



# A Quiet Place In The Country

## HOMEOWNERS ASSOCIATION

P.O. BOX 291685  
PORT ORANGE, FL 32129  
website: [www.aquietplacehoa.com](http://www.aquietplacehoa.com)  
email: [aquietplacehoa@yahoo.com](mailto:aquietplacehoa@yahoo.com)

**President** (This position is available)  
**Vice President** Jeff Anderson (788-6866)  
**Secretary** Becky Morin (756-1753)

**Board Members:** Doug Dilts  
**Assistant Members:**  
Nancy & George Ottendorf

- \* Annual Meeting: Thursday, Sept. 3rd @ 6:30 pm at the Rock Church in Port Orange located at 1818 Taylor Rd. \*
- \* Annual Community Garage Sale: Oct. 17th from 8:00am - 2:00pm (more details for both these items below) \*

### FROM THE BOARD

First we would like to extend a hearty welcome to all of the new residents in our community. This has been another eventful year of change and we sincerely hope you enjoy the neighborhood! We feel this is a wonderfully unique neighborhood and will always do our best to keep it that way.

The annual meeting is scheduled for Thursday, September 3rd at 6:30 pm. We will have some documentation regarding the management and governing of the association for your review so please try to attend. This neighborhood has a long grand past and it is in our own best interests to take care of it.

If you are unable to make it, please be sure to fill out your proxy form and submit it to us. You can send it in regular mail or email it to us at: [aquietplacehoa@yahoo.com](mailto:aquietplacehoa@yahoo.com).

As many of you may recall, Mr. Stratton had stepped down from the role as president in 2013. Although he has been assisting the board, the President, as well as the Treasurer positions are available and we need volunteers. Nominations will be taken by proxy and from the floor for anyone who would like to be a part of the HOA Board! Make 2015 your time to contribute your talents. We have many long time and many new residents that have GREAT ideas. Please make the time to volunteer. We look forward to hearing from you at the meeting!

### BOARD JOB DESCRIPTIONS

You may also review the attached job descriptions. We have added a few new ones and maybe you would be interested in participating. You may even like to work together with another friend/member to share the tasks and your ideas as well! Please contact any of us listed above or send an email with questions about the positions [aquietplacehoa@yahoo.com](mailto:aquietplacehoa@yahoo.com)



any  
to

### TREASURER'S REPORT

According to Beverly, as of 8/5/2015, 127 out of 171 members (74.3%) have paid their 2015 community maintenance and some have even caught up on outstanding balances – a big thank you to everyone!! Total monies collected this year is \$13,055, along with the \$521.00 collected in generous donations, and \$200 in Estoppel Fees from property closings. Even with all our expenses so far this year and budgeting out until January 31st, 2016, our balance will still allow us to purchase some much needed and anticipated landscape improvements at the entrances and be able to pay legal fees associated with managing the HOA. A detailed report will be available at the annual meeting.

## **LEGAL REPRESENTATION**

We have been working with Kistemaker Business Law Group. They specialize in counseling clients on matters related to homeowner's associations.

## **NEIGHBORHOOD WATCH ALERT**

When leaving the house please secure all windows and doors. Please contact the Sheriff's office if you notice any suspicious activity. It's much better to call the Sheriff and have it checked out then have to report a robbery.

The board has discussed in the past about a neighborhood watch committee and we have also been talking with some property owners about an emergency preparedness plan.

If you would like to be more involved with this please contact one of your board members.

## **LAKE PROPERTY OWNERS**

Clear Waters Lake Management handles most of the maintenance for the lakefront property owners.

The people who have been using their service have been very happy with the results. All of the products they use are safe, environmentally friendly and pose no risk to wildlife or fish. Because of the amount of people that participate, the cost is very reasonable. If you would like more information or would like to be included contact Clear Waters, Inc. @ 386-767-4928.  
[www.clearwaterslakemgmt.com](http://www.clearwaterslakemgmt.com)

## **ANNUAL MEETING**

**Thursday, September 3rd @ 6:30 pm** at the Rock Church in Port Orange located at 1818 Taylor Rd.

If you have an additional item you would like placed on the agenda please contact a board member at their number listed on the front page or send us an email also listed on the front page. The included preliminary agenda, proxy form, and job descriptions will also be posted on the website.

