

February 2026

INSIDE THIS ISSUE

President's Letter 2

Manager's News 3

Resident News & Events 5

Helpful Information & Safety 6

Welcome New Neighbors 7

WEKIVA NEIGHBORHOOD NEWS

- Community Garage Sale and Plant Sale on Saturday, March 7, 2026
 - Annual Meeting April 23, 2026 at First Baptist Sweetwater
 - Friendly Reminder 2026 Annual Assessment Is Now Past Due



Hello Friends and Neighbors,

As we start another new year in earnest, I know we are all excited about the new opportunities it presents and the accomplishments we look forward to with this fresh start.

Led by our newly elected Board of Directors and volunteer committees, last year our community saw a great deal of focus on the maintenance and beautification of our parks and green spaces, as well as the supporting fences and walls. We also enjoyed new opportunities to optimize our spaces with the addition of pickleball and tennis courts. Our community came together to appreciate the Wekiva camaraderie and fellowship during our hosted events, including our Easter celebration, Fall Festival, and annual Santa in the Park gathering.

As we keep our momentum going, we hope to continue these worthy endeavors, including further improvements and enhancements to our public parks and athletic courts. Upcoming initiatives include a community tree canopy survey and a reforestation effort—more information to come on those! As always, if you have any questions, concerns,

2



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

HOA BOARD MEMBERS

PRESIDENT

Mike Elduff

VICE PRESIDENT

Erin Brannigan James

SECRETARY

Tom Hedman

TREASURER

Maria Delose

DIRECTORS

Stephen Alexander

Percy del Aguila

Alan Frashier

or community initiatives you'd like to explore, please don't hesitate to join us at a regular board meeting. Everyone is welcome, and we'd love to hear your thoughts.

As we all move forward in this new year, I hope we find it full of promise and opportunity. While it can feel intimidating to make new strides, try new things, and better oneself, I'm reminded of a line from a song I heard often in my youth—Semisonic's "Closing Time":

"Every new beginning comes from some other beginning's end."

It's a simple phrase that reminds me that no matter the trials or triumphs, setbacks or successes we experience, each ending gives us another opportunity to try again—or to try for the first time. Whatever your goals and hopes for the year ahead, I wish us all peace and prosperity in 2026.

— *Mike Elduff*

Letter from a Board President

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 Swethnam	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

Greetings Wekiva

Happy New Year! As we welcome 2026, the Board and office staff wish you and your families a wonderful year filled with health, happiness, and continued pride in our beautiful community.

We hope the holiday season was full of joy—whether you rang in the new year with festive celebrations, enjoyed quiet moments at home, or simply savored time with loved ones.

2025 brought steady progress thanks to everyone's cooperation and support, helping keep our community looking great and functioning smoothly. Thank you for being such great neighbors!

This year, community improvement plans are underway to enhance our parks and amenities. We'll share more details in upcoming newsletters so stay tuned. Your feedback is always welcome.

As noted elsewhere, please plan to attend our upcoming Annual Meeting and if you'd like to serve on the board, there are several seats opening. Please send your intent to run to our email at www.wekivahoahomeownersassociation.com

Here's to a safe, vibrant, and beautiful 2026—together!

Best wishes,

— *Dan Mandracken*

2026 ASSESSMENT NOTICE

The 2026 Annual Assessment Is Now Past Due. The 2026 Annual Assessment, in the amount of \$275.00, was due on February 1, 2026. Statements were mailed on January 1, 2026.

Please be sure to get your payment in to avoid late fees, interest and possible attorney fees. Thank you to all the homeowners who have paid their assessment on time. We greatly appreciate it!

To pay by check – Mail to 197 N Hunt Club Blvd., Longwood, FL 32779 or you may drop your payment off, in person, to the office.

To pay by credit card/ACH – Visit wekiva.net and follow the instructions for online payments.

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

NOTICE OF ANNUAL MEETING

The Wekiva Hunt Club Community Association, Inc.'s Annual Meeting will be held on April 23, 2026, at 7pm, at First Baptist Sweetwater, 3800 Wekiva Springs Road, Longwood, FL 32779. We have used this facility in the past to accommodate the larger groups that have been attending.

There are three open positions, on the Board, that will be voted on. You will receive by USPS mail a letter giving you details about the Annual Meeting including the proxy, open positions, and the exact room we will be holding our annual meeting.

If you are not able to attend the meeting, please be sure to complete the proxy and return it to the Association office before the Annual Meeting so that we may be sure to establish a quorum of 10% of the members. Thank you!

