

# GOLF OWNERS' NEWS HAMMOCK

*Articles Due  
The 5th of Each  
Month*

Published by Golf Hammock Owners' Association

*September 2016*

## Letter from the President

Summer is over and regular monthly board meetings have restarted. The expected culvert repair projects were delayed due to scheduling conflicts with the contractor, but are now scheduled to start during November. These delays had no impact on the actual drainage of Golf Hammock; however, heavy rains over the summer highlighted additional drainage issues that the board is preparing to address. Club House activities were well attended including Mahjong, Game Night and a special presentation by the Highland Hammock Park Rangers on "Prescribed Fires." Front Entrance maintenance and repairs improved the look of our community gateway. Regulatory and maintenance responsibility research pertaining to the 20 acre "Environmental Preserve" owned by the Home Owners Association, concluded that GHOA is not hindered by State or County easement in the performance of maintenance to this tract of land. Two Special meetings were held in August. The first meeting was to discuss performance to the 2016 budget and the budget planning process for 2017, and the second discussed a proposal to change landscaping along Hammock Drive. There was another resident report of mailbox theft in late June/early July. Residents were alerted by "Shout-Out, Web-site posting, and paper flyers at the Club House. The board would like your input on the effectiveness of these notices.

Sadly, I must report that a long term board member, Shirley Kuznarik, passed away on August 21st. Whether you were in agreement with her position or not, Shirley's passion for community service, tenaciousness, and uncompromising sense of right will be missed.

The Golf Hammock Owners Association needs you. Three Board Member terms expire in December. The community is looking for eligible residents willing to provide their time, experience, and opinions to sit as board members and officers. To be eligible, a candidate must be a member of the association (i.e. the fee simple owner of title to any lot.) If you are interested in becoming a board member, please contact Mark Walczak.

*George Kibe, President*

### IMPORTANT NUMBERS



**Emergency: 911**

**Non-emergency (Sheriff): 863-402-7200**

**Non-emergency (West Sebring Fire Dept.):  
863-382-6133**

**Highlands Regional Hospital: 863-385-6101**

**Florida Hospital Heartland: 863-314-4466**

**Animal Control (Highlands County):  
863-655-6475**

**Florida Fish and Wildlife Conservation  
(Southwest Region): 863-648-3200**

**(Lakeland) (Report Bear/Wildlife Sightings)**

### REMINDERS

**Next GHOA Meeting: Monday,  
October 10, 7:00 P.M. at Clubhouse**

**Next CPHA Meeting: Wednesday,  
October 5, 4:00 P.M. at Clubhouse**

### Security Reminder

We continue to have letters taken from homeowner mailboxes with the latest occurring in early September. The Board will check with the US Postal Service (USPS) to see if a USPS mailbox (blue) can be placed around Hammock Circle to provide an alternate method for outgoing mail.

## **IMPORTANT NOTICE**

### **Golf Hammock Owners' Association Meeting Minutes**

May meeting minutes, as well as two special meetings held back to back on August 17, 2016 were posted to the website at [www.ghoaonline.com](http://www.ghoaonline.com).

## **HAVE A COMPLAINT?**

If you wish to register a complaint or report a violation, please use the GHOA violation form. This form is located on the website at [www.ghoaonline.com](http://www.ghoaonline.com). Hard copies are also located in the GHOA office at the Clubhouse. Thank you.

## **2016 DIRECTORY INFORMATION**

Any corrections, deletions, or changes to the directory ***must be sent in writing*** to me, [margeschindewolf@comcast.net](mailto:margeschindewolf@comcast.net). Thank you for your cooperation in this matter.

Marge Schindewolf, Directory Chairperson

## **VOLUNTEERS NEEDED!**

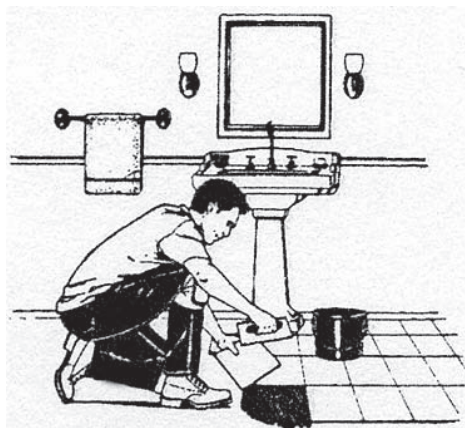
It is that time of year. Three volunteers are needed to run for the Board beginning in January 2017. The term is for three years. If interested, please contact Mark Walczak, Secretary, at 863-658-1658 or email him at [markcsu@comcast.net](mailto:markcsu@comcast.net).

