

OCTOBER 2026

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WEKIVA NEIGHBORHOOD NEWS



Happy Halloween, Wekiva!

Watch out for our children Trick or Treating!!

WEKIVA HUNT CLUB COMMUNITY ASSOCIATION



Dear Neighbors and Friends,

With our first twinge of colder weather in the air, we can finally look forward to our end of year festivities that are just on the horizon. Now would also be a good time to make sure I remember where I stored that

one jacket that I have to put on when the temperature drops below 70 degrees!

As our afternoon showers begin to relent a bit, it's a great time to perform regular maintenance on our shared sidewalks and bike paths. With more of our residents out and about we'll surly be getting more use out of them! Take this time to give your paths a once over to look for any cracks, holes, uneven surfaces, algae or vegetation that might cause someone to slip or trip. A good pressure cleaning is usually enough to keep that surface clean and safe, and trimming the vegetation back six inches on either side is a good excuse to get outside to enjoy this

cooler weather! Also, remember to put in an ACC request for any fence replacements or new construction to make sure everything is on the up and up before you break ground. Our community is certainly lucky to have such a unique outdoor resource, and I appreciate everyone helping to keep our Wekiva beautiful.

Though Robert Frost famously spoke about The Road Not Taken, and Green Day bemoaned the Boulevard of Broken Dreams, I look forward to walking our beautifully maintained trails with you all this season and remember to say hello to your neighbors and friends, as Tolkien is famous for saying, "Not all those who wander are lost!"

-Mike Elduff

*Letter from your
Board President*

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

HOA BOARD MEMBERS

PRESIDENT
Mike Elduff

SECRETARY
Tom Hedman

TREASURER
Maria Delose

DIRECTOR
Percy del Aguila

DIRECTOR
Thomas Group

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
Mom & Tots: Stacey Osber.....staceyo1975@gmail.com
Parks & Landscaping: WHCCA office..... 407-774-6111
Women of Wekiva: Dale Ann Siqueiros..... 407-484-2820
Wekiva Neighborhood Watch: WHCCA Office..... 407-774-6111
Yards of Distinction Committee: WHCCA Office..... 407-774-6111

SUB ASSOCIATIONS

Governors Point East: Andrea Swetnam..... 407-682-3443 x 1248
Governors Point West: Chelsea Alpert..... 407-333-7787
Wekiva Country Club Villas: Ingrid Baria..... 407-379-1455
Wekiva Fairway Townhomes :Maurice Remillard..... 407-614-6144
Wekiva Golf Villas: Steve Tretter..... 407-595-2309
Wekiva Hunt Club Condos: Christopher Marin.....407-379-1455 ext 107
Wekiva Green: George Carroll.....Wekivagreenhoa.com
Wekiva Villas—Phase 3: Alex Lorie..... 352-366-0234 ext. 145
Wekiva Villas on the Green: Christopher Marin..... 407-379-1455 ext 107
Wekiva Landings Townhomes: Chelsea Alpert..... 407-333-7787

PROPERTY MANAGER

Christine Landry, Community Association Manager
197 N. Hunt Club Boulevard, Longwood, FL 32779
HOA Office: ph: 407-774-6111
Office Hours: 9:00am - 5:00pm, Mon, Tues, Thurs, Fri. Close at noon on Wed.
Email: wekivahoa@gmail.com website: www.wekiva.net

FROM YOUR COMMUNITY ASSOCIATION MANAGER



What a welcome little break from the heat we've had! I'm enjoying these cooler temperatures as I write this and, although I know they probably won't last long, it sure is nice to get a little taste of fall! 🍂

We have been keeping busy around Wekiva, and I'm excited about the improvements and projects that are underway.

The Board of Directors has approved the replacement of the split-rail fence at Canterclub Park, as well as pressure washing the sidewalks throughout all of our parks. I'm also working on (or finalizing) quotes for several other projects, including sidewalk repairs in the parks, brick wall repairs, replacing the Community Center parking lot and roof, refreshing the playground sand, and repairing the lighting at the Duncan Park Tennis Courts. There is always something to work on, but it's rewarding to see these projects move forward and know that we are continuing to invest in our community.

I also want to take a moment to recognize our wonderful staff. So much of what gets done each day happens behind the scenes, and I truly appreciate everyone's hard work and willingness to help. A special "Way to Go!" goes to Marcia in our front office, who has helped collect more than \$100,000 in past-due assessments! That is an incredible accomplishment, Marcia! Thank you to Marcia and the entire Wekiva team for all you do to keep our community running smoothly. I'm very happy to be part of the team and look forward to continuing to make progress on these projects for our homeowners.

