



# Timacuan Times

VOLUME 10 ISSUE 6 VISIT THE COMMUNITY WEBSITE AT WWW.TIMACUAN.ORG DECEMBER - JANUARY 2011

## YOUR BOARD OF DIRECTORS

Ed Brame..... President  
 Robin Muzeka..... Vice-President  
 Pat Blake..... Secretary  
 Jack Hays..... Treasurer  
 Jim Carles..... Director  
 Eileen Forlano..... Director  
 Becky Kimmel..... Director  
 Barbara Morris..... Director  
 Jamie Wilkes..... Director

### **2010 BOARD MEETINGS**

November 29  
 No Meeting in December

### **2011 BOARD MEETINGS**

January 24  
 February 28  
 March 28  
 April 25  
 May 23  
 June 27  
 July 25  
 August 22  
 September 26  
 October 24  
 November 28

Monthly meetings are held in the Timacuan Golf Club Grill Room. Meetings begin at 7:00 PM. All homeowners are welcome.

## **HAVE A PROBLEM?**

Contact our Property Management Company. They're ready to help.

Anita Roberts, Property Manager  
 Premier Property Management  
 of Central Florida  
 407-333-7787

Anita.Roberts@premiermgmtcfl.com

735 Primera Blvd. Suite 110  
 Lake Mary, FL. 32746

## **A MESSAGE FROM THE PRESIDENT**

Happy Holidays to all from your Timacuan Board of Directors. We wish all of you a very joyous and safe holiday season and a prosperous 2011. Please be extra careful when driving during the holidays. We want all of you to stay healthy and well.

***Holiday decorating time!!*** The deadline to have your home decorated for holiday judging is Sunday evening, December 12. Judging will take place sometime during the evenings of Dec. 13-15, so be sure your lights and decorations are on to be included in the neighborhood judging. As before, awards will be given for "best" in each neighborhood, plus most original, most colorful, most elegant, best in Timacuan, and best neighborhood. The community always looks forward to these festive decorations!

***Shop with a Cop*** Our Community Relations Officer (Zach Hudson) has organized an event to reward our best students during the holidays. *Shop with a Cop* rewards elementary school-age children who have good grades, no school disciplinary problems and who complete a pro law enforcement poster. The posters are taken to the police station where they are judged by the LMPD employees.

The winners will enjoy breakfast with on-duty police officers. Then the officers will take them to Target where they will be provided with a \$100 gift card to use to shop for holiday gifts accompanied by a police officer. This program is strictly funded through donations. The goal is to raise at least \$1,500 for *Shop with a COP* which will take place on December 18<sup>th</sup>, 2010. Anybody that would like to contribute to this worthy cause can do so by mailing a check made out to "Lake Mary Police Department" with a notation in the memo line "Shop with a Cop". Or, you can simply drop off the check at the LMPD at 165 E. Crystal Lake Avenue.

***Pet Safety during the holidays*** - The following information was taken from a web page ([http://www.paw-rescue.org/PAW/PETTIPS/DogTip\\_Holiday\\_Safety.php](http://www.paw-rescue.org/PAW/PETTIPS/DogTip_Holiday_Safety.php)) and are meant to remind you about the dangers to your pets that present themselves during the holidays.

1. Many holiday plants can lead to health problems in dogs and cats. Among the plants to keep out of reach are holly, mistletoe, poinsettias and lilies.
2. Snow globes often contain anti freeze, which is poisonous to pets
3. Pine needles, when ingested, can puncture holes in a pet's intestine.
4. The extra cords and plugs of holiday lights and fixtures look like chew toys to pets. Tape them down or cover them. Also, unplug the lights when you are not at home.
5. Do not let pets drink the holiday tree water. Some may contain fertilizers, and stagnant water can harbor dangerous bacteria.
6. Pets (particularly cats) can be tempted to eat tinsel, which can block the intestines. High it high and securely to keep it out of reach.
7. Holiday guests and other activity can be very stressful and even frightening to pets. Make sure pets have a safe place to retreat to in your house.

(continued)

## Important Numbers

### **Police**

Emergency 911  
Non emergency 407 585-1330

### **Fire**

Emergency 911  
Non emergency 407 585-1470

**Lake Mary Hot Line** 407 585-1458

### **City Hall**

Main number 407 585-1400  
Trash pickup 407 585-1448

**Water Department** 407 585-1448

**Animal Control** 407 665-5110

8. Reduce stress by keeping feeding and exercise on a regular schedule.
9. Always take time to care for your pets. Some folks get lax about walking their dogs, and some let their pets out on their own.