## **DUKE ENERGY INFORMATION**

Telephone: 1-800-700-8744 (*Customer Service*)  
1-800-228-8485 (*to report a power outage*)  
Email: <http://www.duke-energy.com/>

Any resident can report street light issues directly to Duke Energy as follows:  
<https://www.progress-energy.com/florida/home/storms-outages/streetlightrepair.page?>

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**The GHOA Community  
Welcomes You!**

**David Clark & Marjorie Osgood  
– Golf Hammock**

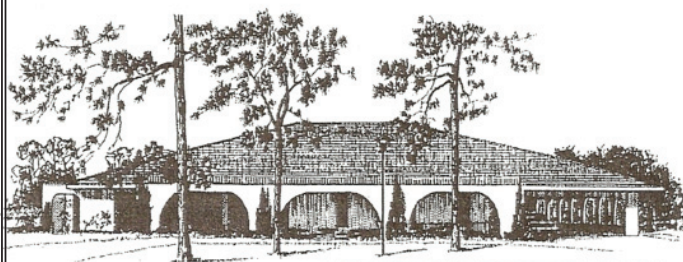
**Sherry Wallace – Golf Hammock**

## **THE END OF GHOA BAY**

Due to lack of interest on the GHOA Bay webpage, the Board decided to discontinue this page effective September 12, 2016. Homeowners appear to be more interested in the annual yard sale to showcase their items.

## ***Stephenson - Nelson***

**FUNERAL HOMES & CREMATORY**



**4001 Sebring Parkway  
Sebring, FL 33870  
385-0125**

**111 East Circle Street  
Avon Park, FL  
453-3101**

**[www.stephensonnelsonfh.com](http://www.stephensonnelsonfh.com)**

## CHANGE TO THE NEWSLETTER

Since meeting minutes are several weeks old by the time the monthly newsletter is printed and mailed, I am trying something new in keeping homeowners informed on current events. Instead of posting outdated minutes, I will put on my “voluntary journalism hat” and provide highlights of pertinent meeting items. Homeowners can get detailed meeting minutes from the website at [www.ghoaonline.com](http://www.ghoaonline.com)

This change is being made to cut down on printing costs. Thank you.

*Rose Chupka Cookman, Newsletter Chair*

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## MEETING HIGHLIGHTS

### **May 9 General Meeting:**

1. Fire Ant Issue at Cormorant Pond recreational area: Clarke Pest Control Services will begin treating the area quarterly for fire ants at a rate of \$100 per quarter.
2. A yield sign located at Golf Hammock Drive and the Circle was relocated to comply with requirements outlined in the FL Traffic Engineering Manual.
3. Standing Rules (Owners Quick Reference Guide, Green Pamphlet) -- SR 36 has a change in wording to read “boats, trailers, RV’s are allowed to be parked in driveways for a period not to exceed three calendar days. SR 21, 22, and 25 were rescinded since they conflict with Florida Statute 316.21. SR 8 was rescinded since it is no longer needed. SR 29 was rescinded since building permits require inspections to ensure compliance. SR 32 was rescinded; the rule is redundant since the Covenants clearly make the same statement. SR 17, 18 and 33 are rescinded since they are ambiguous and lacking details to enforce. SR 6 was revised to read as follows: “No construction work or related deliveries prior to 7:00 am or after 6:30 pm.”
4. Covenant Article VIII regarding “nuisances and the removal of.” Clarification of statement “Nor shall any sign, other than the standard “For Sale sign, be erected on any lot without prior approval of the GHOA Board of Directors.” A draft enforcement policy was established as it relates to signs. This policy attempts to document the other sign types that have been approved by the Board of Directors. Ten sign types were considered “approved.” A copy of the approval is listed on the website at [www.ghoaonline.com](http://www.ghoaonline.com)

### **August 17 Special Meeting #1:**

Meeting was called to review year-to-date budget and discuss preliminary 2017 budget planning.

### **August 17 Special Meeting #2:**

Meeting was called to discuss a proposal from the Common Ground Committee to make landscape improvements to the common grounds along Golf Hammock Drive from the front entrance to Par Road. The proposal was favorable to enhance the entrance, but the cost of \$16,300 expenditure was tabled until the full impact of the culvert program was defined.

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**September 12 General Meeting:**

**Community Drainage Issues:** The July rainfall highlighted areas of concern that were not originally planned in the culvert repair project. Standing water on Cormorant Point Drive, Eagle Court, and Lost Ball resulted in consultations with Cool and Cobb Engineering Firm to offer suggestions to these impacted areas. The firm identified that the majority of the drainage issues are related to “grass dams,” landscaping, curbing, and tree growth inhibiting water flow through the driveway “bio swale system.” Eagle Court has no connection to the development’s drainage system and relies on soil infiltration for storm water removal. Bid packages are being prepared to solicit contractors for the bio swale issues and an engineering study for a solution to Eagle Court.

