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HUNTER'S CREEK MAGAZINE

Published by the Hunter's Creek Community Association for the Residents of Hunter's Creek



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Steve Logan..... Manager, Recreation & Special Events
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Life at Hunter's Creek Magazine

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Lisa Klein..... Coordinator, Graphic Design
Heidi May..... Writer, Associate Editor
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Articles/Photos – Articles are accepted until 5 pm on the 1st of each month for the following month's issue. Please e-mail materials to lklein@hunterscreek.net.

When sending an e-mail to Management or submitting ads/articles to Communications, please make sure receipt of your e-mail has been acknowledged. If you do not receive a response within 48 hours, please call Town Hall at 407-240-6000 to ensure that your e-mail was transmitted successfully.

To contact the HCCA after business hours regarding a common area emergency (fire, flood, gate malfunction, or a situation that cannot wait until the next business day), homeowners may dial 407-240-6000 and follow the instructions on the automated message.



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Joe Overberger

From the President

By Joe Overberger

Wow, another month has flown by and spring is almost here! I want to thank all of those that participated in the Board of Directors Certification Course held at Town Hall in January. It was well attended. Immediately afterward, the Board held a "Meet the HCCA Staff" luncheon. It had been awhile since we last had one and with the number of new staff hired over the past few years, I felt that it was a good time to introduce everyone to each other. Roy Figg's maintenance staff certainly enjoyed the pizza.

The skate trail meeting on January 15 was a huge success. It was great to see so many young adults excited about the new park. I cannot wait for the groundbreaking.

My older brother and his wife visited us during the week of January 20. It had been about five years since he last stayed with us. As we drove around the community, he commented that we looked better than ever. I always feel good when I hear people who have been away for a while say that we continue to look terrific.

The Board of Directors is working on a date to hold our annual Strategic Planning session. Treasurer John Fields has worked very hard over the years putting the exercise together and does an amazing job. Among the many topics we discuss are where we are as a community, where we want

to be and how we get there. If you have any topics that you believe we should discuss regarding the future of Hunter's Creek, send an e-mail to general@hunterscreek.net.

On February 11, the Orange County Board of Commissioners held a work session regarding the Loud Noise Ordinance that our District 1 Commissioner Scott Boyd has been working on. Once the changes are made, it will go to the Board of County Commissioners for a public hearing, then on to a final vote. Commissioner Boyd feels that citizens should be undisturbed by noise that may diminish their quality of life. He also has begun a monthly newsletter. It contains many relevant topics that you may find interesting and informative. They include Hot Topics (current projects and new developments), Community Spotlight, Community Meetings, Public Safety Update and more. You can e-mail his staff at district1@ocfl.net to sign up. I believe you will like it.

I have heard rumors that Town Center Boulevard may be repaved sometime soon. The original plan was to repave the entire length of the roadway after the water pipeline was completely installed - all the way to Orange Ave. That's a long way from now. Hopefully, once the new connections are completed, we will get a better update. Keep your fingers crossed.

When I play basketball with my group on Wednesday nights at Osprey Park, I get to see the youth basketball teams out there practicing and

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from the General Manager's Desk


By John Rasnic, MCM



John Rasnic

hustling for the ball. It is so much fun to watch. I also stopped by the Middle School one Saturday morning to watch the little ones play. We are so lucky that Recreation Manager Steve Logan worked it out with the school to be able to use the gym for their basketball league games. Stop by sometime and watch the games; they're great. Thanks to the volunteer coaches, scorekeepers and concession stand workers. As with all of our youth sport groups, you make it all happen. It's just one more reason that we have such an awesome community.

On March 25, the County Commissioners will hold a public hearing on the new Bus Bench/Transit Shelter Ordinance. The draft ordinance, along with the changes recommended by the Planning and Zoning Commission, will be discussed. HCCA GM John Rasnic made some recommendations last year to the Commission. As a community with quite a few benches along John Young Parkway and Orange Blossom Trail, we want to make sure that there are no more benches added and that their current placement does not interfere with our right-of-way. We will have to wait for the final outcome.

Hope to see you at Bunny in the Park on April 12. It's sure to be a great time as always, as well as keeping with the tradition of Hunter's Creek being "A Wonderful Place to Live." 

Kailey's Ridge Update - We have all heard about Kailey's Ridge for quite a while. Land development has finally begun west of Keaton's Crest and Pace's Mill. Our Association attorney, Robert Taylor, met with the property developers recently to attempt to reach an agreement on the conditions that must be met before the Hunter's Creek Community Association (HCCA) will allow Kailey's Ridge to join our Association. At the time of this writing, Robert Taylor, HCCA President Joe Overberger and I have a meeting scheduled to discuss Kailey's Ridge with the county attorney's office. If the Board of Directors reaches an agreement with the developers of Kailey's Ridge regarding buy-in requirements, we will need to conduct a vote with our voting representatives if the annexation is to be approved. I will update our residents in future articles.

HCCA Board of Directors - Since the February Council of Directors meeting was our first official gathering of neighborhood representatives since the Board election, I wanted to publicly thank the three excellent Board members who chose not to run for another term in 2014: Duane Beaudry of Cypress Pointe,

continued on page 7



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Sharon Bright of Glenhurst and Ed Schwartz of The Fairways. They were all valuable contributors to the process of running the HCCA. I also would like to introduce the three people who were chosen to serve a two-year Board term that started in November: Bob Anders of Flora Vista, Denny Del Prince of Ocita and Rhonda Smith of Mallard Cove. We look forward to getting their insight and working with them to better the HCCA.

In that same vein, I would like to personally thank all current Board members for all of the hours that they put in and their willingness to volunteer to lead this community. There's a lot of work involved as they stay informed about the finances and operation of Hunter's Creek. The officers of this Board - President Joe Overberger, Vice President Pete Zieg, Treasurer John Fields and Secretary Lizzette Herron - are all dedicated, longtime volunteers who contribute greatly to the success of Hunter's Creek. The number of meetings that Joe Overberger alone attends with government leaders is astounding and should be very much appreciated by all of our residents as he represents us in many different situations. Joe is constantly reaching out to the people at the Expressway Authority and other government agencies to lobby on behalf of Hunter's Creek. Sometimes, we may take this extra effort for granted, so again, thank you to all Board members, past and present.

Management and Finance Committees - As you may know, at their December 12 meeting, the HCCA Board of Directors decided to reorganize the way that they receive Association personnel and financial

information, in order to increase the effectiveness and efficiency of both the HCCA staff and the Board. They decided to handle personnel matters as a whole, rather than using the Management Committee, which was comprised of only four Board members. They also decided to form ad hoc committees to deal with financial issues as they arise rather than having a standing, permanent committee. Therefore, both the Management and Finance Committees were dissolved, with the thanks of the HCCA and the Board for the efforts of those who served within those groups.

The first of those ad hoc committees is being formed now; its members will advise the Board on strategic, long range investments and financial planning. If you are interested in applying for a position on this committee, please e-mail general@hunterscreek.net with your qualifications as soon as possible.

Clarification - Last month, you may have read my article about the Shingle Creek Trail, a beautiful amenity here in Hunter's Creek. I do want to clarify that parking behind the Hunter's Creek Middle School is only allowed during non-school hours, weekends and holidays and NOT while school is in session. Please refer to the South Florida Water Management District's website, www.sfwmd.com, and type 'Shingle Creek' in the search box at the top right corner of their home page for more information. 



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Directors - Bob Anders, Denny Del Prince,

Lynn McDaniel, Diane Schmidt

and Rhonda Smith

HCCA Board Committees and Chairpersons

Standing Committees

Appreciation Pete Zieg

Architectural Review Carole Scheinler

Dog Park Marlane Spizzirri

Nominating Maureen Edwards

Strategic Planning John Fields

Tennis Marilia Daros

As Needed Committee

Covenant Enforcement Open

For more information on any of these committees, contact the HCCA office at 407/240-6000.

Board of Directors Meeting

By Denise Sedon

The following report is not the official minutes of the February 6, 2014 Board of Directors meeting. A complete copy of the official minutes can be obtained at the HCCA office in Town Hall once they are approved, which is normally at the next Board meeting. Approved minutes are also available on our website at www.hunterscreek.net. Move your cursor to *Board Room* in the main menu, choose *HCCA Board of Directors* from the drop-down menu and *Board Meeting Minutes* from the slide-out list.

Present at the meeting were HCCA Board members Joe Overberger, President; Pete Zieg, Vice President; John Fields, Treasurer; Lizzette Herron, Secretary; Bob Anders, Diane Schmidt, and Rhonda Smith, Directors. HCCA General Manager John Rasnic, Assistant General Manager Nancy Rasnic, Maintenance and IT Manager Roy Figg, Recreation and Special Events Manager Steve Logan, Community Standards

Manager Karen Marich, Neighborhood Manager Donna Marmorstone, Controller Brian Pettit, Communications Manager Denise Sedon and Neighborhood Manager Larry Sheeler also attended. Several residents were in attendance as well.

Consent Agenda - There were 17 items on the consent agenda, which consists of informational material and routine business issues not requiring individual attention, unless requested by a member of the Board. Pete Zieg questioned the decline in registration for both soccer and baseball. Joe Overberger asked for some background on a new magazine that is going to some Hunter's Creek homes. Rhonda Smith asked for some clarification of the commercial businesses that are included in the Tract 181 Property Owners Association. Joe and Pete both noted the number of times that Osprey Park Recreation Center is rented to individuals for private events. All items passed unanimously.

Old Business:

There was no old business.