## **ANNUAL GARAGE SALE**

**Saturday, October 17, from 8:00-2:00pm.** Signs will be put at both entrances, feel free to add your own directional signs if you are on a side road. Be sure to put something **RED** on or near your mailbox to show you are participating. The Garage Sale ads will go in the

newspapers and on <http://daytona.craigslist.org/>. In the craigslist ad we will add a comment: "To search Craigslist for other items being sold by participants in the community Garage Sale, search for AQPITC." Then when you post your own Craigslist Ads with details and pictures, simply include the text AQPITC in the body of your ad, and potential buyers can do some pre-sale shopping. Good luck & happy selling!

## **WEBSITE**

Our website is an ongoing work in progress.  
[www.aquietplacehoa.com](http://www.aquietplacehoa.com)

## **EMAIL ADDRESSES**

For those of you that would like to receive the newsletter or other mailings by email, click on the contact us link on the website, send us your information and we will add your address to the AQPITC yahoo ac-



We will also be looking forward to this year's Christmas lighting contest! Monetary awards are not given any longer but recognition for a job well done is surely always appreciated!

## **Thank you for your extra 2015 Donations!**

David & Verna Donovan  
Tina West  
Joe & Barbara Lampert Shepherd  
John & Lucienne Cowfer  
Jack H. Cotter  
William & Melanie Maresco  
Thomas & Denise Stratton  
Daniel and Kathleen O'Brien  
Jerry Linssens  
Leonard & Patricia Ohlsson  
George & Nancy Ottendorf  
Stephen & Sandra Lovellette  
Shelburne & Maureen Carter  
Mark & Nicoletta Cartiglia  
Terry & Peggy Ingoldsby  
Megan Van Iderstine  
Jerry & Peggy Chabrian

## DATES TO REMEMBER:

### ANNUAL MEETING

Thursday, Sep 3 @ 6:30pm  
The Rock Church  
1818 Taylor Rd  
Port Orange

### COMMUNITY GARAGE SALE

Saturday, October 17  
8:00am-2:00pm

### New Smyrna Beach Shrimp & Seafood Festival

August 20  
5:00pm-9:00pm  
Flagler Avenue

### Port Orange Family Days

October 1-4  
Port Orange City Center

### New Smyrna Beach Chili & Craft Beer Festival

October 17  
12:00pm-5:00pm  
Flagler Avenue

### Mount Dora Craft Fair

October 24-25  
9:00am-5:00pm  
Downtown Mount Dora

### Halifax Art Festival

November 7-8  
Downtown Daytona

### Daytona Turkey Run

November 26-29  
Daytona Speedway

## **A SPECIAL THANK YOU TO OUR NEIGHBORS THAT HAVE VOLUNTEERED THEIR PROFESSIONAL SERVICES!**

Special arrangements by your Board, this  
Newsletter is being printed at no cost to you  
or your association.

**Spruce Creek  
Fly-In Realty**

202 Cessna Boulevard  
Daytona Beach, FL 32128  
www.fly-in.com  
E-mail: lenny@fly-in.com

Office: 386-788-4991  
Fax: 386-760-3612  
Toll Free: 800-932-4437  
Pat: 386-679-3117  
Lenny: 386-679-3118

**Pat & Lenny Ohlsson**  
 REALTOR®

**McMASTER  
Pest Services**

**Growth Promotion & Problem Prevention**

835 E New York Ave  
DeLand, FL 32724

P: 386-985-4343  
F: 386-985-4360  
www.McMPest.com

**FLORIDA  
IRRI GATORS**



Vince Spano

135 Lakeside Drive West  
Port Orange, Florida 32128  
spanov@bellsouth.net

PHONE: (386) 503-8252  
FAX: (386) 763-0835

**Florida Heights**

Tree Trimming & Removal Services

**(386) 337-4651**

## IMPORTANT PHONE NUMBERS:

### Sheriff's Department

(386)-248-1777

### Volusia County

Building Department:  
(386) 254-4680

Code Enforcement:  
(386) 254-8167

Mosquito Control:  
(386) 239-6516

Animal Control:  
(386) 248-1790

Waste Management:  
(386) 257-6021

### FPL (power outage)

1800 4-OUTAGE

### FPL Customer Service

(386) 252-1541

### Giuseppe's

(386) 761-4717

### Papa Johns

(386) 322-9020

### Domino's

(386) 756-2104

### Pizza Hut

(386) 756-3490

### Downwind Café

(Spruce Creek Fly-In)  
(386) 756-8811

## **More volunteers doing great things in our community:**

If you would be interested in joining the Nextdoor Quiet Place in the County, which is a free private social network for our community, go to [Nextdoor.com](http://Nextdoor.com), type in your address, your email address, and click on "Find Your Neighborhood".