There are many more tips on the web page. Please take the time to visit it before the holidays arrive. Above all, may you and your pets have a most joyous and safe holiday!

### *Welcome to New Timacuan Residents*

Jason Gemeiner ..... 734 Powderhorn Circle  
Metin and Audrey Arcan ..... 426 Mohave Terrace  
Thomas Peet ..... 560 Masalo Place  
Jeremy Campbell ..... 727 Musago Run  
Gerald and Karen Koi..... 358 Chinook Circle  
Roger and Leila Jacobs ..... 609 Chatas Court  
Steven and Randi Hoffert ..... 627 Chatas Court  
Stephen and Vicky McGee ..... 522 Alokee Court  
Robert and Lorraine Moffett ..... 421 Thomez Court

### *Timacuan Golf and Country Club has a new owner – provided by Jack Zhang, President, Timacuan Partners*

During the weekend, Mr. Ed Brame, the president of Timacuan HOA was very kind to offer me an opportunity to communicate with you through this newsletter. I am honored and thankful to be here as your neighbor as well as the new owner of Timacuan.

A year ago, my family moved to Timacuan because we loved the golf course, Mike Bender Golf Academy, and what Lake Mary has to offer. Having lived here for just short of a year, we got to know, through golf, many members and many neighbors in our community.

Having learned the financial situation of Timacuan, I was concerned with the potential outcome: bankruptcy, foreclosure, eyesore, browned greens with weedy vacant lots which once were fairways.

We all know that like many of the premier neighborhoods, Timacuan is a golf community, with real estate development around the golf course that offers luxurious green and vast open landscapes. The value of our real estate investment is therefore closely tied with the success of the golf course. Our vision is to make the Club the Activity Center of the Community. We will be open and affordable to members and non members, specifically residents of Timacuan. Our financial investment in the club and golf course will be aimed at attracting all residents.

With such mission in mind, we formed the Timacuan Partners, LLC, and acquired the Timacuan Golf Club. The sole purpose of the acquisition is to regain financial freedom for the club and to make it a successful business to enhance the community and ultimately, protect our home value.

I realized that this could be a particularly challenging task under the current economic situation. Free the club from its financial burden is only the first step, there are more challenges ahead to survive and possibly to thrive. It takes a village to foster a community. Timacuan needs support from all its residents, not just its golfing family. Please get involved with us to rebuild Timacuan, visit our club house which is always open to you and send your suggestions to [HOA@golftimacuan.com](mailto:HOA@golftimacuan.com)

We look forward to the opportunity to work with HOA closely to serve the Timacuan community, and a brighter future of Timacuan in the years to come.

### *To sell or not to sell ... provided by Robin Muzeka Vice President, Timacuan Homeowners Association*

Certainly this is the question many sellers, even in Timacuan, are asking. The answer is complex and should be made only after HONESTLY evaluating your current situation and market statistics. To make a good decision you have to forget everything that you always knew about selling a house and face the current housing climate. Market values are still depreciating in most segments. Those with appreciation are seeing only a slight increase, likely due to the decline in inventory in a few price ranges. The very best way to ensure that your home sells is to clearly see the pricing picture and follow the advice of a good Realtor. Ask for the brutal truth and have them produce the market reports to show you the sale prices of homes that are comparable to yours. When you make your pricing decision, remember that buyers may pay more for features that they want, but would be inconvenienced to add (like pools, spas, fireplace, granite etc) but not for items that are expected to be functioning (like new roofs, hot water heaters, AC, etc) or

(continued)

decorator items (like paint, blinds, window treatments etc). The latter two categories may cause a buyer to choose your property over another but you will probably not see a higher price because of them. While deciding on price, remember that many banks and lenders have been holding their foreclosures from the market since June and are expected to release them in the first quarter of 2011, which may cause values to drop again since inventory will increase giving buyers more choices.

In our 32746 zip code there are 359 active properties, 181 pending sales and 635 sales have closed year-to-date. The closed prices in 32746 were \$15k for a one bedroom condo to \$2M for a home in Heathrow Woods. Closer to home, in Timacuan, we currently have 21 active properties, ranging in price from \$199,900 to \$459,900. There are 5 pending sales and year-to-date 22 properties have closed, ranging in price from \$150,000 to \$416,000, with the days on the market for the Timacuan sales being 4 to 246 days.

