



Photo Credit: Ken Bowman

## EASTWOOD COMMUNITY ASSOCIATION NEWSLETTER SPRING 2024

### Why Approving Our Document Amendments is So Important.

**PLEASE REMEMBER:** When reading the Amendments changes are noted as struck-through (removed) and underlined wording (an addition) of certain language. All other language is ALREADY in our current documents.

Changes are being made to place the Eastwood Community Association in compliance with updated Florida Statutes and Laws. Neighboring communities (Waterford Lakes and Stoneybrook) have already made similar changes and it is important for Eastwood to do the same.

**AMENDMENT 1.** 90% of the changes are to simply remove the unnecessary Declarant (the past home builder) from our documents and replace the word "declarant" with "The Association" (that's the homeowners). The past Declarant (the builder), should have turned over all rights to our community and HOA 29+ years ago, but did not. **Eastwood HOA must be its own Declarant, otherwise there is ability for the previous builder to potentially change our community.**

By updating our documents, it is the BEST way to legally protect the community's rights, and ensure the power of future decisions is solely with the Eastwood homeowners. Having updated and current documents protect Eastwood Residents and our biggest investment - our homes.

Follow These 3 Steps to Watch Helpful Videos to Setup Your Online Voting Account & VOTE!

[Click to request your voting account](#)

[Click to complete & sign your consent forms.](#)

[Click to see how to vote online.](#)





## **Who or what is a Declarant?**

The legal definition of a Declarant is the person making a statement when a declaration is made. When a community is first built, the Declarant is the Home Builder. When a community is completed, the Home Builder typically turns this power over to the Community and Home Owner Association's Board of Directors. This was not done in Eastwood and is the reason we have legal matters pending with the previous home builder.

The Declarant in our current documents is the past developer that built Eastwood 29+ years ago. The way our existing documents read, they protect the Declarant from being held accountable for any violations made and allows for the Declarant to still make decisions for the community. This should **not** be allowed and is the reason to make the changes that are necessary to our documents through this Amendment process. **We need the Home Owners to VOTE!**

An example in recent years of mis-use of our governing documents is when the Declarant waived/excluded the golf course property from fees that all homeowners are subject to, without the HOA's approval. This action allowed the Golf Course Owner to neglect the property with the intent of trying to sell to a developer to build on the golf course.

For additional awareness, the Declarant is currently a Co-Plaintiff in a lawsuit against Orange County. In the past four years, Orange County Commissioners have twice denied the request to build homes on the golf course. Eastwood was asked by the Orange County Commissioners if we would like to be an intervener with them which would allow Eastwood to be part of conversations that may be had.

The Eastwood Community Association's intent is to assist Orange County with the prevention of building of houses on the golf course.



### **Additional updates to Amendment 1**

Additional changes in this amendment include:

- Providing the Eastwood Community Association Board the ability to review and modify a decision made by the Modifications Committee. Currently, the Modifications Committee has the decisions regarding requested modifications to homes, (new paver driveways, paint colors, etc.). There have been some interesting choices that would benefit the community with input from the Board of Directors.
- Allow for all residents to vote in our district elections even if a neighborhood happens to become disenfranchised.
- Adding flexibility for some signage in our yards.
- New restrictions for Time-shares, Airbnb, and rentals in our community. We don't want to become an Airbnb or large rental community, so the guidelines have been strengthened so that the rentals will be a contributing part to our community.

### **AMENDMENT 2.**

Allows the ECA to place the golf course into the fining process just like a homeowner. Currently, the golf course owners cannot be held accountable for the neglect and/or lack of upkeep of their property. An example of such is to hold them accountable for the removal of dead and diseased trees, regular mowing maintenance, and clubhouse upkeep. We need to modify to include the addition of the words "or the Country Club Property," and "or Owner of the Country Club Property" and further ensure the removal of "~~the declarant~~", throughout the document.

No other changes are being made which affect or change our assessments, fines, and costs to current residents in anyway.

**AMENDMENT 3.** Eastwood currently has the lowest Capital Assessment Contribution rates in our area. (Neighboring communities charge over \$1000.) A change to this Amendment allows the Association to collect a one-time payment of \$500, for new home sales at a real estate closing. **This fee is NOT paid by current, existing homeowners.** This will be a source for our revenue budget, helping to offset Association cost increases.