You can sign up with a postcard and a code will be sent to you  
if you don't want to choose the other methods of signing up.

For any questions, please contact our neighbor Deanna Harvley at 386-547-8000.

# Thank you so much for your 2015 financial support to our AQPITC community!

(as of 8/5/2015)

Jack & Janice Albert	Bill & Cheri Harbeck	David & Dacia Prestwood
Leon & Deborah Alcantara	Ronald & Deanna Harvley	Sherry Raley
Harold & Yvette Anderson	Jeremy & Carissa Helle	Ricardo & Michelle Ramos
Jeffrey & Tanya Anderson	Larry Henderson	Michael & Traci Remillard
Gregory & Denise Arthur	Robert Herman	Ronald Rice
Alexis Jo Beatty	Robert Hillenbrand	Ronald & Karen Rihm
Glen H. & Justine F. Bennett	Thomas & Kathleen Holt	Michael & Robin R. Riley
Nancy Boren & Richard Bosley	Tim & Georgette Hoover	Frank & Aggie Ritchey
Lyle & Loretta Brambier	Russell & Angela Humphries	Frank & Sheryl Roach
Robert & Sharon Brooks	Terry & Peggy Ingolsby	Randy & Liz Rochester
Robin Brown	Harold & Mary Ann Johnson	Kevin/Deb Rocklein & Joe/Anita Sicinski
William H & Charlene Bull	David & Patricia Jones	Nicolas Psathas & Hope Rosenthal
Shelburne & Maureen Carter	Beverly Keegan	Tom and Rose San Antonio
Mark & Nicoletta Cartiglia	Patrick & Marion Kelly	David & Allison Sava
Jerry & Peggy Chabrian	Mohammad Khorassani	Philip Scardino
Ed and Joanne Christiansen	Lawrence & Victoria Kohler	Barry & Gail Scheffler
James & Janice Church	Joe & Barbara Lampert Shepherd	Jack & Margaret Scholan
John & Joan Colgan	Doug Kessel & Mildred Leduke	Martin & Marilyn Schwartz
Ralph & Patricia Conlan	Steven & Kellie Lehr	Cheryl Bosco & Burley Scott
Khrysten Connors	Michelle Lilavois	Wayne & Kendra Semenick
Margo Costa	Jerry Linssens	John & Nancy Servis
Jack H. Cotter	Erik & Linda Lokensgard	Kathleen T. Sharp
John & Lucienne Cowfer	Stephen & Sandra Lovellette	Beau & Shelly Shiflet
Eugene Crovella	William & Melanie Maresco	Robert & Carol Smith
Joseph Danowski	Bobbie & Louis Martino, Jr.	Joe and Barb Spitzer
Daniel & Beverly Davis	Loretta McCormick	Tim & Dawn Stipanovic
Douglas & Mary Dilts	Barbara McCraney	Virgil and Dara Stoltzfus
David & Verna Donovan	James D. McMaster	Thomas & Denise Stratton
Steven & Beverly Farb	Nadine Miller	Henry Terranova
David & Edie Favreau	Michael Monisky	James Thumser
Arthur & Anice Fawcett	Russell & Rebecca Morin	William & Judie Udey
Karen & David Feaster	Terry & Ed Naszcyniec, III	Megan Van Iderstine
Charles Fix	Debra Nedland	Robert & Lila Vary
Joanne S. Foster	Daniel and Kathleen O'Brien	Joseph & Ginger Vogt
Pierre Gauthier	Leonard & Patricia Ohlsson	Tina West
James & Nancy Gewand	George & Nancy Ottendorf	Sharon Westlund
William & Marie Gilliland	Shaw & Julie Painter	Raymond & Kathleen Widick
Frederick & Phyllis Gorini	Mark Patterson	Gary & Sarah Wright
Michael & Nadine Gromowski	Scott & Nancy Pearson	Glenn & Jeanette Wright
David and Lisa Grubbs	Phillip & Susan Pelc	E. M. Wright
Fredrika Gulbrandsen	Robert Perrone Sr.	Ursula Yanowitz
Kieron Clemons and Daniel Gunderson	John & Jane Presley	Ms. Trish Zeiler



# BOARD / BOARD MEMBERS / COMMITTEE MEMBERS - JOB RESPONSIBILITIES

## Board of Directors – President Position

1. Work with other board members discussing any property owner questions and/or issues
2. Work with other board members and AQPITC lawyer on legal matters.
3. Work with Vice-President to answer Yahoo email account questions related to zoning, building structures, etc.
4. Receives summons acknowledging AQPITC as one of the companies with outstanding amounts owed for property foreclosures.
5. Perform other duties as they occur.