Attention Homeowners! 2027 Annual Assessment, Tennis/Pickleball Court Fee, and Budget

The Board of Directors will approve the enclosed 2027 Proposed Operating and Reserve Budgets at their October 22, 2026, Board of Directors meeting that will take place at 6pm at 197 N Hunt Club Blvd., Longwood, FL 32779. The Annual Assessment and Tennis/Pickleball Key Fee will be set at this meeting.

All homeowners are cordially invited to this October 22, 2026 meeting to discuss the 2027 annual assessment, tennis/pickleball court fee, and proposed operating and reserves budgets.

Dates to Remember:

- Oct. 31 - Halloween
- Nov. 1 - Daylight Savings Time Ends
- Nov. 14 - Wekiva Garage Sale
- Nov. 14 - Fall Cuplet Fern Native Plant Sale
- Nov. 20 - Wekiva Elementary Fall Festival
- Dec. 13 - Santa In The Park



2025 AUDITED FINANCIAL REPORT

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In accordance with Florida Statutes 720.3086, please be advised that a copy of the Association's year-end financial report is available at no charge.

If you would like a copy of the report mailed to you, please put your request in writing to : Wekiva Hunt Club Community Association, Inc., 197 N Hunt Club Blvd., Longwood, FL 32779.

The report is also available in your homeowner portal which can be accessed at Wekiva.net.

Community Garage Sale

The Fall Community Garage Sale will be held November 14, 2026 from 8 a.m. to 4 p.m. There is no need to register.

Get your treasurers ready to sell.



WEKIVA HUNT CLUB COMMUNITY ASSOCIATION, INC.
PROPOSED 2027 OPERATING BUDGET

400 INCOME

402 Assessments - Residential	\$ 744,007
403 Assessments - Commercial	\$ 14,716
407 Owner NSF Fees	\$ 100
409 Tennis Key - Fees	\$ 15,000
411 Interest - Operating Fund	\$ 5,000
418 Community Center Income	\$ 3,500
420 Newsletter Revenue	\$ 7,500
423 Fines	\$ 7,500
430 Transfer Fees	\$ 25,000
432 Estoppel Fees	\$ 20,000
434 Interest - Reserve Funds	\$ 10,000
445 Miscellaneous	\$ 5,000

TOTAL INCOME \$ 857,323

600 GROUNDS MAINTENANCE

604 Landscape Maintenance - Contract	\$ 204,878
606 Mulch	\$ 20,000
607 Sod	\$ 8,000
611 Annuals/Flowers at Entrances	\$ 3,500
612 Sprinkler Repairs	\$ 25,000
614 Water - Irrigation	\$ 17,000
615 Electric Power - Irrigation	\$ 15,000
617 Electrical/Plumbing Supplies/Repair	\$ 3,500
619 Janitorial Supplies	\$ 2,500
620 Shrubbery/Trees - Replace/Add	\$ 10,000
624 Tree/Palmetto Trimming	\$ 1,000
627 Back Flow Testing	\$ 1,000
628 Paint Supplies	\$ 500
629 Tools - Repair/Replace	\$ 2,000
634 Lake/Waterway Maintenance	\$ 4,000
638 Signs - Repair/Replace	\$ 5,000
641 Sidewalk Repair/Replace	\$ 10,000
643 Fences/Gates/Walls - Maintenance	\$ 20,000
672 Tree Removal	\$ 20,000
674 Trash Removal	\$ 4,000
675 Maintenance Bldg - Repair	\$ 500
676 Golf Cart - Gas/Maint/Repair	\$ 750
677 Pump Repairs - Irrig/Fountains	\$ 5,000
678 Christmas Decor - Entrances	\$ 9,500

TOTAL GROUNDS MAINTENANCE \$ 392,628

800 MANAGEMENT & ADMINISTRATION

800 Manager's Salary	\$ 48,672
801 Admin Assistant Salary	\$ 56,160
803 Maintenance Person	\$ 37,200
804 Violations Wages	\$ 52,000
805 Newsletter Printing	\$ 9,000
806 Newsletter Postage	\$ 3,600
807 Postage	\$ 10,000
808 Postage Meter Lease	\$ 1,980
809 Office Expense/Supplies	\$ 2,500
810 Auditing Expense	\$ 4,800
812 Legal Fees/Expenses	\$ 10,000
813 Insurance	\$ 55,000
814 Workers Comp Expense	\$ 2,000
815 Corporate - Licenses and Fees	\$ 120
816 Telephone/Internet - Office	\$ 2,000
818 WHC Employer's S.S. Contrib	\$ 15,416
820 Security	\$ 50,000
821 Storage Unit	\$ 2,400
838 Annual and other Meeting Expense	\$ 7,000
839 Community Center Maintenance	\$ 1,500
840 Community Center Electric/Water	\$ 3,000
842 TOPS Software/Computer Repairs	\$ 20,000
830 Newsletter Production	\$ -
843 Office Equipment	\$ 1,500
844 Office Copier - Maintenance	\$ 600
847 Mileage Reimbursement	\$ 500