**Why Vote???**  
**Because Eastwood Belongs to Us!**



**ECA Special Home Owner Meeting**

**COME &  
VOTE**

**Wednesday, April 10, 2024**

**COME & VOTE IN PERSON**

**6:30pm**

**Sunrise Elementary School**

**101 Lone Pine Rd, Orlando, FL 32828**

**COME &  
VOTE**

**VOTE ONLINE: By April 9th!**

**If you registered a vote in December please go in and vote again - we are in a new voting record. If questions, please contact the Management Office.**

**Follow These 3 Steps to  
Watch Helpful Videos to  
Setup Your  
Online Voting  
Account & VOTE!**

[Click to request your voting account](#)

[Click to complete & sign your consent forms.](#)

[Click to see how to vote online.](#)





### What is Coffee Talk?

Sponsored and Hosted by the ECA Board Members, Coffee Talk is a gathering of neighbors on the last Saturday of every month.

Freedom Park - 8am - 10am. FREE breakfast items, coffee and bottled water are provided (the pancakes are 5-star). Bring the family!! Meet old friends and make new ones.

**YOUR VOTE** 

**YOUR VOICE**

**MAKE SURE TO SIGN THE DOCUMENT AMENDMENTS**

Deadline is April 9th





March 14, 2024

*fun*

**AFTER  
SCHOOL  
THIS  
THURSDAY**



**Dont forget your  
Kona Cup  
for \$3 refills**

**IN  
FREEDOM  
PARK**



# You're Invited to *Easter in the Park*



**March 16, 2024  
at Freedom Park**

8 AM - Food trucks  
9 AM - Festivities begin

*Proud Sponsors:*



Special Guest:  
The Easter Bunny

---  
Easter craft

---  
Easter egg hunts  
(grouped by age)

---  
Face painter

---  
Balloon artist

Parking at Sunrise  
Elementary, Handicap  
parking & accessibility  
at Freedom Park





**CLASS OF**  
**2024**



## Eastwood Celebrates our Graduates!

We are happy to announce that Eastwood will be celebrating all our graduating high school seniors again this year by doing something special for them and their families. With the help and support from Marris Orthodontics, we will be lining Golfway Blvd. with yard signs displaying our Eastwood Seniors with their picture, name, and high school colors.

We need your help to make this a success. If you are a parent of a 2024 graduating senior, please email your child's full name (as displayed in their yearbook) and the high school they are graduating from. **NOTE:** If your child does not attend Timber Creek High School you will be contacted separately and asked to provide their senior picture and school logo. This is for High School Graduates only.

We do not want to leave anyone out so please share this information with your neighbors and friends within our community. The deadline to submit names will be Friday, April 5<sup>th</sup>. When submitting your information please write 2024 Eastwood Graduate in the subject line.

**Send name and high school to:**

**[Eastwoodsenior2024@yahoo.com](mailto:Eastwoodsenior2024@yahoo.com)**

**(Signs will be on display from 5/12-5/19 and available to you after)**







# Eastwood Can!!

Eastwood is full of generous individuals who donate non-perishable food items to the monthly Eastwood Can! program. It's super simple to get involved in several ways.

- **Leave non-perishable foods in a box or bag at the end of your driveway on the first Saturday of every month no later than 9am.**
- Look for those awesome BOGOs at Publix or check out the Dollar Store
- Offer to help with driveway pick-ups and take the collected food to the ECA cabana parking lot where it is weighed and then transported to a central location (Converge Food Ministries) which distributes the food to Samaritan Resource Center, Faith UMC Food Pantry, New Beginnings Children's Ministry and UCF Knights Helping Knights organization.

Reminder signs are posted throughout Eastwood several days prior to pick-up day.

A huge shoutout to those residents who faithfully do driveway pickup every month

***"As the Eastwood Can! food drive organizer for over 14 years, I am full of gratitude for the generosity of our Eastwood residents. Eastwood has donated thousands of pounds of food! While that is awesome, we do it with a small fraction of our residents participating. My goal is to involve more residents and to increase the amount of our donations." - Gina McClain***



**Lisa Addy and Gina McClain collect food for Eastwood Can! at the 2022 Movie Night in the Park.**



**Invite children and grandchildren to share kindness & participate by helping to shop and/or pickup driveway donations.**

**Set a calendar reminder for the 1st Saturday of every month!**



# Meet Your ECA Board of Directors

Jeff McCall, President [jeffmccalleastwood@gmail.com](mailto:jeffmccalleastwood@gmail.com)

Keith Walls, Vice President [keithwallseastwood@gmail.com](mailto:keithwallseastwood@gmail.com)