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New Business:

Kailey's Ridge - The Board was updated on the Kailey's Ridge property and given a handout to review. Negotiations with the land developer as to whether the homes there will become a part of the HCCA are ongoing. The Board moved to allow HCCA President Joe Overberger, HCCA General Manager John Rasnic and Association Attorney Robert Taylor to represent the Board in discussions regarding the possible annexation of the property. The motion passed unanimously.

Class B Board Candidate - The Board moved to appoint Lynn McDaniel to fill the open seat for a Class B (multi-family) representative. She will serve on the Board through the end of the term that expires in November 2014. Lynn is employed with MAA Communities, the corporation that recently purchased Colonial Grand at Heather Glen.

Replacement of Telephone Equipment - The current telephone system being used at Town Hall has regularly experienced failures to both hardware and software, sometimes making normal Town Hall business difficult. The Board moved to approve the purchase of a new ShoreTel system, which will be funded through replacement reserves.

Financial Overview - The Board was given an executive summary of the finances of the Master Association. This new format will allow Board members to review the Association's cash position and its operating results on a monthly basis. Details regarding replacement reserves, working capital, foreclosures and delinquent homeowners were provided.


Neighborhood Committee Member - At a recent committee meet-

ing, a resident was elected to the neighborhood committee; the resident is actually a tenant, not a homeowner. The Board decided to table this matter until an opinion can be obtained from our attorney. Some clarification of the Governing Documents is needed on whether a renter can serve as a neighborhood representative.

Monitoring Fee Appeal - Representatives from Chartres Garden and Tanglewood appealed the \$50 monitoring fee charged to neighborhoods that are not managed by the HCCA and that hold their neighborhood meetings on Tuesday or Wednesday evenings at Town Hall, thereby necessitating the hiring of a building monitor. The appeal was denied, but staff was directed to work with the residents on possibly holding their meetings at the Osprey Park Recreation Center if staff schedules can be modified so that an employee is present to secure the building when meetings end.

Residents' Time - Time is set aside at each Board meeting, normally at 5:00 pm, to allow residents to make their comments and concerns known to the Board. Generally, no immediate official action is taken on these items. Several residents attended the meeting to speak on various items and were directed to put their questions in writing and send them via e-mail to general@hunterscreek.net. This allows staff the time necessary to research issues so as to be able to provide the resident with a timely and accurate answer.

Next Scheduled Board Meeting - The next regular meeting of the Board of Directors is scheduled for Thursday, March 6 at 3:00 pm at Town Hall. Residents are always welcome to attend.

Thank You - We appreciate the generosity of Chick-fil-A Southchase in providing the wonderful chicken, wraps, fruit and cookies for the break. We are grateful for their support; special thanks to Sue Hause for her kindness. 



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Update on Road Construction in HC

By Roy Figg, HCCA Maintenance Manager

As we all know by now, the installation of the new water main and reclaimed water main on Town Center Boulevard has been a long and arduous process. We appreciate the understanding of our residents as this phase of the project has moved toward completion. Phase II will run from John Young Parkway to Orange Avenue and once the project on the west side of John Young Parkway is finished, Orange County will repave Town Center Boulevard. The county is hoping to complete this section of repaving by the end of April 2014.

Many of you may have noticed the dirt road that runs from the Westshire neighborhood entrance to the culvert under the GreeneWay (SR 417), as shown in the photos that accompany

this article. I am sure that some have wondered about the functionality of this road. Orange County has assured me that this is a service road that will allow them to maintain the new pipeline. We have been told that a connecting road from Hunter's Creek to International Drive will never be a reality.

I remain in constant contact with both the construction company and the county to try and facilitate the project as much as possible. Orange County has jurisdiction over the project and any questions should be directed to Public Information Officer Megan Olivera at 407-709-9840 or Megan@QCAusa.com. 



Service road beginning at Westshire entrance

A portion of the service road that extends to beneath SR 417 entrance



Road ends at culvert with no thru access

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By Denise Sedon, Dept. Manager

I am amazed at how well Facebook is doing with regards to the Hunter's Creek Community Association page. We recently put out a post telling of how two of our deputies worked to apprehend a burglary suspect. A resident stepped outside of his home to discover someone in his vehicle! He quickly called 911 and gave a description. The suspect was apprehended a very short time later with the stolen merchandise. I know sometimes it seems like the news is all bad, so we thought it was important to instead let you know that many times, things go the right way. We are all grateful for the increased law enforcement presence in Hunter's Creek and for neighbors who watch out for each other (and for themselves!). Anyway, back to my original point... after posting this on Facebook, there were almost 3,000 views by the next morning. There have also been multiple instances in which lost pets were returned to their owners and found pets got back to where they belong as well. It just works.



Thank you for "liking" us on Facebook and for being a part of this experiment. We have been quite happy with the results and we hope you are, too.

I also wrote a short article regarding a new magazine that was mailed to a limited number of residences in Hunter's Creek. It seems that there has been some confusion, but this particular magazine (Inside Hunters Creek) is not affiliated with the HCCA in any way, so if you're interested, check out that article on page 19.

As I write this article, our website platform is scheduled to be updated within a matter of days. We have been waiting on this for many months and are excited that we will have better functionality and will now be able to update the website from mobile devices. This will be a great feature, especially if there is an emergency or when posting items that are extremely time sensitive.



Share your Pictures!

Last thing...we have a small department and obviously, we can't be everywhere. With that said, there are a few fun things coming up - Community Night with the Solar Bears, Residents' Day at the Ballpark, Magic Night Out - that aren't major events, but still make for some great photos. If you go to any of these events and take pictures and would be willing to share them, please e-mail them to me at the address below. I would really appreciate it.

If you have questions or suggestions regarding the magazine, the website or the Facebook page, please feel free to call me at 407-240-6000 or send an e-mail to dsedon@hunterscreek.net. Happy spring!

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By Brian Pettit, Controller

The financials shown for December 2013 are preliminary and unaudited. We expect to have the audited financials in April and will report the final December 2013 results thereafter. The HCCA is in very good financial condition as shown in the balance sheet below. One thing to keep in mind when trying to tie figures together is that the balance sheet includes the Master Association and 27 committee neighborhoods. Any amounts not included in the highlights are committee neighborhood figures. The HCCA balance sheet highlights are as follows:

- **Operating Cash** – This cash funds normal income and expense for the daily operation of the Association. Our operating cash balance as of 12/31/2013 was \$1,675,447. Our cash balance is expected to be about the same by the end of 2014.
- **Reserve Cash** – This cash funds major replacement and repairs of all fixed assets that the HCCA owns, such as buildings, playgrounds, tennis and

basketball courts, walls, etc. Our balance at the end of 2013 was \$1,925,000. There will be an additional \$300,000 cash put into the fund in 2014 through assessments. Our current plan calls for expenditures of \$245,000 in 2014, leaving a projected balance of \$1,980,000.

- **New Capital Items Cash** – The capital fund is the smallest of our cash funds. The current balance is \$199,819. We expect to add \$190,000 in 2014 through the \$495 capital transfer fee. We have projected that we will spend \$106,000 in 2014, not counting any portion of new playgrounds that could/would be funded through capital funds, which would leave a fund balance of about \$283,819 at the end of 2014.

Provision for bad debts – we have \$796,000 in this account. This cash is an allowance for losses that we may incur in the future due to uncollected assessments.

Hunter's Creek Community Association		
Statement of Revenue & Expenditures as of 12/31/13		
	Year to date	
Income	Actual	Budget
Single Family Assessments	3,506,764	3,524,656
Multi-Family Assessments	1,217,737	1,200,271
HCCA - All Other Income	905,215	825,368
Total Income	5,629,716	5,550,295
Expense		
Administrative Dept.	2,391,260	2,490,949
Communication Dept.	(2,804)	47,727
Recreation Dept.	163,362	173,647
Utilities	299,762	328,260
Maintenance & IT	1,998,119	1,979,797
Irrigation	34,171	44,900
Reserve Transfer	300,000	300,000
Total Expenses	5,183,870	5,365,280
Excess	445,847	185,015
Loan Principal Payment	217,952	185,015
Projected Audit Adjustments	(100,000)	
Revenue in Excess of Expenditures	127,895	-

Hunter's Creek Community Association			
Balance Sheet as of 12/31/2013			
<u>Assets</u>		<u>Liabilities</u>	
Cash - Operating	1,675,447	Accounts Payable	74,733
Cash - Reserves	2,920,898	Accrued Expenses	246,018
Assessments Receivable	387,217	Deferred Assessment Income	-
Other Receivables	53,480	Prepaid Assessments	309,653
Prepaid Expenses	62,681	Loan Payable	915,033
Deposits	84,887	Total Liabilities	1,545,437
Property - Buildings	2,181,653		
Total Assets	7,366,263		
		<u>Fund Balance</u>	
		Replacement Reserve	2,610,163
		Working Capital Fund	199,819
		Operating Fund Reserve	796,000
		Operating Fund Balances	2,214,844
		Total Fund Balance	5,820,826
		Total Liab and Fund Balance	7,366,263

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By Karen Marich, Dept. Manager

Inspections

Listed below are a few of the violations that the Community Standards Department continues to inspect for in your neighborhood:

Fences


There are existing fences that need to be repainted. This is a reminder that all fences must be painted with Solid Latex Stain in "Dewdrop," which can be purchased at Sherwin-Williams (8414 S. Orange Blossom Trail, Orlando) or Duron (1341 East Vine Street, Kissimmee). Wooden enclosures around pool equipment must be painted the base color of the house.

Roofs

The Association inspects roofs for mildew discoloration. Residents must keep their roof free of mildew. The Association will treat the situation as a violation if 25% or more of a roof surface (plane) is discolored. Roofs must be uniform in color.

