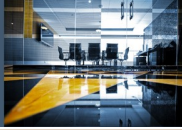


OFFICERS & DIRECTORS



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MISSION STATEMENT SEVEN SPRINGS VILLAS ASSOCIATION BOARD OF DIRECTORS & STAFF

To enhance the quality of life by promoting a safe and secure community, improving grounds and facilities, and exercising financial responsibility while meeting and exceeding the needs and expectations of the Seven Springs Villas Association owners and residents.

D-A-I-L-Y REMINDERS FROM YOUR PRESIDENT

- **“D” IS FOR “DUMPSTERS”** THEY ARE FOR BAGGED HOUSEHOLD GARBAGE ONLY. PLEASE NO CONSTRUCTION DEBRIS FROM YOU OR YOUR CONTRACTOR! REMEMBER TO BREAK DOWN ALL BOXES. THIS WILL PREVENT OVERLOADING.
- **“A” IS FOR “ALWAYS”.** MOST OF YOU ARE DOING A FINE JOB- **“ALWAYS”** WALK FACING TRAFFIC, ESPECIALLY ON THE TROPHY BLVD NEAR THE BACK GATE.
- **“I” IS FOR “IMAGE”.** PLEASE READ AND REMEMBER OUR RULES AND REGULATIONS SO WE HAVE A BEAUTIFUL LOOKING COMMUNITY. WE CONTINUE TO BE COMPLIMENTED ON HOW GOOD OUR ASSOCIATION GROUNDS AND BUILDINGS LOOK.
- **“L” IS FOR “LAUNDRY”.** PLEASE DO NOT USE CANADIAN, BRITISH OR OTHER FOREIGN COINS IN THE LAUNDRY MACHINES. THEY VARY IN SIZE FROM THE U.S. QUARTERS AND THEY CAN JAM THE MACHINES.
- **“Y” IS FOR “YEARLY”.** OUR ANNUAL MEETING IS WEDNESDAY MARCH 27TH AT 7 P.M. IN THE SSGCC PALM ROOM. PLEASE ATTEND AS THE BOARD OF DIRECTORS WILL BE MAKING THEIR ANNUAL REPORTS.

Major Seven Springs Villas Activities – 2018

During 2018 the Board approved and accomplished the following improvements to the community:

Painting – 76 buildings have been painted since 2015. 24 buildings are planned for 2019 and 2020. The association plans on painting on a 7 year cycle or as needed.

Roofs – 12 buildings were reroofed and 17 buildings were shingled in 2018. Since 2015 47 buildings have been reroofed and another 32 buildings were shingled. Buildings are prioritized based on need and age. Shingle cleaning has been done the last 2 years and repairs continue to be ongoing.

Landscaping – 945 plants were planted in 2018. The staff continues to trim trees and add sod as needed. 850 cubic yards of mulch was added to the backs and sides of buildings. Mulching of the front of buildings (600 cubic yards) was started in December and is continuing.

Work Order - 691 work orders were issued and closed during the year.

Violations – 119 violation letters sent out; mainly for patio cleaning.

Sales – 43 units were sold this year.

Tornado Damage– The staff repaired most of the damage and cleaned up after the tornado. The carport on 21B is still under negotiation with the insurance company.

Social Events – Several social events were jointly sponsored by SSVA and the Country Club including the “Chili Cook Off” and “Wine & Cheese” events. Additionally, SSVA and PCS Insurance sponsored a free “lunch & learn” on Condo insurance.

Interviews – 97 Owner/Tenant interviews were conducted. Beginning in March of 2017 every adult whether a potential owner and renter must submit to a background check and be interviewed by a Board member and the Association Manager before the application is approved.

Renting - As of December 31, 2018, 56 units (11% of total units) are being rented of which 30 are being rented to family members.

Budget – The maintenance fee for 2019 remained the same as 2018.

Board Inspections – Board members and staff regularly inspect the property on a weekly basis for violations and issues.

Administrative Changes - 4 issues of the “Villa Views” were published.

Safety – Speed signs were added to the property to help drivers reduce speed and yellow street markers were added on curves. Additionally traffic poles were added to the back gate to improve traffic flow.

Carport Lighting – LED lights were added to carports on all non-duplex buildings. 34 new street lights were added to the community to improve safety.

Delinquencies - The staff and legal team aggressively pursue delinquencies.

Bulk Service Contract with Spectrum - New 5 year contract signed with Spectrum providing owners with 165 channels and 2 HD converters boxes.

Board Schedule 2019
Regular Meetings will be at
2:00 p.m. in the Conference Room
Unless Noted
The Operations Committee will
meet one week before the Board
Meeting at 1:00 p.m.