TOTAL ADMINISTRATION \$ 396,948

900 RECREATIONAL

952 Tennis Courts - Maintenance	\$ 5,000
954 Tennis Court - Utilities	\$ 3,000
955 Park Equipment Repairs	\$ 5,000
956 Tennis Keys	\$ 500
958 Special Events	\$ 5,000
966 Park Maintenance	\$ 2,500
967 Sand/Clay Parks/Playgrounds	\$ 5,000

TOTAL RECREATIONAL \$ 26,000

TOTAL EXPENSES \$ 815,576

NET OPERATING INCOME \$ 41,747

RESERVES FUNDING \$ 41,747

NET INCOME \$ (0)

Proposed Annual Assessment	\$ 283
Proposed Annual Tennis/Pickle Ball Key	\$ 160

REMINDER...

Annual Assessments are due by
2/1/2027.

2027			Estimated				
WEKIVA HUNT CLUB COMMUNITY ASSOCIATION, INC.	Year(s)	Useful	Replacement		2027	2027	Estimated
PROPOSED RESERVE FUND BUDGET	Aquired/ Replaced	Life In Years	Cost	Balance 12/31/2026	Fund Additions	Major Repairs/ Replacements	Balance 12/31/2027
Office Equipment	2001-2018	2-20	2,193	2,193			2,193
Irrigation	1990-2003	5-8	17,250	17,250			17,250
Signs	1999-2005	10-11	12,600	12,600		5,000	7,600
Recreation	2000-2024	10-15	267,768	(114,457)	19,466		(94,991)
Fountains	2002	8	15,000	15,000		11,000	4,000
Golf Cart	2026	5	7,500	7,500	8 95		-
Kawaski Mule Replaced (2026)				(8,395)			
Tennis / Pickleball Courts	2007-2026	7-9	60,835	38,383			16,373
Hills Park - Resurface Pickleball Courts (2026)				(22,010)			
Sidewalks	Various	Various	20,000	14,811			14,811
Entrances/Cul-de-Sacs	2003-2023	10	38,500	28,016			28,016
Brick Watts and Fences	Various	Various	20,000	5,416	8 ,584		14,000
Parking Areas	2019 and Prior	10-16	38,000	25,069	12,802	35,00	2,871
Community Center/Office	2008	8-20	24,800	17,198		0	7,198
Contingency	N/A	N/A	100,000	113,076		10,00	113,076
TOTALS			624,446	151,649	41,747	61,000	132,396

Welcome
To Wekiva



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Stefan Drach & Porchia Reynante
123 Cumberland Circle E., Longwood

Nathan H. & Jessica G. Hallancia
226 Cumberland Circle W., Longwood

Alexandre Kelly & Brianna Healing
342 Coble Drive, Longwood

Matthew Walker & Amanda Adler & Sherri Jo True
2443 Canterclub Trail, Apopka

Esmeralda Zarazu & William Baluarte
236 Duncan Trail, Longwood

Longview Enterprises, Inc.
326 Coble Drive, Longwood

Safas Properties, LLC
120 Harrogate Court, Longwood

Jose Alejandro Diaz & Irma Elena Fuego
247 Mounts Bay Court N., Longwood

Heidi Regenauer
310 Hunters Point Court, Longwood

Erin Marie and Thomas Carter Grant
207 Atherstone Court, Longwood

Freedom Mortgage Corporation
307 Coble Drive, Longwood

Emily LaBadie & John Zachary Worden
1215 Duncan Court, Longwood

Ethan D. Loor
3996 Radley Court, Longwood

William & Juanita Weinhold
248 Churchill Drive, Longwood

Jorge Arboleda & Sandra Marcela Tamayo
190 Canterclub Trail, Longwood





Attention Homeowners!

The Board of Directors will meet on the fourth Thursday of the month. The Board Meetings will take place in the Community Center at 6:00 p.m. All Wekiva residents are invited to attend.