YEAR-END FINANCIAL REPORT AVAILABLE

In accordance with Florida Statutes 720.3086, please be advised that a copy of the Association's year-end financial report will be available at no charge. If you would like a copy of the report, please put your request in writing to:

3

Dan Mandracken, Community Association Manager,
c/o Wekiva Hunt Club Community Association, Inc.,
197 N. Hunt Club Blvd., Longwood, FL 32779.

FINANCIAL REPORT

December 31, 2025

Assets

Cash Operating - Truist	\$ 220,931
Cash Operating - Morgan Stanley	\$ 129,924
Cash Reserves - Morgan Stanley	\$ 294,795
Cash Reserves - Bank of America	\$ 77,996
Assessments and Other AR	\$ 22,260
Allowance	\$ (36,893)
Prepaid Expenses and other A/R	\$ 81,303
Comm Center	\$ 98,879
Deposits	\$ 1,804
Total Assets	\$ 890,999

Liabilities

Payables /Prepaid Assessments	\$ 51,348
Reserve	\$ 329,377
Deferred Assessments	\$ 28,859
Prior Year	\$ 383,000
Current Year	\$ 98,415
Total Liability	\$ 890,999

Resident News and Events

CUL-DE-SACS

Cul-de-sacs are designed to be quiet, shared spaces where neighbors can safely drive, park, and enjoy their homes. Because these streets are smaller and often have limited room to turn around, how we park makes a real difference for everyone who lives there.

Being mindful of where you park helps keep access clear for emergency vehicles, delivery drivers, and neighbors pulling in or out of their driveways. Avoid blocking mailboxes, trash pickup areas, or the turnaround space at the end of the cul-de-sac. Even a single car parked too far out can make navigating the street difficult.

Parking close to the curb, leaving room for others, and avoiding long-term street parking when possible all help keep the area safe—especially for children playing or neighbors walking pets.

A little consideration goes a long way. By parking thoughtfully and respecting shared space, we help maintain the calm, neighborly atmosphere that makes cul-de-sacs such great places to live.

4

GARAGE SALE

Mark your calendars! Our community will be hosting a **Community Garage Sale and Plant Sale on Saturday, March 7, 2026**. This is a great opportunity to declutter your home, find new treasures, and connect with neighbors.

Residents are encouraged to participate by setting up garage sales at their homes during the event. Whether you are selling gently used items, household goods, clothing, or collectibles, the community-wide sale helps attract more visitors and makes the day more successful for everyone.

We look forward to a fun, friendly, and successful community event—happy selling and happy bargain hunting!

BOARD CANDIDATES

If you are interested in serving on the Board, please submit your name, phone number and email to us at Wekivahoa@gmail.com by March 1, 2026.

NEED A KEY TO PLAY?

Tennis / Pickleball keys - \$150.00

Owner's you can pay online if you wish by visiting the portal at www.wekiva.net.

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.



Light Up Wekiwa Winners

1 PLACE-332 NEEDLES CT.
2 PLACE-210 PEMBROOK PL.
3 PLACE-231 CANTERCLUB TRL.

HONORABLE MENTIONS

250 QUEENSBURY CT.
2552 CANTERCLUB TRL.
534 HEATHER BRITE CIR.

BEST STREET WITH DECORATED HOUSES

Needles Ct.

Wekiwa

WHCCA HOA INFO

QR Code

Helpful Information

PROPERTY MAINTENANCE CHECKLIST

- Bike path maintained weekly for clear and safe passage
- Trash Cans stored on non-pickup days
- Fence in good condition and 3' off bike path
- Dead trees removed
- Basketball goals clean and maintained
- Bike Path Concrete in good condition
- House paint or stain in good condition
- Roof in good condition
- Driveway well maintained and free of damage
- Lawn, beds, and shrubs well maintained.

HOA OFFICE HOURS

Hours of Operation:

9-5 Mon, Tue, Thur and Fri.

9-Noon Wed.

Phone 407-774-6111

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>

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

SECURITY & SAFETY

REPORT

E-BIKES AND E-SCOOTERS SAFETY

E-bikes and electric scooters are becoming more common in our community, offering a convenient and eco-friendly way to get around. As their use increases, it's important for everyone—drivers, pedestrians, and riders alike—to stay aware and practice courtesy to keep our streets safe.

These vehicles can move faster and more quietly than traditional bicycles, which can make them easy to overlook. Drivers should check carefully before pulling out of driveways or making turns, and pedestrians should remain alert when walking on sidewalks or crossing streets.

Riders also play an important role in safety. Make sure that you are with County and State guidelines. You may be required to have a permit or license. Following traffic rules, yielding to pedestrians, using lights at night, and riding at appropriate speeds—especially in residential areas—helps prevent accidents and keeps everyone comfortable sharing the road.

5

EMERGENCY SERVICES MAY NEED TO FIND YOU - FAST

Is your house number visible from the street? What about the bike path?

