

October 2025

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WEKIVA NEIGHBORHOOD NEWS



- **Saturday, November 8, 2025 Community Garage Sale 8 am till 2 pm**
And Cuplet Fern Chapter Plant Sale at Hills Park Parking Lot 8 am to Noon
- **Wekiva Community Festival Saturday, November 15, 2025 from 10 am to 2 pm**

WEKIVA HUNT CLUB COMMUNITY ASSOCIATION



Hello Friends and Neighbors.

Cooler temperatures are upon us and with that brings my favorite seasons of Florida... Fall, Winter and Spring. It is time to get

outside and really enjoy the many parks and outdoor spaces of Wekiva. From the playgrounds and ball fields to the tennis and pickleball courts to the miles of walking paths, I hope everyone takes the opportunity to get outside and enjoy the beautiful weather in the coming months.

You may have noticed the construction of the improved crosswalk on Hunt Club Blvd between Wekiva Hills Park and Wekiva Lake Park, just south of the HOA Office/Community Center and Beaufort Drive. The HOA has been working with Seminole County in the recent months to get flashing yellow lights known as 'Rectangular Rapid Flashing Beacons (RRFB)' installed to improve the safety for pedestrians crossing Hunt Club Blvd. Studies have shown that RRFBs can result in motorist yielding rates as high as 98% at marked

crosswalks and reduce pedestrian crashes up to 47%. The electrical infrastructure to support the RRFBs should be completed in the coming weeks and final completion of the RRFBs by November, fingers crossed. I highly encourage everyone to use the improved crosswalk when crossing Hunt Club Blvd and for motorists to be on the look out for the flashing yellow lights.

Wekiwa Springs State Park is a great place to cool off in the 72-degree water during the 'dog days' of summer indeed but as the cooler temperatures set in, don't forget about the many miles of hiking trails the park offers as well. My wife and I hike and trail run there pretty much every weekend and always see deer, rabbits, turkeys, fox squirrels, gopher tortoises and if we are lucky, a bear. It is a great place to visit Mother Nature and immerse yourself in her splendor.

I will leave you with this quote from Mary Davis, "To walk in nature is to witness a thousand miracles."

Peace,
— Tom

Letter from a Board Member

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

HOA BOARD MEMBERS

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Percy del Aguila

Alan Frashier

COMMITTEE CHAIRPERSONS

Architectural Control Committee: Maurice Maynard	407-774-6111
Covenant Enforcement Committee:	407-774-6111
Covenant Compliance Committee:	407-774-6111
Wekiwa Welcome Team: WHCCA Office	407-774-6111
Moms & Tots: Stacey Osber	stacey01975@gmail.com
Parks & Landscaping: WHCCA Office	407-774-6111
Women of Wekiva: Chip Murphy	407-461-3342
Wekiwa 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
Wekiwa Villas on the Green: Christopher Marin	407-379-1455 Ext. 107
Wekiwa Country Club Villas: MaryJo Locascio	407-379-1455 Ext. 101
Wekiwa Fairway Townhomes: Kathy Bollo	kathyb@aspiremanagement.org
Wekiwa Golf Villas: Steve Tretter	407-595-2309
Wekiwa Green: George Carroll	wekivagreenhoa@gmail.com
Wekiwa Hunt Club Condos: Christopher Marin	407-379-1455 Ext. 107
Wekiwa Villas Phase 3: Alex Lorie	352-366-0234 Ext. 145
Wekiwa 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.wekiwa.net

Community Manager News

Hello Wekiva residents.

Did you know that everyone who buys a home in Wekiva should be aware of the Covenants and Restrictions for our homeowner's association? The Covenants, defined as an agreement, and the Restrictions, defined as an official rule that limits what you can do, are in place to protect you, the homeowner, and the investment you have made in your property. Every owner who purchases a home in our community automatically must abide by these.