Sarah Gonder, Treasurer [SarahGonderEastwoodHOA@gmail.com](mailto:SarahGonderEastwoodHOA@gmail.com)

Carianne Visi, Secretary [CVisi.eastwood@gmail.com](mailto:CVisi.eastwood@gmail.com)

Doug Augspurger

Tim Cole

Angie Emerson [angieemersone4eastwood@gmail.com](mailto:angieemersone4eastwood@gmail.com)

Lawrence Glinzman

Cuc (Christine) Luong

Brian Schumacher [brianschumachereastwood@comcast.net](mailto:brianschumachereastwood@comcast.net)

Richard Sumner

Abdel Zeini [abdeleastwood@gmail.com](mailto:abdeleastwood@gmail.com)

## Eastwood Management Company Staff

Community Association Manager: Richard Eckelberry, LCAM  
[manager@eastwoodcommunity.com](mailto:manager@eastwoodcommunity.com)

Assistant Community Manager: Jonathan Bowden, LCAM

Administrative Assistant: Patrick Tisler

[office@eastwoodcommunity.com](mailto:office@eastwoodcommunity.com)

8:30am - 5:30pm Monday & Friday

8:30am - 6:00pm Tuesday - Thursday

(excluding holidays)

407-823-9494

150 Cavan Way



## Your Neighborhood Committees

**District 1:**

Eagle Lake

Kathleen Lamonte, Co-Chair  
 Ryan McEntee  
 Mike Rinow, Co-Chair  
 Chris Willey

Interlachen

Migdalia Maldonado, Co-Chair  
 Yolanda Rivera, Co-Chair  
 Keith Walls, Chair

Sherwood

Desta Benjamin  
 Chris Snow  
 Melissa Sposato, Chair

Shoal Pointe

Dawn Gentner  
 Jeff Little, Chair  
 Michelle Tisler, Co-Chair

**District 2:**

Fairway Pointe

Elaine Hinsdale, Chair  
 James R. Hursch, Jr.  
 Larry Walker

Greenbriar

Igli Kaca  
 Jim Saudargas, Chair  
 Karen Saudargas, Co-chair

Muirfield Pointe

Tammy Bennett, Co-Chair  
 Michael A. Bodkin, Co-Chair  
 Erin Connors Bodkin, Co-Chair

Turnberry Pointe

Ken Enlow, Sec/Treas  
 Brian Porter, VP  
 Stephanie Mollengarden, Pres.

**District 3:**

Falcon Ridge

Disenfranchised

Stonebridge

Roswitha Von Ehrenkrook  
 Lawrence Glinzman  
 Jessica Maurer  
 Nathan Maurer, Chair

Woodlands Pointe

Carmelo Monti  
 Kirit Shah  
 Kenneth Watt, Chair  
 Jason Weinzimer, Co-Chair

**District 4:**

Canterbury

Harvey Fisler, Chair  
 Rob Michalak, Co-Chair  
 Colleen Potter, Co-chair  
 Kevin Woodward, Co-Chair

Cedar Chase

Disenfranchised

Glenview

Doug Augspurger  
 Brandon Bade, Chair  
 Gregory Gregg, Co-Chair  
 Patricia Jones, Co-chair  
 Richard Sumner, Co-chair

Inglenook

Shelley Davis, Co-Chair  
 Lewis Messer, Co-Chair  
 Diane Miller, Co-Chair

Newport

Sarah Adkins, Chair  
 Karen Paredes, Co-Chair  
 Jorian Rivera, Co-Chair

Prestwick

Matthew Bakka, Co-chair  
 Jennifer Lane, Co-Chair  
 Renee Phillips, Co-Chair

**District 5:**

Augusta

Randal Almeter, Chair  
 Graig Barbarini, Co-Chair  
 Mikayla Hicks, Co-Chair  
 Rick Hubbs, Co-Chair  
 Peter Rice, Co-Chair

Heather Glen

Jonathan German, Co-Chair  
 Joseph Layton, Co-Chair  
 Susan Newman, Chair

Kensington

Randall Daigle, Co-Chair  
 Jason Gonder, Co-Chair  
 Debby McCall, Co-Chair  
 Jeff McCall, Co-Chair  
 Scott Stella, Chair

**District 6:**

King's Pointe

Darren Cegala, Co-Chair  
 Joseph Flood, Co-Chair  
 Malissa Lappas, Co-Chair  
 Robin Stearns, Co-Chair  
 Carianne Visi, Co-Chair