Lawns

The Hunter's Creek Community Association inspects lawns that have deteriorated to a point where they need to be restored, which may include plugging or putting down new sod. The criteria set forth by the HCCA Board of Directors is that if a lawn consists of weeds, bare ground or dead grass equal to 25% or more of the entire lawn, then it must be restored so that such areas equal less than 25%. If you think that your lawn may need to be restored, call the Association office and we will be glad to discuss your situation with you.

When a resident receives a violation letter, we ask that they call the Hunter's Creek office at 407-240-6000 and inform us of the procedure to be taken to bring the property into compliance. It is also best to give us a time frame as to when the violation will be cured so that we can update our database with that information. 





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Council of Directors News

By Cheryl Horvath, Council Secretary

Monday, February 3 marked the first meeting of 2014 for the Hunter's Creek Council of Directors, a meeting of the elected representatives from each of our neighborhoods. There was an excellent turnout of representatives in attendance, representing 33 of our neighborhoods.

Chairperson's Report – Council Chairperson Duane Beaudry welcomed all in attendance. Duane extended a special welcome to Orange County Property Appraiser Rick Singh, our guest for the evening. Duane acknowledged and commended HCCA President Joe Overberger for all of his efforts in representing our community and in building relationships throughout Orange County on behalf of Hunter's Creek. Duane also commended Deone Gilbert for the great job that she does each week in organizing the Super Seniors program on Wednesdays at Osprey Park.

Law Enforcement Detail Report – Sgt. Raul Fernandez stated that in December, an increased presence of off-duty deputies in the community resulted in a decrease in crime. There was only one residential burglary in December and two in January. On January 13, there was an isolated incident of a carjacking involving an elderly victim. Details of the incident were widely reported in the media, but to date, there has not been an arrest. [Editor's note: an arrest was made on Feb. 13.] In another instance, a home-

owner called to report someone breaking into his car, and shortly thereafter, the suspect was caught by Deputy Pat Pressler, who was on duty. He is also one of our off-duty deputies. The suspect was apprehended while still in possession of stolen goods from two burglaries!

Presentation by Orange County Property Appraiser –

Orange County Property Appraiser Rick Singh recently marked his first anniversary of being on the job since being elected. Mr. Singh began his presentation by stating that the ability to interact with Orange County residents is an important step in developing good communication with property owners, and he commended Hunter's Creek residents for actively participating. Their website, www.ocpafl.org, is state-of-the-art, unmatched by any other within the United States, and is drawing attention from around the world. Fortunately, housing starts are up, property values in Orange County have risen 3.98% from 2012 to 2013, and the attributable taxable value has risen by over 4%. Mr. Singh addressed the cost-saving benefits of a homestead exemption on a primary residence and noted that there are currently 3,425 homesteaded properties in Hunter's Creek. Please refer to the article on page 30 for more information on this important county office.

HCCA President's Report – Joe Overberger, HCCA Board President, thanked everyone for attending the meeting and welcomed Rick Singh as well. Joe thanked Pete Zieg and the Appreciation Committee for the wonderful dinner in December that honored



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our volunteers. Joe reported that he and new Board Directors Bob Anders and Rhonda Smith attended the groundbreaking for the Hunter's Creek ER. He also hosted Scott Boyd, District 1 County Commissioner, and Tiffany Moore Russell, District 6 Commissioner, for a tour of Town Hall, and dropped in on the Sewing Angels. The District 1 monthly newsletter will highlight the Sewing Angels. In January, there was a Board Certification Course held by Association Attorney Robert Taylor. Joe is following through with some issues in Westshire and Raintree along SR-417 with the Expressway Authority.

HCCA Management Report - HCCA General Manager John Rasnic introduced the newest addition to the HCCA: Bill Bishop, who is the new manager of Golfview. John reported that the developer of Kailey's Ridge has begun land development to the west of Pace's Mill and Keaton's Crest. Attorney Robert Taylor, Joe Overberger and John will be meeting with the county attorney to discuss Kailey's Ridge. If the Board reaches an agreement with the developers of Kailey's Ridge regarding buy-in details, the voting representatives will need to approve the annexation. John acknowledged outgoing Directors Ed Schwartz, Sharon Bright and Duane Beaudry, and introduced new Directors Bob Anders, Rhonda Smith and Denny Del Prince. He thanked the current Board for all of the hours they put into volunteering. At the December 12 Board meeting, the HCCA Board decided to reorganize and dissolve the Management and Finance Committees. An ad hoc committee is being formed to advise the Board on

strategic long range investments and financial planning. If anyone is interested in applying for a position on the ad hoc committee, please e-mail general@hunterscreek.net with your qualifications.

Recreation Report - HCCA Recreation Manager Steve Logan stated that 30-40 seniors attend the Super Seniors program each week. The Eagle Park Community Building and the Osprey Park Recreation Center are having new tile floors installed. The tennis courts are being resurfaced. The playgrounds are in need of renovation, which may include alternate surfaces to replace the sand as well as replacement of sun shades. Upcoming events include the Peggy Breunig Tennis Classic, Spring Break Camp, Community Night with the Solar Bears, Residents' Day at Osceola County Stadium, Magic Night Out and Bunny in the Park.

Neighborhood and Committee Reports - Council Vice Chairperson Jocelyn Haisch-Linn called upon neighborhoods and committees. **Montara** installed surveillance cameras last August and are experiencing some ongoing issues regarding the image quality being captured through the Town Hall server. The HCCA IT Department is working on the problem. **Timucua** reported that their neighborhood Christmas party was held at the Hunter's Creek Golf Club and recommended the venue for other neighborhoods wishing to do the same. **Hunter's Isle** is still addressing street tree issues. **Casa Vista** had their quarterly curb appeal contest. **Cypress Pointe** introduced their newest Committee member, Bud Bruno.

Adjournment - Upon conclusion of the reports, Duane thanked everyone for their attendance and reminded everyone of the next Council meeting, which is scheduled for Monday, April 7. 



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Law Enforcement

By Sergeant Raul Fernandez



Sgt. Raul Fernandez

Squatters


One of my duties when working for the HCCA is to check homes that are vacant and/or abandoned. I walk the perimeter of each of these homes to see if there are any broken windows or open doors. Many of the vacant homes I check have a notice on the front door or window which states "BANK OWNED." This notice lets everyone know who owns the property. Individuals who are living in a home that is supposed to be vacant are said to be "squatters." The dictionary defines the word squatter as "a person who settles on land or occupies property without title, right or payment of rent." So does this mean that anyone found living in a home that is supposed to be vacant may be arrested for trespassing? Unfortunately, the answer is not so simple. When I find someone living in a "vacant" home, I am usually told: "I'm working it out with the bank," "I have a rental agreement and pay rent," or "My relative owns this property and I was told I could stay here until the bank forecloses." At this point, without the owner present to say otherwise, law enforcement does not have a way to determine if the person has a legal right to be there. The law is very clear regarding when law enforcement may enter a private residence. Absent of any exigent circumstances, a search warrant must be obtained and

signed by a judge to allow entry.

My first step while investigating an allegation of "squattling" is to determine who owns the property. Once the legal owner of record has been identified, I let them know that someone is living at the property. If the owner wants the person removed, the owner or bank representative must come to the property with law enforcement to take possession of the property. There are several other factors that need to be taken into consideration. With so many vacant homes across the county, law enforcement has been facing the question of how to handle "squatters" like never before. It is not unusual for individuals who were on the verge of losing their home to have worked something out with the lender so that they are able to stay. In one case I handled, the resident had moved out, but was able to move back in a few months later. To neighbors, though, it may appear that squatters have taken over the property. When a homeowner stops paying the mortgage and moves out, they may allow relatives, or others, to stay in the home until the bank becomes the owner through the foreclosure process. In that case, the owner, if they return my calls, may tell me that "yes, they have permission to be there."

The most common scenario I encounter is the fraudulent rental agreement. The Orange County Sheriff's Office produced a legal bulletin on this topic. In this scenario, someone (criminal/non-owner) will enter and change the locks on a vacant property. Then the property is rented to an unsuspecting tenant. When the real owner or bank representative arrives at the property, it may be

determined that the squatter/tenant is also a victim of the fraud. Since the rental agreement was not between the tenant and the actual owner, the lease is not valid. Florida's Residential Landlord and Tenant Act, Florida Statutes 83.40 - 83.682, do not provide the unsuspecting tenant with any protections. The tenant does not have a legal right to possess the property. The owner of the property is lawfully permitted to demand that the tenant vacate the premises without having to go through the eviction process. The owner may read a trespass warning in the presence of law enforcement to the "tenant." If the tenant/squatter refuses to leave, an arrest may be made for trespassing after warning.

The legal bulletin also addresses the question of taking over a property by adverse possession. This is a method of acquiring title to real estate by meeting certain criteria, including openly possessing it for seven years and paying the taxes due. The goal of adverse possession is taking legal title to a property. Generally, though, squatters are just looking for somewhere to live for a while without paying rent. As you can see, dealing with squatters from a law enforcement perspective can get complicated while trying to balance criminal and civil issues. The HCCA has other remedies in place for the many other issues that come along with vacant homes in a community, including keeping the exterior from looking like an abandoned home. This, of course, keeps the Hunter's Creek community looking great and making it a wonderful place to live, work and play. 