Our newsletter is one of the main ways we communicate to our owners and residents important information regarding our community. Our website, wekiva.net, is another important source of current information about our community. Finally, our office staff is available most days of the week to help with any questions.

Still, we often hear "I did not know".

ACC

Always remember to submit an ACC Form for approval for anything you plan to do to the exterior of your home. If in doubt, call the office for guidance. Our rules change over time and every homeowner needs to follow the current rules.

VIOLATIONS

The process we use to monitor compliance of the Covenants is it to inspect all the homes within Wekiva on a regular basis. We inspect for the condition of lawns, beds, shrubs, bike paths, fences, screen enclosures, homes and other structures. We also inspect for storage of items, prohibited vehicles, trash cans, and other violations.

Only a very small number of homes end up fined or in legal action. The majority of homeowners contact the office staff and together they are able to come up with a resolution to resolve any issues in a reasonable timeframe.

Thank you for working with all staff members to help keep Wekiva a safe and beautiful place to live. We enjoy speaking with homeowners and guiding them with any questions they may have about our community.

Warm regards,

— Dan Mandracken

2026 ASSESSMENT NOTICE

The assessments for the 2026 calendar year have been set.

- Owner's Assessment - \$275.00
- Tennis / Pickleball keys - \$150.00

The Owner's Assessment will be mailed out in January, 2026 and will be due February 1st. You can check / pay your assessments 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.



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DO NOT FEED THE WILDLIFE!

Securing trash reduces bear sightings by 100%.

Learn how on page 4!

FINANCIAL REPORT

August 31, 2025

Assets

Cash Operating - Truist	\$ 401,634
Cash Operating - Morgan Stanley	\$ 129,351
Cash Rerserves - Morgan Stanley	\$ 293,404
Cash Reserves - Bank of America	\$ 77,996
Assessments and Other AR	\$ 44,607
Allowance	\$ (36,893)
Prepaid Expenses and other A/R	\$ 31,908
Comm Center	\$ 98,879
Deposits	\$ 1,804
Total Assets	\$ 1,042,690

Liabilities

Payables /Prepaid Assessments	\$ 27,381
Reserve	\$ 329,377
Deferred Assessments	\$ 239,677
Prior Year	\$ 383,000
Current Year	\$ 63,255
Total Liability	\$ 1,042,690

Resident News and Events

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.



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TRASH

All lots must be kept clean of trash, debris, garbage, waste and refuse at all times except for the depositing of trash and refuse 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.

**GARAGE
SALE**

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 COMMUNITY FESTIVAL

**Saturday November 15
from 10 am to 2 pm**

Sign Up to Participate and Help at the link below!

Wekiva's Got Talent Kickball Tournament
Butterfly Encounter Food Trucks

Be a Sponsor

Be a Vendor

Be a Volunteer

Join Our Maker's Mart

Wekiva Events Committee Invites You to Register
<https://wekivacommunityfes.wixsite.com/whcccaevent>



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



Greetings neighbors,

Fall is in the air! As we transition into busier months of the year, we would love to see you all at the club. Wekiva has recently

added an additional set of forward tee markers that are playing at approximately 4,600 yards. Please come check out the new tees and our new parking lot!

Just a reminder that the golf course is for golfers only. Please do not trespass on course property regardless of where your home is located. Flying golf balls can be very dangerous, particularly if you are not accustomed to the rules of golf.

Camps and Clinics:

Todd Saliba, PGA Golf Professional is hosting weekly women's golf clinics on Saturdays from 10:00-11:00. The clinics are open to all ability levels and the fee is \$15 per person for the day. If you are new to golf or don't have clubs, we can provide you with everything you need for the day.

Food and Beverage:

Our bar and restaurant are open daily from 9:00-5:00. Please come join us for a cold drink or stop by for one of our daily lunch specials. Wekiva will be hosting burger nights every Thursday from 5:00 – 8:00. Reservations are not required.