Treasurer's Report

ASSETS

August 31, 2026

CASH OPERATING TRUIST.....	\$	183,486
CASH OPERATING MORGAN STANLEY	\$	400,724
CASH RESERVES MORGAN STANLEY.....	\$	332,488
CASH RESERVES BANK OF AMERICA.....	\$	42,774
ASSESSMENTS AND OTHER A/R.....	\$	69,204
ALLOWANCE FOR DOUBTFUL ACCOUNTS	\$	(36,893)
PREPAIDS.....	\$	98,879
DEPOSITS.....	\$	1,804
TOTAL ASSETS:.....	\$	1,092,466

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LIABILITIES and EQUITY

PAYABLES/PREPAIDS.....	\$	25,048
RESERVE FUND.....	\$	298,832
DEFERRED ASSESSMENTS.....	\$	246,884
PRIOR YEAR'S EQUITY.....	\$	437,180
CURRENT YEAR'S EQUITY.....	\$	84,522
TOTAL LIABILITIES and EQUITY.....	\$	1,092,466

Wekiva's Board & Committee Meetings

(All meetings are held in the Community Center)

Board of Directors.....	4th Thurs., 6:00pm
Covenant Compliance Committee.....	4th Thurs., 6:00pm
Covenant Enforcement Committee.....	1st Tues., 4:00pm
Architectural Control Committee.....	2nd & 4th Wed., 10:00am

SECURITY & SAFETY

REPORT

Halloween Safety Tips

- Use pedestrian crosswalks and traffic signals to cross safely.
- Avoid distractions such as cell phones while walking
- Utilize a flashlight or glowsticks for visibility
- Walk safely and avoid running to avoid tripping while in bulky costumes
- Parents should supervise young children
- Choose safe costumes and face paint and ensure proper fit
- Ensure face paint and costumes don't cause allergies
- Wait until arriving at home to eat candy
- Once at home, inspect candy for anything unusual or suspicious
- Discard any open candy or anything deemed suspicious
- Ensure there are no food items which could cause allergies
- If you are a motorist, pay complete attention to driving and expect the unexpected
- The Seminole County Sheriff's Office will host the Annual Halloween Safety Spooktacular at Seminole State College Sanford Campus on Wednesday, October 28, 2026 from 6PM to 8PM. Come see some of the best costumes and displays and get lots of treats! Teams from the Sheriff's Office compete for best costumes and best displays.



Deputy Andy Hoffman



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WEKIVA HUNT CLUB COMMUNITY ASSOCIATION

197 N. Hunt Club Boulevard
Longwood, FL 32779

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IT'S TIME TO AERATE!
STRONG PRACTICES. STRONGER LAWN.

CORE AERATION BENEFITS

- STRONGER ROOTS**
Reduces soil compaction so roots can grow deeper and stronger for a more resilient lawn.
- BETTER WATER & NUTRIENT ABSORPTION**
Open soil allows water, air, and nutrients to reach the roots where they're needed most.
- HEALTHIER, THICKER LAWN**
Encourages new growth and helps your lawn fill in thin areas for a fuller, greener look.
- REDUCES WEED & THATCH**
Helps break up thatch and creates an environment where weeds have a harder time taking hold.



BEST TIME TO AERATE

For lawns in Central Florida, the best times to aerate are:



SPRING

March – May
Promotes strong root growth heading into summer.



FALL

August – October
Helps lawns recover from summer stress and grow thick through winter.

Aerate once or twice a year for best results!

WHAT TO EXPECT



CORES REMOVED

We remove small plugs of soil from your lawn to relieve compaction.



CORES BREAK DOWN

The cores break down naturally, returning nutrients to the soil.



WATER & NUTRIENTS WORK BETTER

Your lawn absorbs more of what it needs to grow deeper, greener, and stronger.



ENHANCE THE RESULTS!

Ask about adding CarbonPro-G, a soil amendment that improves soil biology, increases nutrient uptake, and helps your lawn thrive from the roots up!

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IT'S TIME TO AERATE!

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Annual Santa in the Park!

Get ready for some holiday fun! Join us for our Annual Santa in the Park event on December 13th from 1–4pm. Santa will be making a special trip through Wekiva riding on a fire truck, spreading holiday cheer throughout the community! He'll make his way to Hills Park, where the celebration will continue with pictures with Santa, games, food, vendor crafts, and plenty of holiday fun for the whole family.

Bring the kids, bring your holiday spirit, and come celebrate the season with your Wekiva neighbors!

We can't wait to see you there! 🎄👶🌟

Light Up Wekiva

Judging of yard lights and displays will take place on the evening of December 18th. All of Wekiva will be judged. No requirements to register. Be sure your lights are on from 6:00 p.m. to 9:00 p.m. on this date. Please note: If your address is not visible from the street, your home will not be eligible for judging.