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.

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

FERTILIZE WISE: Fertilizer containing nitrogen or phosphorus cannot be applied between June 1st through September 30th (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

WELCOME NEW NEIGHBORS TO WEKIVA

Matthew Clark
121 Harrogate Ct., Longwood

Kristen Waldbieser & Chase Van Tilburg
300 Churchill Dr., Longwood

Kyle & Sarah Logan
124 Ledbury Dr., Longwood

Vanessa Pimienta
2520 Canterclub Tr., Apopka

Jason, Jaclyn & Jadelyn Barretto
114 Beaufort Dr., Longwood

Judith & Robert Rybka
380 Newton Pl., Longwood

Jan Monahan
3988 Radley Ct., Longwood

Izabelle Meyers & Kyle Beck
270 Queensbury Ct., Longwood

Kevin & Nicole Chanley
145 Essex Dr., Longwood

Simha & Ofek Amasay
110 Tedworth Ct., Longwood

Angelina Montaldo
258 Cambridge Dr., Longwood

Paul Rosales & Maria Cordero
103 Tindale Cir, Longwood

Alvaro Queijo & Lalka Rivero
360 Golfside Cv., Longwood

Mathew Goldstein & Jordan Hopkins-Golstein
210 Castleford Ct N., Longwood

Telesforo Aguirre IV
234 Duncan Trl, Longwood

Anh Tuan Nguyen
141 Duncan Trl., Longwood

Christopher Shelley
226 Cottesmore Cir W., Longwood

Restore Group - Roofing + Restoration

Free Estimates & Insurance Help - Financing

* Locally Owned by Sweetwater - Wekiva Resident *

407-955-4252 (cell) 877-617-ROOF (main)

Licensed & Insured Lic #CCC1330470

PRO LEVEL ROOFING

RESIDENTIAL & COMMERCIAL

LOCATED IN HUNT CLUB



CALL US FOR A FREE ROOF
INSPECTION TODAY!

407-790-7001

480 Needles Trail,
Longwood FL 32779

www.prolevelroofing.com



EVERBLUE
POOL CARE



Residential Pool Services

- > Weekly Pool Cleaning /Chemicals
- > Clean-ups and Green to Clean
- > Vacation & One Time Services
- > Family owned/operated, local residents

407-340-4353

info@everbluepoolcare.com
www.everbluepoolcare.com



Jacki Harris REALTOR®

Florida Home Team Realty

JHarris0106@gmail.com

407-733-7038

Thinking of a move? Have questions? Let's talk!

Wekiva resident since 1993



Fantastic residential home cleaning,
starting at just \$165 per clean!

We clean
behind the
ears!



Post!
We're growing
our team, too!
Text us if you're
interested.

Free Quote

Text your address to:

407-797-6474

**Melanie's Professional
CLEANING + SERVICE**

Nearly 20 years cleaning in Wekiva, Apopka, Sweetwater, and Longwood!



**Text / call
to save**

**10%
OFF**

(407) 272-8688
**Your satisfaction
is guaranteed!**



**Serving the Wekiva community &
Central Florida since 2016**



Scan Me!



Send me pictures of your project,
and I will provide you with upfront
pricing.

Registered & insured small job specialist



WEKIVA HUNT CLUB COMMUNITY ASSOCIATION

197 N. Hunt Club Boulevard
Longwood, FL 32779

PRESRT STD
U.S. POSTAGE
PAID
ORLANDO, FL
PERMIT NO. 79136

**GET A GORGEOUS,
HEALTHY LAWN!**

LAWN DOCTOR
Lawn Doctor of
Altamonte Springs-
Lake Mary-NE Orlando
407-487-8860
LawnDoctor.com/NorthOrlando-FL

Customized Lawn Care
Experienced Local Experts
100% Satisfaction
Guarantee

SCAN THE QR CODE OR
CALL 407-487-8860 FOR A FREE LAWN ANALYSIS



**Better
together.**

 +  +  = **SAVE**



The more you protect the more you save.
I can help you protect more than you'd expect.
I also have lots of ways to help you save when
you bundle your policies.
Get the savings you deserve. Call me or stop by
my office for a free quote.

Kimberly Wolffbrandt-Williams
407-869-5955
237 Hunt Club Blvd #101
Longwood
kimwilliams@allstate.com

Proud to protect our community for over
30 years.


Allstate
You're in good hands.

Prices vary based on how you buy. Not applicable in CA. Subject to terms, conditions and availability. Savings vary by state and product line. Castle Key Indemnity Co., Allstate Fire and Casualty Insurance Co., Castle Key Insurance Co., Allstate Property and Casualty Insurance Co. © 2015 Allstate Insurance Co.

14651944