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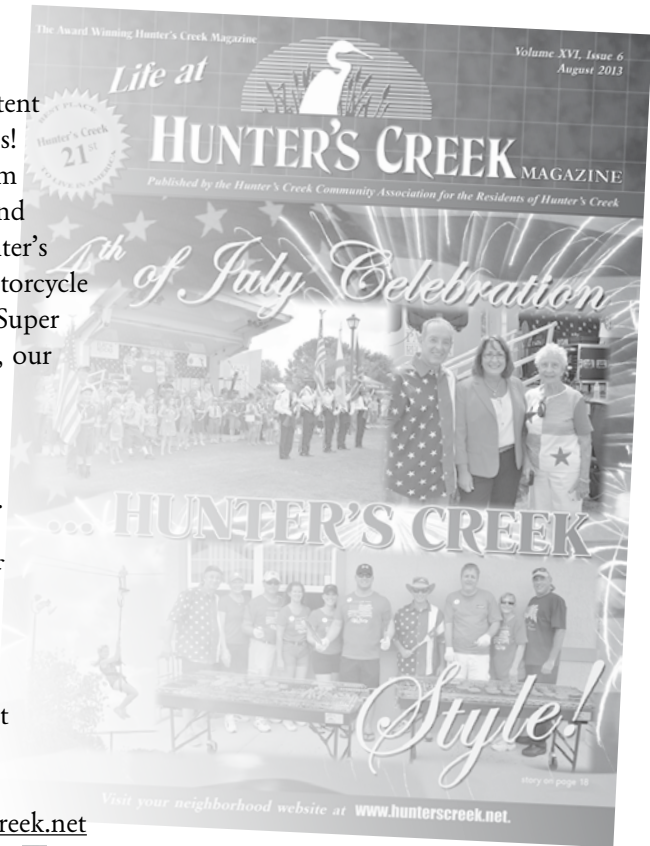
By Denise Sedon, Communications Dept. Manager

I have gotten several visits and quite a few calls lately from residents and advertisers regarding a new magazine in Hunter's Creek. It seems that there has been some confusion that led some to think that we've changed our format or the look of *Life at Hunter's Creek*. This is not the case. Instead, the new magazine, *Inside Hunters Creek*, is an independent magazine and is not affiliated with the Hunter's Creek Community Association (HCCA).

First of all, this has made me appreciate even more what a loyal group of residents that we have. Many of you feel a kind of responsibility toward the magazine and you should. On every cover, it states "Published by the Hunter's Creek Community Association for the Residents of Hunter's Creek."

And look how much of our content actually comes from our residents! We get monthly submissions from some of the groups formed by and for our residents...The Fabs, Hunter's Creek Women's Association, Motorcycle Association, Running Club and Super Seniors, just to name a few. Also, our schools and Scouting groups are major contributors as well.

The confusion is understandable. A copy of *Inside Hunters Creek* was mailed to a select number of residents in mid-January. Again, this magazine has no affiliation with the HCCA in any way. If you have specific questions about *Life at Hunter's Creek Magazine*, I would be happy to assist you. Contact me at dsedon@hunterscreek.net or give me a call at 407-240-6000. 



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By Deone Gilbert

PLEASE NOTE: Super Seniors will NOT be held on Wednesday, March 26 due to Spring Break Camp at the Osprey Park Rec Center.

Beginners' Irish Dance Class

March 5, 9:30 am – 10:30 am

\$7 per person

Must RSVP and pay before class.



Bingo

March 5, 1:00 pm – 2:00 pm

\$5 per person (Please bring exact change, includes 4 cards.)



Tai Chi Class with Juan

March 12, 9:00 am – 10:00 am

\$5 (Please bring exact cash amount.)

Field Trip!



March 12

\$12 per person (cash or check ONLY)

We will meet at Osprey Park at 10:00 am and carpool to Winter Park Scenic Boat Tours. Afterwards, we plan on having lunch at the Briarpatch Restaurant.

For more info on Scenic Boat Tours, go to their website at <http://www.scenicboattours.com/>.

Line Dancing

March 19, 10:00 am – 11:00 am

\$5 per person



Apple Product Seminar – FREE!



Learn how to set up your iPhone, iPod or iPad and discover some of their best features. Bring your own iPhone, iPod and iPad.

March 19, 12:15 pm – 1:15 pm

Meditation – FREE!

Weekly, 11:30 am – 12:00 pm



By Steve Logan, Dept. Manager



Field trip is included.

at Osprey Park

March 21 & March 24-28

7:45 am-6:00 pm

Grades K-5th

\$160 with valid HC ID card

\$190 without HC ID

Space is limited. Registration forms can be found at www.hunterscreek.net, Town Hall or Osprey Park Recreation Center. For more information, please call 407-240-6000.

PitchHit&Run

Saturday, May 3 • 3:00 pm-5:00 pm • Osprey Park



Pre-registration is required.

Registration forms can be found at

www.hunterscreek.net,

Town Hall or Osprey Park.

FREE EVENT

Boys and Girls 7-14 years old

Please bring a copy of the participant's birth certificate.



Osprey Park Concession Stand

Opens March 10!

Monday-Friday, 5:30-8:00 pm

Drinks * Pretzels * Churros * Candy * Chips
Ice Cream * Nachos and Cheese * Frozen Bananas



Pool Tables * Ping Pong * Foosball * Video Games
Monday-Friday, 5:00-8:30 pm • FREE with HC ID



**FEATURING THE
 THIRD ANNUAL
 MARSHMALLOW DROP**

**Saturday, April 12
 11:00 am-4:00 pm**

- Marshmallow Drops (ages 4 to 11) begin at 12:00 pm sharp. Bring a basket.
- Easter Egg Patch for children ages 3 and under. Bring a basket.
- Sidewalk Chalk Contest
(Ages 10 to adult - register today at www.hunterscreek.net.)
- Over 40 businesses and food vendors
(Deadline: April 4. Applications available at www.hunterscreek.net.)
- Face painting, inflatable rides, carnival games and prizes, animal attraction
- Pictures with the Easter Bunny. Bring a camera.
- Additional parking available at Greenway Church! Shuttle available to and from the event from 11:00 am-4:30 pm.

**MOVIE
 IN THE PARK**



FROZEN, PG

Saturday, March 22

8:00 pm

Osprey Park

FREE! Bring your lawn chairs or blankets. Concessions available for sale. Children ages 15 and under require adult supervision.

PARENTS – SUPERVISION FOR YOUR CHILDREN IS **NOT** PROVIDED AT THIS EVENT. **UNSUPERVISED** TEENAGERS WHO ARE “DROPPED OFF” AT THE MOVIE AND WHO BECOME DISRUPTIVE AND UNRULY WILL BE ASKED TO LEAVE THE PARK. SOME AREAS OF THE PARK WILL BE CLOSED DURING THIS EVENT.



The frigid temperatures can make the summer heat feel like a distant memory, but believe it or not, summer 2014 will be upon us before we know it. With so many options and activities available during the summer months, now is the time to start planning.

Registration for the 2014 Hunter's Creek Summer Camp will open on Saturday, April 19 at the Osprey Park Recreation Center from 10:00 am-1:00 pm. The Recreation Department offers eight weeks of summer camp fun for kids who are currently enrolled in Grades K-5 from June 9 to August 8 (there is no camp the week of June 30). The cost is \$135 for residents with a valid HC ID card or \$160 without the HC card (**HC residents - apply for your Hunter's Creek card today and save up to \$200 this summer!**). There is also a one-time \$20 registration fee.



Now Hiring: Summer Camp Counselors



We are looking for hard-working, responsible and energetic individuals to join our summer camp team. This is a temporary position with the opportunity to work 32-40 hours a week. Applicants must be at least 18 years old. Salary depends on experience. Send your resume to Steve Logan, Recreation Manager, at slogan@hunterscreek.net or call 407-240-6000. A complete job description can be found on our website at www.hunterscreek.net.

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7:00-8:00 pm

Osprey Park Recreation Center

\$5 per class

To RSVP, please contact

Juan at juanb.infantas@gmail.com.



March Monthly Activities

Basketball Men's 40+

Wednesdays 6:30 pm Mallard Pointe Park

Bingo

3rd Tuesday of each month 7:30 pm Osprey Park

Bunco

2nd Friday of each month 1:30 pm Town Hall

Bunco

3rd Thursday of each month 6:30 pm Osprey Park
(RSVP to 407-247-4084)

Chess Club

3rd Friday only in February 6:00 pm - 8:00 pm Osprey Park
(RSVP to katie@colletta.us)

Running Club

Wednesdays 6:30 pm HC Middle School
Saturdays 6:00 am HC Town Hall

Super Seniors

Wednesdays 9:00 am - 1:00 pm Osprey Park


Tai Chi

Mondays & Wednesdays 7:00 pm - 8:00 pm Osprey Park
(\$5 per class)

TASC

1st Monday of month 7:00 pm Osprey Park

Volleyball

Tuesdays & Thursdays 6:30 pm Osprey Park 

Women's Cancer Support Group of HC


By Patty Langebartels

We Need You Because...

Those who are living with cancer or who have been touched by cancer in any way meet on the second Monday of each month with other cancer survivors, those still undergoing treatment, or those in need of further information about this disease. Cancer has no boundaries with regard to race or religion...it affects us all.

Our meeting on March 10 will begin at 7:00 pm with a meet and greet. The remainder of the meeting will be devoted to sharing our stories, as well as offering the support we all need during these difficult times. Some of our members are experimenting with other types of cancer preventatives. They speak about their experiences and talk about their results. It's always fascinating to hear about their research and the successes they have achieved. Join us at this meeting...or any of them! Guest speakers join us for many of them.

The dates for the remaining meetings this year, which are all held at the Hunter's Creek Town Hall at 14101 Town Loop Blvd., Orlando 32837, are March 10, April 14, May 12, June 9, September 8 and October 13. There are no meetings during July and August. For the November meeting, we participate in the Relay For Life and in December, we host our annual holiday dinner celebration at an offsite location.