**Environmental Reserve:** GHOA owns almost 20 acres of “environmental preserve” located along Dog Leg Drive and Duffer Loop. The area is considered a “jurisdictional wetland” by Florida but is part of Golf Hammock’s watershed system. The area is overgrown with vines and other non-native invasive plants. Neither South West Florida Management District nor Highlands County has easement to this property. Maintenance is the GHOA’s responsibility. Contractor solicitations will be issued to determine maintenance plans and costs.

**Culvert Repair:** EPI is planning to begin around Thanksgiving.

**Additional Common Ground:** A section of grass along Par Road, across from Lake Clara and between the Patio homes and the Golf Maintenance Barn has been maintained by the golf course. However, it is GHOA common ground, so GHOA will begin upkeep in that area.

**Palm Tree Trimming:** Cutting Edge, LLC was the winning bid to trim trees this year.

**Lakes/Ponds:** Sterile carp are being considered to help maintain some of the lakes. Until the lakes go down from the rains, chemical treatments cannot be performed. A new weed was found in Mills Pond and the vendor is researching a treatment program for it.

**Subscribe for Updates:** Homeowners will receive an email when draft meeting minutes are posted, and one when the newsletter is posted.

**GHOA Bay:** A short discussion was held and due to lack of interest by the community, the GHOA Bay will be terminated. The annual yard sale generates more interest.

**Standing Rules:** SR 16 was amended as follows: “All shrubbery shall be clipped and maintained.” SR 34 was amended to read: “No yard work with power equipment by homeowners or contractors before 8:00 A.M.” SR 30 regarding fencing on the golf course and lakes was postponed until October.

**“Owners Quick Reference Guide” (green pamphlet):** Changes will be made and guide will be reprinted.

**Undeveloped Lots:** Board will check with our attorney to clarify how owners of such lots can comply with existing bylaws and covenants.

**Budget Discussion:** (a) Newsletter/website discussion. Website and publication of the newsletter costs \$10,000 yearly. The website contains the same items as the newsletter. Discussions led in ways to revamp the newsletter to cut costs. Discussions will continue as we prepare the 2017 budget. (b) Front entrance wall repairs: The walls are showing signs of age, wear, and tear. It was agreed to pursue a cost estimate and then prioritized in the 2017 budget.

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For more detail related information, please check the meeting minutes at [www.ghoaonline.com](http://www.ghoaonline.com).

*Rose Chupka Cookman, Newsletter Chair*

*Welcome Back Everyone!*

### **LENDING LIBRARY**

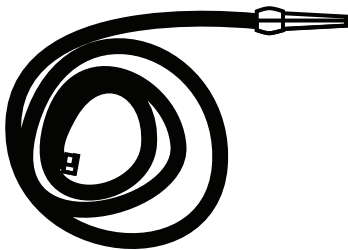
The library is currently being updated. Feel free to browse for books during the update. The library is open during regular clubhouse hours, Monday-Friday from 8:00-5:00. Please do not leave book donations outside the clubhouse. Drop them off during regular clubhouse hours or the second, third and fourth Tuesday evening from 7:00-7:30 during card/game night.

Once the library is updated, we hope to keep it current and exchange books regularly.

If anyone has a bookcase to donate, please contact Rose Chupka Cookman at 863-385-2402.

Library Volunteers: Rose Chupka Cookman and Alexis

### **WATERING SCHEDULE**



Watering restrictions still apply.

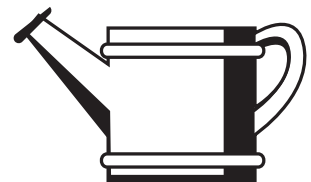
If your address ends,

**EVEN NUMBER:**

Water on Thursdays and/or Sundays

**ODD NUMBER:**

Water on Wednesdays and/or Saturdays



## LAWN AND WASTE

Progressive Waste Solutions

Tel: 863-655-0005

### Trash:

*Mondays and Thursdays*

#### *September*

1, 5, 8, 12, 15, 19, 22, 26, 29

#### *October*

3, 6, 10, 13, 17, 20, 24, 27, 31

#### *November*

3, 7, 10, 14, 17, 21, \*25, 28

#### *December*

1, 5, 8, 12, 15, 19, 22, 26, 29

(\*Denotes pick up day due to holiday.)

Garbage must be in containers of not more than 96-gallon capacity or in bags with maximum weights of 50 pounds. Furniture and bedding will be collected on Thursday. Tires, oil, batteries and appliances can be picked up on a call-in basis.