## Board of Directors – Vice President Position

1. Work with other board members discussing any property owner questions and/or issues
2. Work with other board members and AQPITC lawyer on legal matters.
3. Work with President to answer Yahoo email account questions related to zoning, building structures, etc.
4. Coordinate with front entrance committee members, vendors regarding mowing, planting, lighting, maintenance, etc.
5. Perform other duties as they occur.

## Board of Directors – Secretary Position

1. Prepare Agenda for Association member meetings from Board input. When approved request to have them posted to the website for all to see.
2. Take Association member meeting minutes and type up for Board review. When approved request to have them posted to the website for all to see.
3. Gather article information from other Board Members to update the AQPITC Newsletter.
4. Perform other duties as they occur.

## Board of Directors – Treasurer Position

1. Be detail oriented and computer literate to manage software applications:
  - a. Bank of America - Process one to three bill payments per month and monitor the account balance.
  - b. Quicken software: One click to download data for the income and expenses from the bank. One click to run already created reports for meetings or as needed
  - c. Use Microsoft Access database to enter member payments, donations, lot payments, property and contact information and easily run existing treasurer reports as needed:
2. Maintain manual entry ledger book with cards for each member for historical purposes.
3. Process Estoppel Form requests when received from the closing companies for property sales or refinances.
4. Yearly invoices processing January 1<sup>st</sup> of each year. Purchase postage and arrange a stuffing party!

## NEW Board Members / Committee members to share various responsibilities

1. **Welcome committee** - Great way to get to know your neighbors. Work with the Board as properties sell to contact new members, welcome them to the community, and gather contact information.
2. **Email account monitor** – Great way to stay involved on what is happening in the community. Maintain Yahoo email account information:
  - As emails come in, review and if necessary pass along to the board members to review and/or discuss before responding.
  - Add new contacts / make updates / remove old contacts in the Yahoo contact list.
  - Relay updated information to the board members. Treasurer will update Member database.
  - Prepare Community emails and after board member approve, send from the Yahoo account as necessary.
3. **Website maintenance monitor** - Review website and make sure it is up to date with announcements, agendas, meeting minutes. Coordinate with website manager to keep information updated
4. **Events** - Work with Board to coordinate small yearly events, Garage Sale, Possible picnic, etc.

# A Quiet Place In The Country, Inc.

Homeowners Association

---

Association Meeting ~

## AGENDA

- I. Call AQPITC Association Meeting to order & determine quorum
- II. Approval of the minutes of November 13, 2014 meeting
- III. Treasurer's Report ~ Beverly Davis
  - a. Current financial status
  - b. Expenditures review
  - c. Unpaid property owners dues
- IV. New Business
  - a. Entrance landscaping and new bike rack
  - b. Entrance video monitoring – discussion, vendor suggestions, committee
  - c. Documentation review related to re-recording the C&R's, By-laws & Articles of Incorporation
- V. Community Topics

Code violations & complaints - Various properties

  1. 310 Country Circle Drive East – Violation complaint in progress
  2. 150 Lakeside Drive West - Violation complaint rectified
  3. 140 Country Circle Drive East - Violation complaint in progress
  4. Unfinished construction at 375 Country Circle Drive East
- VI. Election of Officers

Executive Board Members terms have ended and are not being renewed  
President - Tom Stratton & Treasurer - Beverly Davis

Nominations will be taken from the floor. Those wishing to volunteer can request to do so. Voting to be done by quorum of property owners for board positions and elected by the board of directors for the position.
- VII. Open Discussion
- VIII. Adjournment

**A Quiet Place In The Country, Inc. Homeowners Association**

**PROXY for the 2015 Annual Meeting**

I / We the undersigned, being all or a majority of the record title owner(s) of the property located at

\_\_\_\_\_  
*House number*

\_\_\_\_\_  
*Street name*

in A Quiet Place In the Country, Inc subdivision, or do hereby name, constitute and appoint

\_\_\_\_\_\* as my/our substitute on all matters proper and legal to come up for vote at the 2014 Annual Meeting of members of A Quiet Place In The Country, Inc Homeowners Association, as said meeting may be continued, postponed and re-scheduled from time to time for any lawful purpose. In no event however, shall this proxy be valid for more than twelve (12) months from the date hereof.

