



A QUIET PLACE IN THE COUNTRY INC.

Homeowners Association

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President	Tom Stratton
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Treasurer	Nancy Davis
ARC	Rob Berge
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Board Members
Allison Sava
George Ottendorf
Doug Dilts
Bill Davis
Barbara Shepherd

FROM THE PRESIDENT:

In our last newsletter, I said that I would highlight our goals and objectives as the new Board. I am learning that things take much longer than I would like but these are the things that I feel would make a difference.

Entrances:

The signs and entrances are in need of repair and adding a "makeover" would certainly improve the appeal of our neighborhood. This is something that every one of us would appreciate and all of us deserve.

The first thing we will be doing is replacing the parking stops that border the island at the south entrance with real curbing. When we have this done we will also shorten it up a little on the ends to improve entering and exiting.

We need to make a decision on the signs. At a previous Board Meeting, with a quorum present, we voted and to replace the old signs with new ones. Our design idea was to have masonry piers that would set a more distinctive and everlasting tone with a wood sign between them:



The sign colors and horses will likely be a little different but you get the general idea. In addition, money was budgeted for this improvement.

Some residents at the last meeting were opposed to new signs because of cost and concerns about the placement of the signs in relation to the right of way.

We have been working with the County and have had them mail surveys showing the easements and right of way and there does not

appear to be too much of an issue. We are still obtaining bids to come up with a final cost of the stone design.

Our other option is to make repairs and modifications to the signs that we have. The north signs need to be totally replaced and the south sign needs a considerable amount of work.

There were many people who volunteered to be on the sign committee at the last meeting so this is route we could take to save money. Of course, anything we do will be engineered to meet current building code and permitted by the county so that there are no issues to deal with in respect to the future widening of Tomoka Farms Road.

After the curbing is done and we make a decision on signs, we will replace the landscaping with a more broad variety of plants and trees as well as make improvements to the irrigation system.

Roads:

Yes, they need to be resurfaced. The question is in this economy, can we convince the county of that? I think if all of us work together on this we can.

We would like to circulate a petition and get every Property Owner to sign it. We will send a formal letter of request to the County including the County Manager and all Council Members. We will even address the State or any other department if it will better our chances. I don't think this will be accomplished this year but with enough pressure from us as a unified community maybe in the near future.

Bus Stops:

The previous Board had talked about this in the past. It saddens me when I see our kids waiting on their school bus in the pouring rain. We would like to consider the placement of a small pavilion or gazebo at each bus stop for kids to sit under to keep them out of the weather and also out of the road for safety.

Common Areas and Horse Trails:

It has been said over and over. We don't have these. I think that with some work with residents we should be able to re-establish some form of equestrian trails.

On the subject of common areas, there are a few vacant lots left in our neighborhood. If you own one of these, would you consider

selling it to the Association so that it can be used for such a purpose? I for one feel that this would be a great asset to our neighborhood and something that we could all enjoy. If we had a common area we could build a large pavilion for residents to have family gatherings and more!

Of course this would depend on the voices of every resident and what their wants would be. If you have any your thoughts or input on this matter, please let me know.

Covenants & Restrictions:

Some of the Board Members have been doing an extremely large amount of research to determine exactly what the status is for our Covenants and Restrictions and how they apply to the eight units that make up our neighborhood. This research sometimes includes driving to Deland and searching through the old books as some of the information is not available online.

It is without a doubt that the original developers had intended for the Covenants and Restrictions to apply to the entire neighborhood, but over the years there have been changes in the ways that some of the deeds were recorded and some residents feel that they are not a "Member" of the Association.

My feeling is that if you use one of the two entrances to get to your home then you're a member of our Community and Association. That means you have a voice, a vote and an opinion on everything that we do.

Bill Davis will be working to re-write our old C&R's as they don't currently reflect some of the new building materials available today that many people would like to use. In addition, some residents work from home and feel that there should be a general consensus on what is fair to everyone. This is where we will need help from you so that you can determine how the new guidelines are to be written. We have included a copy of our current C&R's for everyone to have.

Many of the complaints we receive, concern employees that pick up their work vehicle and leave their personal car. Another common complaint is that commercial trucks are being parked in a residential neighborhood as well as unregistered vehicles and trailers parked for an extended length of time.

We understand that some restrictions have not been fully enforced over the years and will begin to "softly enforce" the ones that most residents have issues with. By that, I mean we understand many of us moved out here to enjoy certain freedoms that we cannot get within the city limits or in other neighborhoods with very strict, and also high priced associations.

We kindly ask that if you know you are in violation of a certain section, do your best to comply and also think about how you may be affecting your neighbor. If you are unable to come up with a solution, please feel free to call me or any of the Board Members and we will be happy to help in any way we can. Remember, we are here to work with you not against you.

I hope that I have been informative to everyone. I understand that Homeowner's Associations notoriously have a bad reputation and have in many cases left people with a bad taste from their own past experiences. It is our goal to build an Association that works for

the people it represents. In doing this there has to be a "common sense" approach and mutual respect. Having a Homeowner's Association can be beneficial in many ways, especially one that is built on the ideals of its residents. We have a very unique neighborhood. That's why many of us chose to live here. Over the years and through the many bad past experiences I've heard about from residents, I think what was once so sought after somehow got lost. Many people were led to believe certain things and never got what they were promised. I see no reason why, that we as residents can't build a Community and an Association that other neighborhoods would envy.

All of us know that there are things that can easily be done to improve our Community without seeming like it's a major change. Over the next decade our surroundings however, will change. There will be new developments. Some, possibly with many more homes in them than ours and there will likely be commercial development on 415. It is time for us to group together and try to build the political strength that we may need in the future. The voices of the many can outweigh the voices of the few.

Sincerely,
Tom Stratton
President
A Quiet Place In The Country Inc.

Recent Events:

April 24th I received a phone call from an upset and disappointed resident.

Kirk Haun, a young boy who lives on Lakeside Drive West had a small trolling motor and chairs stolen off his property. The motor was a gift from his older brother and I'm sure you can imagine how he felt. He and his father have filed a report with the Sheriff's Department. If anyone has any information that may help please let us know. Your name of course would be kept confidential.

Upcoming Events:

May 18 - PO Concert in the Park - Kenneth Parker Amphitheatre
6:00-7:30 PM

May 26 - Memorial Day

June 6 - Last day of school for students - Volusia County Schools

June 8 - PO Concert in the Park - Kenneth Parker Amphitheatre
6:00-7:30 PM

June 28 - Art Walk on Flagler Ave. - Flagler Ave., NSB
10:00 AM - 5:00 PM

Reminder

The website is slowly coming along; please keep checking for new updates and information - www.aquietplacehoa.com

Next Board Meeting

July 15th at 7:00 PM - The Rock Church