There are never any dues involved with membership in our group. We offer support, understanding, compassion and love to all who attend. For further information, please contact Patty at lange15@bellsouth.net or Cheryl at cherylrein@aol.com. 

Relay For Life


Cruisin' for a Cure

By Hits Home Relay Team



Join us on Saturday, March 29 when Cruisin' for a Cure Road Rally will have you driving in circles and competing to solve the most clues. Bring your smart phone, digital camera, GPS, your smartest friends, a sense of humor and a full tank of gas! The event begins in the parking lot behind the Rosen College of Hospitality Management on Destination Drive, Orlando 32819.

Teams will consist of up to five people per vehicle and are strongly encouraged to register early online at <http://rflhitshome.wix.com/home> as registration is limited. \$30 per car includes a driver and navigator

(\$5 for each extra rider) if you register before Rally Day. It will be a day full of fun; come on out! 





Surveillance Cameras within Hunter's Creek

*By Roy Figg,
Maintenance Manager*

With surveillance cameras already installed in some areas of Hunter's Creek and several other neighborhoods poised to install new systems, this is a good time to review with everyone just what can be expected of a surveillance camera.

As with any new project, much is learned along the way with regards to equipment, location and installation. Original expectations were not clearly defined. If the expectation was that a single camera would clearly capture license plates, while also giving a plain view of the vehicle and the surrounding area, this expectation was a bit overambitious.

Obtaining an image of a license plate requires that a camera be mounted near the neighborhood entrance or at a location where vehicles slow because of a stop or caution sign. The camera needs to be focused to a narrow area of view at a height and angle which would capture a specific area of a moving target. If this is the expectation, then a camera design that allows this capability should be selected. Also, whether nighttime images of license plates can be captured should be considered. We suggest two cameras used in tandem for this situation, with one primarily for plate capture and the other for a view of the surrounding area.


It should not be expected that neighborhood cameras will be of the caliber of equipment purchased in government and law enforcement applications, for example. These systems utilize fiber optic cable as their backbone and integrate the most advanced cameras; technically, they are the fastest connectivity available. Unfortunately, as you might guess, this equipment is also cost prohibitive in most cases.

Our network connectivity uses narrow broadband supplied by, in our case, Bright House Networks. While we have just received an upgrade to our speed at little to no increase in cost, at 25x2 MBPS, it does not match a fiber optic infrastructure.

As you may remember, the first phase of neighborhood entrance surveillance cameras within Hunter's Creek began with a pilot program in the Cypress Pointe neighborhood, whose representatives worked with a resident who agreed to act as an outside consultant on equipment location and installation. As the situation changed and we were no longer able to utilize the resident's expertise due to his work schedule, the

research of equipment and installation became the responsibility of HCCA staff. A surveillance system was subsequently installed in the Montara neighborhood. Following that, cameras went up in Mallard Park, Eagle Park and Braddock Oak Park. This allows us to provide a description of vehicles entering and leaving the parks to our deputies, who can then direct their resources to deter (or prosecute) vandalism and/or theft that may take place in our common areas.

As this article is written, Falcon Pointe, Mallard Cove, Ashton and Timucua have all voted in favor of the installation of cameras. Bright House has completed broad band installation (25x2 MBPS) within these neighborhoods and they are ready for camera installation. Positioning of the camera poles is critical for optimum operation, as well as the expectations of each neighborhood. The position of the sun at different times of the day along with the glare of streetlights also affects the images and must be considered.

The bottom line is this: As technology evolves and the need for greater security becomes evident, surveillance equipment will become more advanced. We will do our best to keep up with these trends while working within the parameters set forth but ask that you understand the limitations as well. Surveillance cameras are just that... they observe what is going on. No system is guaranteed to get all the information needed to make an arrest in any given instance. Alert residents are still the best line of defense. 



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- W. H. AUDEN





Hunter's Creek Motorcycle Association

By Rick Sparver

Happy March, with all of the "eyes," Irish or not, smiling on you and the warmth of spring beginning this month.

Still towering just south of Mission San Juan Capistrano and set high above I-5 and the Pacific Ocean lies what remains of "Old Motorcycle Hill." The giant hill, known as the "Gibraltar of the Pacific," was first conquered on March 18, 1917, by adventurous motorcycle enthusiasts wearing knickers and wool caps. Motorcycle Hill is now carved out by an interstate and being graded by a developer, as another piece of history seems to disappear. Yet, just in its shadow in a San Juan Capistrano showroom, the legendary motorcycle that took the hill, has roared back to life. America's first motorcycle, the Historic Indian, was made by Indian Motorcycle Company and America's first was also America's fastest.

By the end of 1911, Indian possessed every American speed and distance record, 112 in all. In 1921, Cannon Ball Baker rode his Indian Scout from New York to Los Angeles in 179 hours and 28 minutes. He used 40 gallons of gas, averaging 20 miles per hour.

In two world wars, it was the Indian that carried thousands of American GIs into battle, chosen for its reliability. It was an Indian that won the first ever Daytona 200 in 1937 on the beach.


March is the month of Bike Week in Daytona as well as the Daytona



200 from March 7 – March 16. We will be organizing a group ride for the first weekend and then throughout the week, various members will be going up for day trips.

We enjoyed a great month in February, with a day trip to Tarpon Springs for lunch, a ride in the police escorted Law Ride to support fallen police officers, and a great meeting at Buffalo Wings & Rings.

We have a wonderful group of neighbors, friends and families riding all sorts of bikes. If you ride any style of motorcycle and are interested in meeting others who enjoy riding, e-mail us at HC_MCC@yahoo.com or come to one of our monthly meetings. We are a very social riding group with three events a month:

- March 8 – Saturday Ride to Daytona Bike Week
- March 12 – Monthly Meeting at Buffalo Wings & Rings; 7:00 pm
- March 20 – Thursday Dinner Ride, depart Ale House at 6:30 pm 



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By Donna Marmorstone & Larry Sheeler, Neighborhood Managers

Understanding Types of Neighborhoods: Incorporated, Committee, Condominium, Gated or Non-Gated?

Incorporated Neighborhoods – When Hunter's Creek was first set up by developers, the initial eight single family neighborhoods were created as incorporated neighborhoods. They are Eagles Landing, Settlers Landing, Foxhaven, The Fairways, Quail Lake, Timucua, Ocita and Tanglewood. One additional incorporated neighborhood - Chartres Gardens - was added toward the end of the development of Hunter's Creek. Incorporated neighborhoods follow Chapter 720 of Florida State Statutes: they elect their own Board of Directors, have their own bank accounts and their own governing documents, in addition to being bound by the HCCA's governing documents. HCCA's Community Standards Department handles enforcement of covenants and architectural review matters in the incorporated neighborhoods and their residents must follow the same rules and regulations as all of our other neighborhoods. The HCCA manages these neighborhoods, with the exception of Tanglewood and Chartres Gardens.

Incorporated neighborhoods contract for all services provided to their neighborhood. However, the neighborhoods managed by the HCCA have found that the contractors hired by Hunter's Creek give them the best work for the best price and they all currently use Hunter's Creek's assigned vendors.


Committee Neighborhoods – After the first eight neighborhoods were established, the developer decided it was better to have future neighborhoods that were represented by committees and directed by the HCCA's governing documents.

Committee neighborhoods are not required to carry their own property, liability and directors & officers insurance, since they are covered under the HCCA's insurance. All administrative functions for committee neighborhoods are handled by HCCA Management, with each neighborhood being allocated and charged a portion of the costs for the services they benefit from receiving.

Condominiums – Besides our single family neighborhoods, there are four condominium properties in Hunter's Creek: Audubon Villas, Capri, Golfview and Villanova. Condominiums are a different form of ownership, governed by Chapter 718 of Florida State Statutes. Similar

to incorporated neighborhoods, condominium owners elect their own Board, have their own bank accounts and their own governing documents. Additionally, condominiums are responsible for many aspects of the repair and maintenance of their buildings. The HCCA has managed Golfview since January 1, 2014. The remaining condominiums are managed by third-party management companies that are not affiliated with the HCCA.

Gated vs. Non-Gated – Owners in gated neighborhoods are responsible for their gate systems, as well as repair and maintenance of the roads and sidewalks inside the gates. In addition to paying for regular repair and maintenance, gated neighborhoods must have sufficient funds in their reserves to cover periodic replacement of gate system components, repaving of their roads and replacement of their sidewalks. Our gated neighborhoods are Ashton, Calabay Cove, Devlin Green, The Fairways, Hunter's Isle and Sandhill Trace. In all non-gated neighborhoods, Orange County is responsible for the repair and replacement of roads and sidewalks.

While this overview should help you have a better understanding of the different types of neighborhoods in Hunter's Creek, there are many details we can't possibly cover. We encourage you to attend your neighborhood Board or Committee meetings so that you can learn more about YOUR neighborhood. 

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Hunter's Creek Running Club

By Zari Gotay

It is strange to be writing this article about my experience as a runner. I never considered myself an athlete and never even participated in school field days, because that wasn't for me. I

didn't even play Atari (for those who are older) or Wii (Atari's modern version). But running a half marathon is something different.

I am 42 years old and, as already mentioned, I never considered myself an athlete. Nutrition, discipline, and waking up early are not my forte. I love eating and sleeping. Sometimes, we think that playing sports means being on a strict diet. I confess that I was stressed just thinking about it, because that isn't my nature. I'm a Latina who loves eating rice and beans and has a soft



spot for French fries. But when you set a goal, if you want to achieve it, you must make adjustments. So now I eat French fries only once in a while, even if I feel that McDonald's is calling me.