February 26th - Board Meeting
 March 26th - Board meeting
March 27th - Annual meeting
7:00 p.m. in the Palm Room

MEET THE STAFF

Mitchell Phelps has been employed as a maintenance technician at SSVa since April 9, 2012. Mitch is originally from Tampa and went to Mitchell High School in New Port Richey. Mitch lives with his wife, Melissa and 2 of his 3 sons in Port Richey. His sons are 4 and 13 years old. His third son, Jonathan is 19 and also works as a maintenance technician at SSVa. Mitch is an avid Tampa Bay Bucs fan and in 2011 won the award as the "Most Valuable Bucs Fan". He is often seen on TV and in the newspaper for wearing his gold Super Bowl head piece and with full face makeup. Mitch often attends other local sporting events, Lighting and Rays games and collects sports memorabilia. His lifelong dream is to attend the Super Bowl and watch the Bucs win another Super Bowl. Besides doing the general maintenance work, Mitch is the lead technician in painting buildings. Mitch is often seen at lunch playing "Corn Hole" and practicing his tossing skills. Thank you Mitch for seven years of dedicated service.



February 20, 2019
 Call the Office for Reservations

SSVA Annual Meeting

The annual meeting of the owners of Seven Springs Villas Association, Inc. will be held at the Palm Room of the Seven Springs Golf and Country Club at 7:00 p.m. on Wednesday, March 27, 2019. In addition to directors' report and normal business, six directors to the Board will be elected. Presently John Milnor, Dick Berg, and Lynn Coffey are serving 2 year terms as directors and will not come up for election until 2020. Anyone wanting to run for the Board of Directors must submit the proper documentation by February 17, 2019.

Important Phone Numbers



SSVA-Office: 727-376-0024

SSVA-Emergency-After Hours:
 727-243-9896

(When you call this number the call is being transferred to Joe Sanders our maintenance supervisor's personal phone)

Spectrum: 727-856-3278

Duke Energy: 1-800-700-8744

SSGCC: 727-376-0039

Front Gate: 727-376-0938

Sheriff's Office/Non-Emergency:
 727-847-8102

BE AWARE THAT WHEN THE POWER GOES OUT, PLEASE DO NOT CALL THE OFFICE, CALL DUKE ENERGY

Speeding

For the safety of all our residents please observe the 20 MPH speed limit.

Message from Condominium Associates

Happy New Year from the 300 plus employees at Condominium Associates.

2018 was another outstanding year for Condominium Associates and Seven Springs Villas. Condominium Associates (CA) would like to thank the Seven Springs Board of Directors for their continued commitment to CA by renewing the service contract until July 2020.

If you would like to stay in touch with what is going on at Seven Springs, please sign up for the web site. By registering you will get weekly emails, and have access to meeting agendas, minutes of meetings, monthly financial reports and notices of special events. To enroll, please register your information online through www.condominiumassociates.com.

If you need assistance in registering for the website, please contact Nedra at 727-376-0024 or by email at admin@sevenspringsvillas.com.

Thank you for making Seven Springs Villas great!

Air Condition and Crane Companies

For the protection of individual owners and the association, anyone going on the roofs must be approved by the association and carry the proper insurance and workmen's compensation insurance.

A/C companies must register and sign in at the office before going on a roof. Thank you for your cooperation in the matter.

Bar Codes

As a reminder bar codes are only issued to owners and one year renters during the hours of 8:30 a.m. until 2:00 p.m. Because of the system capacity each unit is only issued 2 bar codes. The office has received reports that some owners have been contacted by phone and asked for their bar code number. Do not share your bar code with anyone other than SSVa office staff. Thank you for your cooperation.

Approved Plant List

The following plants have been approved by the Board for owners who want to plant in the areas around their unit. The plants were selected from a list recommended for this climate and region. Also, check with the office before planting for irrigation needs or if you want a different plant.

Crotons – all types
 Ti-Plants (3 Sisters)
 Plumbago
 Ixora (dwarfs)
 Copper Plants

Arbicola
 liriopi
 Fountain Grass
 Hibiscus
 Seasonal annuals
 Xanadu
 Allamanda
 Roebellini (palm)



Back Gate Traffic

To help improve the traffic pattern at the back gate, the staff has been experimenting with traffic cones to deter drivers from driving the wrong way as they approach the back gate from Greenkeeper/Groundskeeper. The proper approach is to exit the back gate from **Trophy only**. After consultation with the Pasco County Sheriff's Department, the Board decided to permanently install traffic poles to prevent drivers from driving the wrong way as they approach the back gate. Driving around the island on Trophy only takes a few seconds and can prevent cars colliding as one car tries to cut across Trophy. Please obey the signs and drive safely.