\* Note: If no name is filled in the appointed space above – I intend to appoint the Secretary or President of the Association by Default.

The undersigned understands that this proxy may be revoked at any time, and that the undersigned may personally attend and vote at the aforesaid Annual Meeting of members if so desired.

Dated \_\_\_\_\_, 2015  
*Month Day*

Homeowner (s): \_\_\_\_\_  
*Print Name Print Name*

Homeowner (s): \_\_\_\_\_  
*Signature Signature*

Note: The name of the person (s) officially recorded on the deed should be on the proxy. If husband and wife both appear on the deed, both signatures should appear on the ballot.

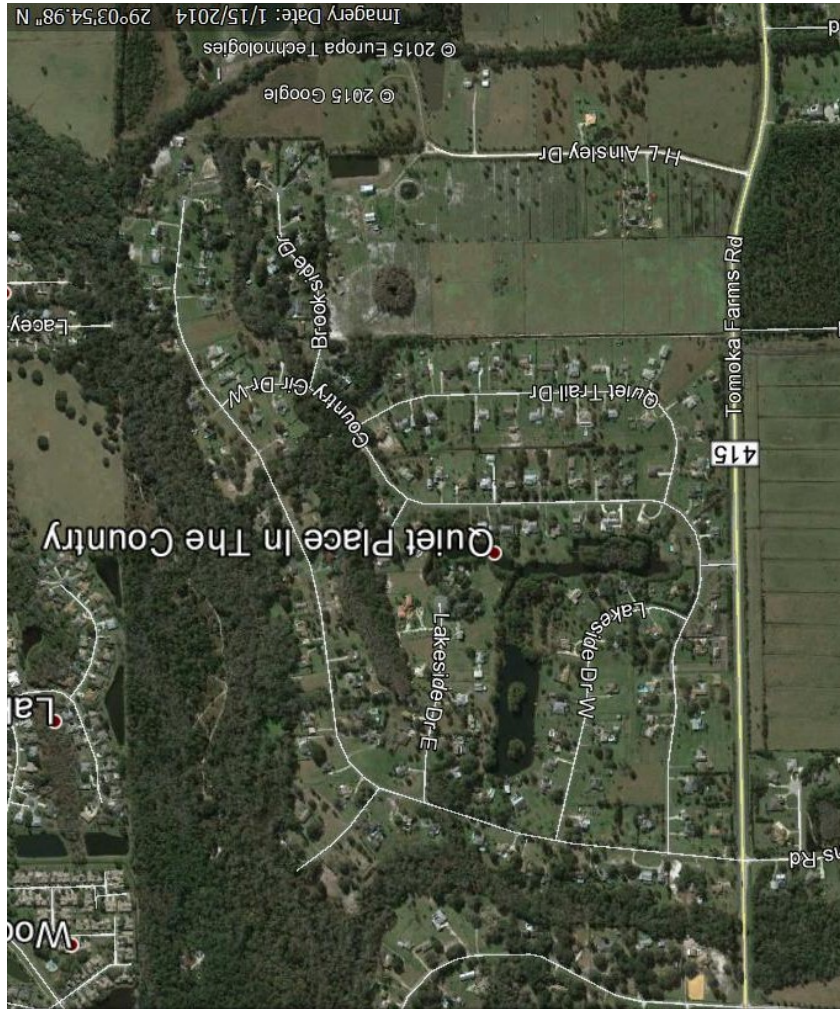
**It is very important that you execute the proxy and return it either by:**

**Regular mail:**

**A Quiet Place In The Country, Inc Homeowners Association  
P.O. Box 291685  
Port Orange, FL 32129**

**Or scan and email - [info@aquietplacehoa.com](mailto:info@aquietplacehoa.com)**

**PLEASE attend the meeting, but if you cannot, send in this proxy in order to us to have a quorum at the meeting. The proxy will be returned to you if you attend the meeting in order that you may vote in person.**



## A Quiet Place In The Country

### HOMEOWNERS ASSOCIATION

P.O. BOX 291685

PORT ORANGE, FL 32129

website: [www.aquietplacehoa.com](http://www.aquietplacehoa.com)

email: [aquietplacehoa@yahoo.com](mailto:aquietplacehoa@yahoo.com)