### Lawn Waste:

*First and Third Wednesday*

*September: 7, 21    October: 5, 19*

*November: 2, 16    December: 7, 21*

For yard debris, everything must be canned, bagged or bundled, and it must be less than 100 pounds and 6 feet in length. The maximum amount the hauler is required to pick up is 2 cubic yards. Anything over this amount can be picked up for an additional charge to be paid directly to the hauler.

(Holidays: New Year, July 4, Thanksgiving, Christmas)

(Any complaints? Contact Bea Johnson at 863-402-6505 or email: [bjohnson@hcbcc.org](mailto:bjohnson@hcbcc.org))

## CLUBHOUSE HOURS

Monday - Friday

8 am - 5 pm

## SPECIAL EVENTS/MEETINGS FIRST TUESDAY (Time Flexible)

### CARD / GAME NIGHT

Second, Third, and

Fourth Tuesday 7 pm

### MAH JONGG

Tuesday - Begins 8:30 am

Friday - Begins 9:30 am

(Early arrivals may start)

### BOOK CLUB

Third Monday - 7 pm

### Clubhouse Co-Chairs:

Linda Fisher

863-658-1389

[linda@linakasales.com](mailto:linda@linakasales.com)

Wendy Hardy

863-414-3727

[gdhardy54@centurylink.net](mailto:gdhardy54@centurylink.net)

### REMINDER:

**PLEASE DO NOT LEAVE BOOKS  
OUTSIDE THE CLUBHOUSE.  
RETURN THEM DURING  
CLUBHOUSE HOURS.**

**THANK YOU**

## GOLF HAMMOCK OWNERS ASSOCIATION

2200 Golf Hammock Drive  
Sebring, Florida 33872-1209

## A COMPLETE LISTING OF ALL BOARD MEMBERS AND PHONE NUMBERS

### GHOA

#### President/Architecture

George Kibe  
863-402-8203  
gwkibe@embarqmail.com

#### Vice President/ Common Ground

J.P. Fane  
863-386-4809  
jpfane@gmail.com

#### Treasurer

Victor Divietro  
863-381-4264  
vdivietro@embarqmail.com

#### Secretary/Common Ground/Shout Out

Mark Walczak  
863-658-1658  
markcsu@comcast.net

#### GHOA Committees:

#### Board Member Lakes/Ponds

Nancy Beatty  
863-382-6707  
nancyab@stratomain.net

#### Board Member Newsletter/Website

Rose Chupka Cookman  
863-385-2402  
roseghao@yahoo.com

#### Clubhouse Committee

Linda Fisher, Co-Chair  
863-658-1389  
linda@linaksales.com

#### Clubhouse Committee (Cont.)

Wendy Hardy, Co-Chair  
863-414-3727  
gdhardy54@centurylink.net

#### Board Member Data Base/Directory

Marge Schindewolf  
863-386-4083  
margeschindewolf@comcast.net

#### Board Member Violations

Robert (Bob) Schroeder  
571-882-3027  
bobs1501@outlook.com

#### Welcoming Committee

Joyce Rowe  
863-214-6517  
jannrowe65@gmail.com

#### Street Captains

Cindy Bowser, Co-Chair  
863-385-4774  
clb1919@yahoo.com

Linda Schroeder, Co-Chair  
unlisted phone  
lindasfl70@yahoo.com

#### GHOA Webmaster

Ruthie O'Neill  
267-885-4043 (After 4pm)  
ghoaonline@gmail.com

### CPHA

#### President

Steve Fox  
863-214-7667  
foxden29@embarqmail.com

#### Secretary

Bob Rivenes  
863-385-5790  
robertcom@embarqmail.com

#### Vice President

Keith Coultas  
845-224-7567  
knotnow@optonline.net

#### Treasurer

Nancy Beatty  
863-382-6707  
nancyab@stratomain.net

### CPHA COMMITTEES:

#### Architectural/Landscaping

Ed Chroscinski  
863-658-1568  
eddoneworking1@yahoo.com

#### Violations

Alex Harding  
863-382-3805  
hardly@comcast.net

#### Welcoming

Lillian Kachelries  
863-658-1568  
xgrayrock1@aol.com

## GOLF PATIO VILLAS ASSOCIATION

#### President

Rick Moss  
863-414-3705  
rick\_92@live.com

#### Vice President

Robert Freesmeier  
863-382-8107

#### Secretary/Treasurer

Lynne White  
863-402-1724  
lynneandgenewhite@yahoo.com

#### Director

Judy Lang  
863-314-9793  
judylang11@aol.com

#### Director

Peggy Grant  
828-699-7977  
peggygrant7@yahoo.com

#### Hammock Falls HOA

Please refer to  
www.ghoaonline.com  
for listings