I ran my first race because of peer pressure – everyone was doing it, but I didn't prepare myself as I should have. I lived in Puerto Rico at the time which is where I started to run every now and then with a group of friends. Again, out of peer pressure, I registered in May 2011 to run a half marathon in October 2011 at Disney. "WOW! Going to Disney with a group of friends to run a race and have a great time!" That's what I imagined by looking at the pictures. That was my idea of running a race.

I must confess – I got up for months at 4:30 in the morning to run with friends. We ran at 1-1 intervals (one minute running and one minute walking), but I felt stuck because I only cared about the walking minute, not to mention the fact that this was done in complete silence because otherwise I would run out of air. I didn't have resistance and thought so many times that I wasn't made for this. But when I saw people



running on the streets, I found myself thinking that I also wanted to run because I love to run. So I kept going, ran my first fourteen 1-1 miles, and felt like a hero. I think we did it in almost four-and-a-half hours, but for me, that was a big achievement.

That October 2011 weekend, I boarded the plane, looking forward to my first half marathon, but the group was a small one and we weren't close-knit, so I ended up running my first half marathon (wine and dine) ALONE and at night. It was a horrible experience; I felt lost. I had never run a race – not even a 5K, so I wanted this madness of running by myself to end. I'm a Christian, so I put myself in God's hands and asked Him to help me finish the race. The race was endless: it seemed like 30 miles instead of 13.1. I thought I was the last one among the multitude of runners. I decided to put on my headphones and said, "I'm going to finish this race." Then suddenly, I had a wake-up call.

Each person runs for a special reason, for a personal goal. There were so many people running that race: people struggling to just move, the elderly, disabled, obese, people in wheelchairs and those using canes...all of them wearing a T-shirt where they shared their reason for running. That struck me. I am healthy; I'm not obese. What was preventing me from finishing this challenge? NOTHING. It was all in my mind. Suddenly, I felt as if I had a lion chasing me and I started running. I forgot about the clock and the intervals and ran until I couldn't do it anymore and then walked to get some rest and then started all over again. My race time was 3:14, but when I saw that there were still hundreds behind me, I thought, "Hey, it wasn't that bad."

I must admit that to have cheerleaders is great and that's my family's job. I can always count on them – they are my strength and inspiration. On that race day, Jesús, my husband, had to get around the trees to follow me since the finish line was somewhat complicated. My daughters couldn't make it, but they kept calling and texting from Puerto Rico throughout the race. But Jesús was there with his camera, as usual, cheering me on. Right after the 10th mile, he started to text me where Mickey was so I could join him for a picture. Can you imagine the pressure?! Not only did I have to run, but I also had to get a picture with Mickey! Jesús was at the finish line, waiting for me for that picture. It was exhausting, but it was a great experience.



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You must be willing to make big sacrifices if you want to be a runner, starting with your sleeping hours, dealing with extreme weather, etc., and if you have children, it is even more difficult. Jesús has always been a great supporter

and the girls are my inspiration. Jesús bought all of my running attire, as well as all of the gadgets I use and even those I don't. He's been there for me. It's wonderful to wake up in the morning to find that he left everything ready: the car keys, the coffee, the clock, notes from the girls and the iPod. Isn't that wonderful? If I have all of these things, what could prevent me from running? Tiredness, my mind, my comfort zone, recovery from surgery or sluggishness to put on my own tennis shoes?

One of the advantages of moving to the USA is that in our residential area, I found the best group of runners EVER (there are no excuses now). The Hunter's Creek Running Club is a group of friends with incredible adrenaline that has become my family. You can find people of all sizes, colors and flavors; it is a very interesting ethnic mixture that has come together to create this celebration called running. We celebrate even the smallest achievements. We always wait together, as a group, for the last runner to show up, which feels amazing. It also feels amazing to arrive here to find people like those in the HCRC with whom you can communicate, even though English is not my first language. They certainly make you feel at home. That is special.

In September 2013, I officially joined the HCRC and started training constantly. I registered for another running event, but this time I knew it was going to be different, so I got involved and really became a part of the group. I have made excellent friends who encourage me every day. But running 13 miles without stopping? Who? Me? Really? No way, that's for elite athletes.

This runners' group is like an addiction, but in a good sense. I felt so empowered that this past January, I ran another half marathon: 2:45 running without any walking. Such a big achievement for me! Best of all, at the finish line, the HCRC were all waiting for me with big smiles, ready to celebrate. There are no words that can describe how amazing that felt.

I'm also grateful because my English skills have improved because we never stop talking. That is another achievement. To talk and run at the same time...a great combination, if you ask me, because I love to do both.

At the finish line, I always find my group of cheerleaders is getting bigger. Jesús is always taking pictures, capturing every moment. Crossing the finish line with my daughters was the BEST MOMENT EVER. What else can I ask for? I officially hired my husband (without pay) as my photogra-

pher and that of the team for each race. As for our daughters, they know that Mom is sacrificing her sleeping time to do something that makes her happy and proud. They know that's Mommy's time, and they're learning that life is full of sacrifices and challenges.

Are there any new goals? Wow, there are so many! In the short term, I plan to keep running and getting better times. I will follow my coach's instructions, who not only helps me with my English, but also gives very good advice. Christine Ducey (founder of this group), thanks for being part of this new beginning for me. I'm so happy to have your wisdom so close to me. Thanks also to my good friends at HCRC. Without you, this story would be



very different. I feel fortunate to have you around.



In the long term and to celebrate my 44th birthday, I would like to run my first full marathon in 2015. I would like to pursue this as a personal goal, just to remind myself that you can

achieve whatever you want to, especially if you are surrounded by great people. Besides, I'm sure that even if I'm the last one to cross the finish line, my HCRC family will be there waiting for me with my beautiful daughters and my husband, who will be taking pictures of an important moment in the life of this woman, who never thought of herself as an athlete, but whose car now shows a sticker that reads "I'm a runner."

Special thanks to Liza M. Perez, a special friend from Puerto Rico who translated this for me – no one could have done it any better.



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Property Appraiser Visits Town Hall

By Denise Sedon

We were excited to welcome Orange County Property Appraiser (OCPA) Rick Singh and his Outreach Coordinator, Yulissa Arce, to Town Hall on Monday, February 3. Rick presented a program to our neighborhood representatives at their bi-monthly Council of Directors evening meeting and it was very interesting and informative.

A little background on Mr. Singh: his first contact with the Orange County Property Appraiser's office began more than 20 years ago when he began as a field appraiser. Working his way up the ladder, he became a State Certified Residential Appraiser in 1999. After being sworn in as Orange County Property Appraiser in January of last year, Rick was determined to ensure full transparency and increase efficiency. As of this point in time, new technology has been integrated, including that of mobile devices, which allows for real time property assessments by county personnel.

Rick is a real estate broker and earned the designations of both Certified Florida Appraiser (CFA) and Certified Florida Evaluator (CFE) from the State of Florida's Department of Revenue. His qualifications in financial reporting, tax compliance, corporate finance and litigation are impressive. He also owned his own appraisal firm and real estate company.



Rick serves Orange County now, but long before that, he proudly served his country in the US Army, 1st Infantry Division Mechanized, before being honorably discharged in 1986 with the rank of Specialist 4.

Rick's wife, Debbie, is a nurse and they have two children, who both attended the University of Central Florida. They enjoy volunteering and spending time together as a family.

Now, a little bit of background on the office itself: the Office of Property Appraiser was actually created and established by the Constitution of the State in Article VIII, Section 1 (d). Its officer is elected by county citizens and that officer is directly responsible to

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the people of the county; with 433,000 parcels in Orange County, those are big shoes to fill! Article VII, Section 4 of the State Constitution charges the Property Appraiser with placing a "just and fair assessed value on all real and tangible personal property for ad valorem tax purposes" and to administer all tax exemptions authorized by Florida law. Rick stressed that he welcomes citizen feedback and has an open door policy. If a homeowner disagrees with his assessment, there is an appeal process that can be followed. As Rick said, "Nobody knows your property as well as you do."

The Property Appraiser is also tasked with preparing an annual Assessment Roll to be sent to the State Department of Revenue, to locate and describe all land parcels in a mapping system and to ensure that no taxing authority controls or influences property values.

In his first six months in office, Rick led the OCPA office in granting homestead exemptions to residents who qualified and in raising more than a million dollars in additional revenue by going after those who fraudulently claimed exemptions. He invited residents to anonymously report those who abuse the system by taking exemptions for which they are not eligible. He is very serious about stopping these fraudulent claims.

The office's website, www.ocpafl.org, is a subject of its own, with constant upgrades and improvements. Rick reported that the website served more than five million visitors last year, with one to two searches taking place every second! The amount of information on the site really is astounding; it is comprehensive, yet very user-friendly.

Rick and his staff are also available for community outreach programs, such as web demos for professionals, including the real estate and insurance industries; homebuyer seminars, community events, senior outreach programs, partnering with county agencies and, of course, presentations for homeowner associations.

Rick also reported on trends for Orange County, in which all of our homeowners share a vested interest. The total just value of properties in Orange County for 2013 was \$115.3 billion, up almost 4% from the same values in 2012. The total taxable value for 2013 was \$84.4 billion, up from \$81.1 billion in 2012. By comparison, the total taxable value of properties located within Hunter's Creek was \$1.16 billion vs. \$1.12 billion in 2012. Rick commented that new construction seems to be on the rebound, with new housing starts and future permits on the rise. Although he doubts that Orange County will ever see the kinds of numbers posted during the 2007-2008 housing boom, things are returning to a new kind of normal – one in which responsible lending and borrowing will hopefully play a part.