While it may not be a pretty picture, there are things that homeowners can do if they must sell in this environment. The most important is to think like a buyer. Then, choose a Realtor that is honest with you. Spruce up your property and realize that price sells anything, so be smart with pricing. And finally, realize that your net is more important than your price. Consider your carrying costs when you feel hesitant about pricing the property properly. Add in your mortgage, tax and insurance payments as well as HOA dues, utilities, maintenance costs like pest, pool and lawn services and see what the cost is to keep the property a few more months. You may realize a greater net if you price competitively from the beginning and sell quickly rather than starting higher and later reducing the price after you have had months of carrying costs.

Our greatest value is just being a part of Timacuan and now with new ownership, hopefully our values will rebound faster than surrounding areas

***Festive Halloween Decorations*** – Thanks to the following homeowners for dressing up our community with creative Halloween decorations. Special honors go to the ***MOST FESTIVE*** neighborhood, ***EAGLE RUN!***

Gordon and Marilyn Erd, 530 Alokee  
John and Stacey Miller, 382 Chinook  
Matthew and Jennifer Polk, 386 Maya  
Daniel and Sarah Perrault, 731 Musago  
James and Charlotte Wilkes, 119 Red Sky  
Terry and Barbara Norris, 679 Red Wing  
Raymond and Elizabeth Ramirez, 718 Red Wing  
Mike and JoAnne Annichiarico, 331 Tersas Court  
Alfredo and Sandra Dee Lim, 409 Wingback

Charles Patterson , 445 Blue Smoke Court  
Donna and Jim Murphy, 587 Masalo  
Maria Rampershad, 489 Mohave  
Christine Claussen, 715 Powderhorn  
Robert and Jinny Copeland, 113 Red Sky  
Matt and Dina Cormia, 707 Red Wing  
Gary and Kimberly Foley, 748 Red Wing  
Robert and Donna Palagano, 752 Timacuan Blvd.

***2010 Resident Telephone Directory Update Form***

The Timacuan Community Services Association, Inc. is preparing an updated directory for residents. The information will be used to create an updated resident database on file with our property management company, Premier Property Management of Central Florida, Inc. The database will be limited to the information of the listed property owner(s), unless we receive instructions to the contrary from you. If you have not already done so, please take a few minutes and complete the form below.

The deadline for updating your information is January 10, 2011. The directory will be distributed to residents only. The directory is for the internal use of current Timacuan residents only and is not to be used for commercial purposes

Please complete all sections and return the entire form to: Timacuan Community Services, c/o Premier Property Management of Central Florida, 735 Primera Boulevard, Suite 110, Lake Mary, FL 32746. You may also fax to 407-333-7767 or email to [Anita.Roberts@premiergmtcfl.com](mailto:Anita.Roberts@premiergmtcfl.com).

***2010 DIRECTORY UPDATE INFORMATION***

Name(s) to appear in directory \_\_\_\_\_

Mailing address \_\_\_\_\_

Home phone # \_\_\_\_\_ Work phone # \_\_\_\_\_

Cell/other # \_\_\_\_\_ Email address \_\_\_\_\_

\_\_\_\_ Check here **ONLY IF YOU DO NOT** want your phone numbers and email address listed in the directory.  
Email addresses will also be used for the Timacuan Emergency Alert Notification System.

**Congratulations to the Yard-of-the Month Winners**

←----- October -----> ←----- November----->

<b>Community</b>	<b>Address</b>	<b>Resident(s)</b>	<b>Address</b>	<b>Resident(s)</b>
Hunter's Ridge	402 Wingback	Ralph Ritter	889 Eagle Claw	Steve and Robin Muzeka
Eagle Run	467 Silver Dew	Jerry and Rebecca Barrett	707 Red Wing Dr.	Matt and Dina Cormia
Clubhouse Cove/Lake Dawson	485 Chickee	Matt and Roberta Leslie	625 Chocktaw	John and Barbara Curtin
Stratton Hill	724 Powderhorn	James Mitchell	732 Powderhorn	Charles and Debra Biens
Fairway Hills 1	583 Masalo	Robert and Renee Mackenzie	476 Alinole	Vincent and Wanda Santoro
Fairway Hills 2	401 Maya	Steve and Natalie Robbins	487 Flora Creek	Richard and Barbara Marmele
Fairway Hills 3	510 Mandan	Kenneth and Doris Stutts	698 Musago	Therese Mackin
Signature Cove	331 Tersas	Mike and JoAnne Annichiarico	330 Tersas	Edward and Helen Layman
Summerlin	338 Mohave	James and Terry Carles	450 Mohave	Scott and Alison MacLeod
Hopewell Creek	374 Chinook	Mike and Jane Dougherty	362 Chinook	Robert Darrow

