



Transition Update

As the first homeowner led Board of Directors for The Preserve at Astor Farms, one of our primary responsibilities is managing the turnover of the community from Toll Brothers.

We have established a transition committee which has been working very hard to help the board in the development of a punch list. Much like when we all built our homes, this punch list will be our working document that we will use in our negotia-

tions with the builder. The committee is currently finalizing their list and plans to have the final list to turn over to the board soon. Meetings between the board and the builder will likely begin in the next few weeks.

An engineering study was ordered by Toll Brothers a few months ago. The engineering study outlined several areas within the community that needed attention. In addition to the items outlined in the engineering report we

will also address some issues that we consider to be critical to the community; including conditions of roads and sidewalks, the landscaping in common areas, the continual issues with our front gate and roundabout, and items we consider to be missing from the community in accordance with the Planned Unit Development (PUD) documents which were filed with Seminole County.

Neighborhood Patrol

You may have noticed very recently that there are frequently police officers riding through the community. This is the result of the Home

Owners Association recently entering into an agreement with Seminole County. This agreement allows for the police to patrol

our streets and enforce all traffic laws. So, watch your speeds because they will be issuing citations for any violations.

Signs, Signs, Everywhere Signs

At the June board meeting it was agreed that real estate signs will be allowed within the community.

The guidelines are:

- all signs must be uniform (official sign currently being developed)
- must be pre-approved by ARC
- location of signs must comply with guidelines
- You can download the ARC application from www.astorfarms.com

Upcoming Community Events!

- *Saturday in the Park—September 9th*
- *Toll Bros. Fall Festival—October 14th*
- *Costume Parade—October 31st*
- *Santa's Visit—December 24th*
- *Spring Fling—April 7th, 2007*
- *4th of July Celebration—July 4th, 2007*

Neighborhood News is written and edited by Sandee Farrington, HOA President

The Entryway

Maintaining the entrance to the community and our gate has been a challenge for quite some time. Many homeowners have been frustrated in the past by the gate being broken on a regular basis. The gate was one of the first things that we addressed.

During construction the gate mechanisms were placed in a location that was in the way of a sprinkler head. Consequently, whenever the sprinkler operated it was spraying water inside the gate mechanisms – causing corrosion and causing it to not function. The sprinkler head has been capped, the mechanisms replaced and the gate is functioning on a regular basis now.

In June we changed gate mainte-

nance companies. The current company is a little less expensive than the previous company and seems to be doing a better job of maintaining the gate.

A couple of other significant changes for the gate included changing the hours the gate is open. On July 3rd the hours were changed to coincide with the operating hours of the sales office. Therefore, the gate is now open from 10:00 a.m. until 6:00 p.m. daily. In addition, the board reviewed the list of codes for the gate and had nearly 30 codes removed that had been assigned to subcontractors. If your family does not have a code and wants one, or has any trouble with your existing codes please contact Travis Megahee at Leland Management. Travis can be reached at

tMegahee@lelandmanagement.com or at 407-447-9955 ext 219.

Recently the pedestrian gate lock was vandalized. The lock is going to be replaced and each homeowner will receive a new pedestrian key. Any lost keys will be replaceable for a fee through Leland Management.

They May Be Cute and Fuzzy...

One of the many attractive things about our community is its location adjacent to the nature preserve. With this location we are treated to frequently seeing deer roaming in the common areas, foxes, raccoons and other animals scurrying through the community, and many people have even seen bears.

Because of our proximity to the wildlife preserve we have to comply to certain restrictions to ensure that we don't have any problems associated with our wildlife neighbors. One of these is that our rules restrict us from putting our trash out before the morning of pick up. While this can be an inconvenience it is very important that we all follow this rule. Trash is an almost irresistible attraction to wild animals, especially bears and raccoons.

Keep in mind that although these animals are fun to watch, they are still wild. Wild animals carry potential health threats including bacteria, hookworm, roundworms, tapeworms, and mites that can cause diseases in humans or their pets.

Our community has had one known case of a homeowner contracting roundworms. Having direct skin contact with larvae of certain types of roundworms may cause an infection. The most common way for humans to contract roundworms is through accidentally ingesting eggs or larvae.

To protect yourself and your family, if you are working in your yard wear gardening gloves. Always be sure to wash hands thoroughly after working, or in the case of children, playing in the soil. If you have pets, be sure that they are

being treated. Heartworm preventatives will also ensure that your pet does not contract roundworms or other worms.