A couple of other interesting points: the top five neighborhoods in Hunter's Creek by number of homestead exemptions were Ocita, Eagles Landing, Flora Vista, Palma Vista and Falcon Pointe. Representatives from all five neighborhoods were present to give a little cheer for their community! The top three single family neighborhoods in Hunter's Creek with the highest taxable values were Flora Vista, Ocita and Palma Vista.

Rick then gave a quick lesson on homestead exemptions, which reduces the taxable value of your homestead property by up to \$50,000 and saves you around \$750 each year. It also allows your property to be protected by the Save Our Homes law, which caps the increase to assessed value at 3% annually. A few ground rules, though...those applying for a homestead exemption must own and use the property as their permanent residence and must be a Florida resident as of January 1 of that year. The filing deadline is March 3 this year and filing can be done by mail, in person or online at www.ocpafl.org. There are other exemptions as well, including widow/widower, blind, disability, total and permanent disability, and various military/veteran exemptions. Rick invited anyone with questions or requests for assistance to go to the website or call 407-836-5044. After taking a few questions from the residents, he wished us well and promised to stay in touch with Hunter's Creek.





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By Gaby Burse, Maureen Dorschel and Lina Scarola

February Meeting

The HCWA members met at Tirrikah Molina's house for the February meeting to learn how to make decadent homemade chocolates with marshmallows, truffles, nuts and caramels in preparation for Valentine's Day. We would like to express our sincerest gratitude to Tirrikah and Gaby Burse for their hard work and their hospitality!



March Meeting - Thursday, March 6

Our March meeting will take place at the Hunter's Creek Town Hall at 7:00 pm where we will welcome our guest speaker Dr. Thomas Moraczewski with The Center for



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Natural & Integrative Medicine. Dr. Moraczewski will give a **FREE** seminar on Women, Weight and Hormones. For more information on Dr. Moraczewski, visit drkalidas.com.

We invite all women of Hunter's Creek to join us for this very informative and relevant seminar. All guests are welcome. Please RSVP by Monday, March 3 to hcwaemail@yahoo.com if you plan on attending.

April Meeting - Thursday, April 3

Tricia Wells from Wells Chiropractic will talk about the benefits of healing oils and honey. The meeting will take place at Gaby Burse's house at 7:00 pm.

Natural Remedies

By Gaby Burse

This year, the HCWA is learning alternative ways of getting healthy and staying that way. The following are a few remedies for health and cleaning solutions:

1. To avoid gout, take any kind of cherries daily: canned, fresh, frozen, juice, dried or in capsule form (cheapest way).
2. To avoid a gallbladder attack or to treat one, take the juice of one lemon and an equal amount of Extra Virgin Olive Oil, add a little Stevia, stir and drink. This will help prevent gallbladder and kidney stones if done once a month. In emergency cases, there is a gallbladder flush.
3. Rub vitamin E oil on burns as well as bites from ants and mosquitos. Even bites from fire ants will calm within minutes.
4. Mix vinegar and water to spray on plants to keep bugs away.

This is also great to clean your floors.

Consider joining the Hunter's Creek Women's Association and learn more ways to better your health and environment. We have a wonderful club and welcome new members for great ladies' nights out.

Spring Garage Sale - Saturday May 3, 8:00 am to 3:00 pm

As a reminder, your \$5 registration fee goes toward donations to local charities, schools, organizations and families in need. In addition, your address and the types of items you are selling will be listed by subdivision in the Hunter's Creek garage sale packet. The packet includes a cover letter, a map and a list of **PAID** participants. Your \$5 and the completed garage sale form **MUST be received by Town Hall before 5:00 pm on April 30**. Forms and payment received after this date will not allow us to include their addresses on the map. The packets will be available on Friday, May 2 after 1:00 pm at Town Hall, at the Hunter's Creek Publix Customer Service counter and online at www.hunterscreek.net.

Goodwill Industries will have a truck available after the garage sale to pick up any unwanted, unsold items. Bagged or boxed items that you wish to donate must be labeled "Goodwill" and placed in your driveway or by the curb.



For more information, e-mail us at hcwaemail@yahoo.com or once a member, request to be part of our Facebook group, "Hunter's Creek Women's Association."

Cub Scout Pack 996 of Hunter's Creek

Communicator Pin: Requirement 8 – Write a News Article

The Webelos of Hunter's Creek Pack 996 have been very busy in this first part of 2014. They have worked on earning several pins. Requirement 8 for the Communicator Pin is to write a news article. Working in teams, the fourth grade Webelos wrote the following articles about their recent activities.

How the Webelos Earned Their Geography and Forester Pins

By Brock Adams, Braiden Adams, Skander Khazar, Gabriel, Kayden Youngblood and Raphael Bacol

On a cloudy Sunday afternoon in January, the Webelos took a trip to Tibet-Butler Nature Preserve to learn about geology and forestry. We learned about how to classify rocks. This is done through a series of hands-on activities, including testing for hardness of the rock using different



materials, such as a nail, penny and glass.

After a snack break, the Webelos went on to learn about forestry. We learned about the parts of a tree by acting it out. Some of the parts included the heartwood, tap-roots and bark. We also learned how to identify the tree's age through core sampling and reading the rings.



Finally, we took a nature hike to explore the surrounding woods of the Nature Preserve. We thought the trip was really interesting. We look forward to the next Webelos' field trip.



Pinewood Derby Day for Cub Scout Pack 996

By Ben Rappaport, Jack Kaufmann, Nathaniel Geiger and Andy Langlois

On Sunday, February 1, 2014, Cub Scout Pack 996 held their annual Pinewood Derby Day at the United Methodist Church in Hunter's Creek to see whose car would be the best racer.

The Cub Scouts had been working on their Pinewood Derby cars for about a month. They constructed their cars out of a block of wood, some axles and wheels. Decoration was anything goes, but for the Webelos Den, they decided to decorate their cars like a video game.



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Lots of kids and parents showed up on Saturday morning. The doors opened at 8:00 am for inspection and by 10:00 am the kids were already racing their cars. There were lots of cool cars. One person brought a Ferrari car that looked very much like the real thing.

Each den had a 1st, 2nd and 3rd place winner. After all races were over, trophies and ribbons were given. Everyone seemed to enjoy Pinewood Derby Day. Snacks were also available.

After Cub Scouts Comes Boy Scouts

By John Agramonta and Michal Biskup

After Webelos, the Cub Scouts move on to Boy Scouts. The Webelos of Pack 996 were invited to visit Troop 128 and 498 to see what the Boy Scouts do and which pack they would like to join next year. They visited Troop 128 at Peace United Methodist Church where they meet each week. The visiting Webelos learned how to set up and secure a tent. The Boy Scouts do a lot of camping. They had a first aid class on how to treat insect bites. The highlight of the visit was how to use a tomahawk.

We visited Troop 498 on a camping trip to Moss Park. We learned about the different job each member of the troop had. We played games and learned about knife and ax safety. The highlight of this visit was cooking your own dinner of chicken and vegetables with a foil packet over an open fire. The boys had a great time. 🍖

Dog Park News

By Gaye Johnson, Dog Park Committee Member



Dog Smarts: Where Does Your Pet Rank?

As brilliant as we think our dogs are, some breeds are just smarter than others. Stanley Coren, author of *The Intelligence of Dogs: Canine Consciousness and Capabilities*, ranked specific dog breeds according to their obedience and working intelligence.

Following is Coren's list of the top 10 brightest dogs. He says that these breeds will begin to show an understanding of simple new commands in less than five exposures and will remember these new habits without practicing. And they'll obey the cues right away. "These are clearly the top breeds along this intelligence dimension and seem to learn well, even with inexperienced trainers," Coren writes.

1. Border Collie - This brilliant and hard-working herding dog tops the dog intelligence charts, paws down. The Border Collie is energetic, easy-to-train and responsive and excels on the farm, in the field, in the show or performance ring. This dog needs several rigorous exercise outings a day and plenty of training. Owners should know that this breed will herd and chase anything and everything, including cars, children, cats and other fast-moving critters.

2. Poodle - The standard Poodle's intelligence and trainability may surprise some, but this breed is one of the smartest breeds. Though the Poodle can be a bit aloof with strangers, it is affectionate with family and friends and gets along well with children. This breed does best in an active family that provides plenty of exercise, training and professional grooming.

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3. German Shepherd – One of the most intelligent and trainable dog breeds, the German Shepherd is the second-most popular dog in the US. Developed for herding and police use, it is also used as a guide and search-and-rescue dog, as well as a family companion. A self-confident, even-tempered dog, this breed is affectionate and playful with family, friends, good with children and most animals.

4. Golden Retriever – The Golden Retriever is one of the most popular, intelligent and easy to train retrieving and working dogs, performing roles like hunting, search-and-rescue and assistance work. This outgoing, friendly, playful and even-tempered breed gets along well with almost everyone. Highly active, this breed requires daily exercise to keep it healthy and well-mannered.

5. Doberman Pinscher – The Doberman was developed for use as a police, military and guard dog, but today's Dobie is also an excellent and devoted family companion. This intelligent and highly trainable dog, which once had a bad rap as a viscous attack dog, generally gets along well with children and other animals. This breed needs a home with an active family, calm energy and a fenced yard to stretch its long legs. It needs to be socialized and trained at a young age, particularly if it has some guarding ancestors in its heritage.

