorus cannot be applied, so look for the "0" in the middle (15-0-15).

**BUFFER ZONE:** No fertilizer may be applied within 15' of any waterbody or wetland.



Find out more at: [www.seminolecountyfl.gov/fertilizer](http://www.seminolecountyfl.gov/fertilizer)

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### HOA OFFICE HOURS

407-774-6111 | Hours of Operation: 9-5 Mon, Tue,  
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### DO YOU SEE A STREET LIGHT OUT OR IN NEED OF REPAIR?

Report Street Light Outage or Repair:  
[https://www.duke-energy.com/Customer-Service/  
Request-Light-Repair](https://www.duke-energy.com/Customer-Service/Request-Light-Repair)

### PLEASE NOTIFY OFFICE OF CONTACT CHANGES

Please notify the office of any mailing  
address, phone or email changes. You can submit these  
via our website. [Wekiva.net](http://Wekiva.net)

### LOOKING FOR SOMEONE TO CONTACT?

Be watchful of your neighborhood and report  
unusual or suspicious activity to your local law  
enforcement agency:

Orange County Sheriff 407-836-4357

Seminole County Sheriff 407-665-6650.

When in doubt, dial 911.

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