Sincerely,

Tony Miller, PGA

General Manager,
Wekiva Golf Club

HALLOWEEN SAFETY/ NIGHT WALKING

- **Cross the street at corners, using traffic signals and crosswalks.** Look left, right and left again when crossing and keep looking as you cross.
- **Put electronic devices (cell phones) down,** keep heads up and walk, don't run, across the street.
- **Teach children to make eye contact with drivers before crossing in front of them.**
- **Always walk on sidewalks or paths.** If there are no sidewalks, walk facing traffic as far to the left as possible. **Children should walk on direct routes with the fewest street crossings.**

SECURITY & SAFETY

REPORT

HALLOWEEN SAFETY/ NIGHT WALKING CONTINUED

- **Watch for cars that are turning or backing up.** Teach children to never dart out into the street or cross between parked cars.
- **Join kids under age 12 for trick-or-treating.** If kids are mature enough to be out without supervision, tell them to stick to familiar areas that are well lit and trick-or-treat in groups.

There is danger in the dark - the biggest being vehicles that don't expect you or can't see you. Drivers cannot easily see you through fogged windows and poor weather, and their night vision dims as they age. Wearing dark clothes, you are as invisible as a ninja during your early morning or evening walks in the winter darkness. We need to walk defensively and take pains to be visible and use sidewalks when available.

Reflections on reflectivity: Wearing reflective clothing is a good defense against invisibility, but you need to be sure that the reflective areas are large enough and are exposed from every angle. Do oncoming cars see you, but not those at side streets? Will that little reflective logo on your shirt be enough - especially if you hide it under a jacket?

Reflective Shoes: Most running shoes now have reflective stripes and many even have "360 degree reflective" features, some even sport reflective soles! If you're walking shoes don't have such features, consider a pair of reflective shoelaces or put some reflective tape on your shoes.

Reflective Clothing: Your best for finding reflective clothing is in a running store or a bicycling shop, or the running and bicycling sections of large sporting goods stores.

Reflective Outerwear: In winter, wearing an extra vest or a reflective jacket can also help keep you warm.

Reflective Vests, Wristbands and Hats: Other items to consider are reflective velcro wristbands to wear on wrists and ankles, a reflective sweatband and a reflective cycling hat. Also, now available are inexpensive L.E.D. vests, wristbands and hats.

WELCOME NEW NEIGHBORS TO WEKIVA

Jaqueline Sova
131 Ingram Cir, Longwood

Glullana Mareque
3966 Villas Green Cir, Longwood

Ashley & Ryan Burkholder
205 Stevenage Dr, Longwood

Simone Rejouis
204 Cottesmore Cir W, Longwood

David & Yvonne Flores
3987 Lancashire Ln, Longwood

Dione & John Hill
243 Cambridge Dr, Longwood

David Carson & Sachiko Oyama
565 Heather Brite Cir, Apopka

EZKF Homes, LLC
103 Tindale Cir, Longwood

Maria Rico
382 Haverlake Cir, Longwood

Alfredo Torres Rodriguez
293 Cambridge Dr, Longwood

Catherine Beck
132 Harrogate Pl, Longwood

Jill Curry
107 Durham Pl, Longwood

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

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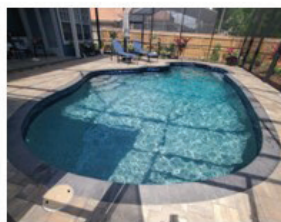
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WEKIVA HUNT CLUB COMMUNITY ASSOCIATION

197 N. Hunt Club Boulevard
Longwood, FL 32779

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PAID

ORLANDO, FL
PERMIT NO. 79136

HOA OFFICE HOURS

407-774-6111 | Hours of Operation: 9-5 Mon, Tue,
Thur and Fri. | 9-Noon Wed.

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

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.

Better together.



The more you protect the more you save.

I can help you protect more than you'd expect.
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you bundle your policies.

Get the savings you deserve. Call me or stop by
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Kimberly Wolffbrandt-Williams
407-869-5955

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