Merion Pointe

Angela Emerson, Co-Chair  
 Adam Skott, Chair  
 Rachael Skott, Co-Chair

Northwood

Patricia Gernert  
 Gail Imbornoni  
 Eric Kron, Co-Chair  
 Scott Manning  
 Mike Meola, Chair

Riviera Pointe

Disenfranchised



## Special Members' Meeting

Wednesday, April 10, 2024

6:30pm

Sunrise Elementary School

101 Lone Pine Rd, Orlando, FL 32828

**COME &  
VOTE**

**COME &  
VOTE**





## Assessment Payment Options

### OPTION #1 AUTO DRAFT – ACH

No cost to owners

This option requires a US bank account, you will be required to supply your routing (ABA) number and your bank account number. To enroll in auto draft, your ECA account must be current. Auto Draft processes on the 1st day of the month in which the assessments are due.

### OPTION #2 CREDIT CARD PAYMENT

Involves fees

**Choice 1:** Log in to your ECA account on the Owner’s Portal of the [ECA website](#). Set up your credit/debit card. You may make one-time payments or recurring quarterly payments.

**Choice 2:** You may now make debit and credit card payments at the ECA office in the cabana. A convenience fee of \$1 plus a 3.75% credit card fee will be applied.

### MAIL IN OPTIONS

#### **OPTION #1: CHECK/CASHIER’S CHECK/MONEY ORDER**

Send payment directly to the association bank, this option requires a payment coupon. If you would like a payment coupon booklet, please contact [accounting@hoaemt.com](mailto:accounting@hoaemt.com). Please always list your account # on the check for an additional reference. Payments cannot be accepted without a coupon. Please do not send postdated checks.

Payment must be mailed to:

Eastwood Community Association Inc (or)  
 Preserve at Eastwood Community  
 Association  
 2113 Ruby Red Blvd, Suite B  
 Clermont, Florida 34714

**Option #2:** Bill Pay with your bank  
 If you plan to use bill pay with your bank, please email accounting to verify you have the correct account number, if you own multiple units, you must verify you have the correct account number for each unit.

Payment must be mailed to:

Eastwood Community Association Inc (or)  
 Preserve at Eastwood Community  
 Association  
 2113 Ruby Red Blvd, Suite B  
 Clermont, Florida 34714

## Homeowner's Frequently Asked Questions

### Can residents attend open Board and Committee meetings?

**Absolutely.**

Residents are encouraged to become involved in the various committees.

Dates and times are posted on the ECA website calendar.



Residents may sign up in advance to speak at ECA Board Meetings as well.

Presentations or comments are limited to three minutes or less.



## What's with our Entry Sign?

**The contractor has informed the ECA Board of Directors that the new letters and lighting will be installed on April 2, 2024.**



## Important Dates

- **Sat. March 16** Easter in the Park
- **Fri. March 29** ECA Office Closed
- **Sat. March 30** Coffee Talk in the Park
- **Mon. April 1** Assessments Due
- **Fri. April 5** HS Grads Info Due
- **Sat. April 6** Eastwood Can!
- **Wed. April 10** **Special Members' Mtg.**
- **Sat. April 27** Coffee Talk in the Park
- **Sat. May 4** Eastwood Can!



## Sharing the BEAUTY of Eastwood !

Did you notice the sunrise photo on page one of your newsletter?

Each quarter, the newsletter team will choose a photo from the Eastwood Social (unofficial community groups) and with the photographer's permission, share the photo in the next newsletter. Photos will only be scenes of Eastwood.

We look forward to seeing the beautiful photos you post!

**Eastwood Management Office 407-823-9494**  
**Orange County Sheriff's Non-Emergency Number 407-836-4357**

- **211** Crisis & Elder Hotline
- **311** Orange County Information
- **411** Telephone Information
- **511** Traffic Information
- **611** Telephone Repair
- **711** Hearing Impaired
- **811** Call Before You Dig
- **911** **EMERGENCY**



# SHOUT OUT !!!

The Eastwood HOA Board would like to thank Sarah Reussow with Citrus Closing Group for sponsoring our Kickball in the Park event this past Saturday, March 9th. Additionally, a huge thank you to Jim Reussow for providing all the buns for the free hotdogs that were provided and handed out.

Events like this would not be possible without the support from residents like you.



**Newsletter Team:  
Alyson Davidson & Carianne Visi**