6. Shetland Sheepdog – The Shetland Sheepdog was developed as a herding dog. This is an intelligent, hard-working, highly trainable dog that's affectionate with family members but wary of strangers. This breed makes an excellent watchdog, thanks to its penchant for barking. The Sheltie requires regular, rigorous exercise, as well as adequate socialization and training.

7. Labrador Retriever – As America's No. 1 dog breed, it's no surprise that the Labrador Retriever ranks high on the intelligence scale. The Labrador is enthusiastic and social. It is even-tempered and friendly with just about everyone, including kids and other dogs. The easy-to-train Labrador is commonly used for search-and-rescue and as assistance dogs for humans with special needs. The Labrador's high energy level means the owner should give plenty of fun exercise.

8. Papillon – The Papillon is an alert and attentive breed that excels in a range of dog sports, like agility and obedience. The Papillon requires regular exercise to keep its energy calm as well as grooming to keep the coat looking its best.

9. Rottweiler – The Rottweiler was developed as an all-purpose working dog. The powerful and muscular breed has been used as a military and police dog, cattle driver, search-and-rescue dog, guard and companion. Rotties are calm, courageous, hard-working and affectionate with their packs, but can be wary with strangers, so adequate socialization and training is a must.

10. Australian Cattle Dog – The Australian Cattle Dog, also known as the Blue Heeler, lives to herd cattle – and he's willing to work tirelessly at it all day long. This dog is agile, strong and brave. When this high-drive, energetic and intelligent Cattle Dog is not driving livestock, he requires rigorous exercise, a specific job or activity to do and plenty of training.

Article edited. Author, Wendy Wilson <http://www.cesarsway.com/newsandevents/dognews/Dog-Smarts-Where-Does-Your-Pet-Rank#ixzz2sD3WOUoF>

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The Fabs

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By Marion Elden

If you find a four leaf clover
it means you have entirely
too much time on your hands.



Happy St. Patrick's Day!

A big thank you to Marco's Pizza for their kind and delicious donation to The Fabs' January meeting and to All Italian Market and Deli for a FABulous dinner at their restaurant.

The month of March is a busy one, beginning with March 5 - Ash Wednesday; March 9 - Daylight Saving Time (set your clocks ahead one hour); March 17 - St. Patrick's Day and March 20 - the first day of spring. But The Fabs are adding one more special day in March - our first-ever **Irish Mardi Gras - Monday, March 17 at 6:30 pm at Town Hall** (during our meeting). Dress in Mardi Gras colors - green, purple or yellow - and be prepared for a fun and festive evening.

Tuesday, March 25 is the next Classic Book Club meeting starting at 6:00 pm. *The Light Between Oceans*, by M.L. Stedman, will be moderated by Marjorie Lott. Please contact marionelden@gmail.com.

Mark your calendars for Sunday, March 30...1:00 pm...the annual Fab Brunch at Raglan Road, located in Pleasure Island at

Downtown Disney. Raglan Road is an Irish-owned Irish Pub imported entirely from Ireland, and offers modern Irish cuisine and live Irish music and dancing. Come celebrate post-St. Patrick's Day with friends and family and a delicious brunch with us. We will be seated in the Snug (a private room), choose from an outstanding menu, and enjoy live Irish entertainment. Separate checks will be provided. Everyone is welcome. Please join us. Call Marion at 407-855-3436 to make reservations.

REMINDER: We are collecting **Hope Totes for the Orlando Union Rescue Mission**. Please bring shampoo, conditioner, lotion, combs, toothbrushes and other personal items for the residents of the Mission. **Please bring your donations to our March 17 meeting.**

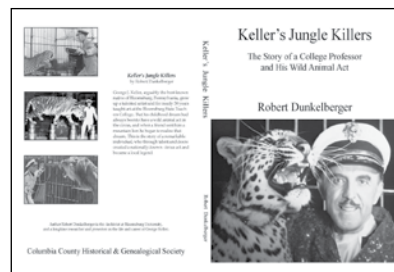
Fabs Spotlight - Dor Remsen



Dor Remsen

Fabs member Dor Remsen recently edited and indexed *Keller's Jungle Killers: The Story of the World's Only College Professor/Wild Animal Trainer* by Robert Dunkelberger. The full color, 223-page hardcover book is published by Columbia County Historical and Genealogical Society in Pennsylvania, where Dor lived before moving to Hunter's Creek in November 2012. She was a member of the society's publications committee and also worked as Advancement Researcher at Bloomsburg University, where author Robert Dunkelberger is the Archivist. We are excited to have Dor as an active member of both The Fabs and the Classic Book Club.

The book tells the story of George Keller - artist, teacher, college professor and world famous trainer of Big Cats. The well-researched book tells of Keller's lifelong desire to turn a very unusual love into the job of a lifetime. Anyone interested in the strong pull of a dream job, cats (big or small), circuses, mid-20th century entertainment, teaching philosophy or Pennsylvania history will want to check this book out. It is available on the historical society's web page at <http://colcohist-gensoc.org/publications-shop/page/2/>.



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Ongoing Events

The Fabs' Breakfast Club meets at Hunter's Creek Golf Club's Creekside Grille every Monday at 9:30 am. Just drop by and join us.

Bunco is held on the third Thursday of each month at 6:30 pm at Osprey Park. The cost is \$5. Bring your own snacks. It is **IMPORTANT** that you contact Cory at 407-247-4084 if you plan on attending.

Reminders:

- * Please sign up for the refreshment list at our meetings.
- * Please see **Deanna** or **Jean** for dues assessment for 2014.
- * **Terri DePolo** chairs our **telephone call list** (for Fabs without e-mail).
- * Our **Sunshine Chairperson** is **Janet Schreiber**. Please contact her if you know of any Fab who is ill or in need of some sunshine in her life.

For more info on The Fabs, an organization for FABulous women...from 50 years of age to infinity...call Marion at 407-855-3436.

We're not old – we've just been young a very long time.



FABulous dinner at All Italian Market
Fabs and Mr. Fabs enjoyed music by Chorde e Piano.



To the left: Omar, Veronica, Leonardo and Carmen

FABulous Fab Follies – An Intergenerational Community Involvement in Hunter's Creek



On February 7, The Fabs presented the FABulous Fab Follies at the Peace United Methodist Church – a musicale in celebration of Valentine's Day.

In a showing of intergenerational community involvement, the Hunter's Creek Middle School's 34-piece Advanced Guitar Ensemble (ages 13-14), directed by Jill Gutierrez – guitar, piano and TV/media teacher – performed "Don't Be Cruel," "Dreary Rag," "Little Things" (small group trio), "Have You Ever Seen the Rain" and "Firework." Eighteen-year-old Courtney Bucher, a Freedom High School senior, and Austin Bucher, a recent graduate of UCF, performed "Funny Valentine," "As the World Falls Down" and "Lovesong," to Austin's guitar accompaniment.



The following Fabs also gave FABulous performances: Silvia Ibanez sang "Love Changes Everything" and "The Prayer." Paulette Flanner sang Edith Piaf's "La Vie en Rose." Dee Dombrowski sang "At Last My Love Has Come Along." And last, but not least, nonagenarian (93 years young) Jan Weaver sang an original composition, "I Love the Garden State of New Jersey," while playing the piano. The performers concluded the musicale by engaging the entire audience – parents, relatives, siblings, Fabs, Mr. Fabs and guests – with a rousing sing-along, "You'll Never Know Just How Much I Love You," dedicated to the residents of Hunter's Creek.

Much love and a sincere thank you to Peace United Methodist Church and their gracious business manager, Jana Hart, for fostering our community spirit by making this gathering possible.

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West Creek Elementary School

Submitted by Dayle Peabody

Free Tickets to LEGOLAND!

A free trip to LEGOLAND? It doesn't get any better than that! WCES scholars recently competed with each other to earn bragging rights in the 2014 LEGOLAND STEM Challenge. This competition took place in conjunction with their Science Lab classes and encouraged scholars to brainstorm the theme "The City of the Future." Their submissions were wonderful, making the competition at each grade level fierce! All of our scholars should feel proud of their efforts and hard work.

The winners are:

First Grade – Aiden O'Connor (Ms. Holcombe's class)

Third Grade – Wafiza Julkipli (Ms. Durango's class)

Fourth Grade – Anthony Canzoneri (Ms. Moesgaard's class)

Fifth Grade – (TIE) Samuel Mathew and Ryan Hossain (Ms. Fetherolf's class)

Each student will receive a pair of tickets to LEGOLAND. Congratulations to all!



A rendering of the City of the Future, submitted by one of our winning scholars.

First Grade Musical!

Parents and family members are cordially invited to attend the annual first grade musical *Bugz!* in the West Creek Elementary School cafeteria. This very special performance will take place on **Wednesday, March 19 at 6:00 pm**. Come out and enjoy the show!

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Hunter's Creek Middle School

Submitted by Sharon Powers

Can you spell longevous, genetrix and elysium? Do you know where Lake Titicaca is located? Can you play a musical instrument or sing so well you are recognized at the county or state level? Well, our Eagles certainly are able to do all of these and more!

Spelling Bee

The school spelling bee was held on January 27 and over 20 brave souls vied for the title of school champion. All contestants had to spell 50 words from the official Scripps Spelling Bee site. We had two students who tied with 47 correctly spelled words. In the tiebreaker round with much more difficult words, seventh grader Feba Mathew was victorious and eighth grader Hannah Breed was runner up. Feba will represent HCMS at the county bee in early March. Good luck, Feba!

Geography Bee

By Mrs. Athena Occhipinti

Each year, our social studies teachers host the nationally recognized Geography Bee. After each class selects two winners, the students compete against each other at the school level. This year, Sahan Wijewardane from Mr. Ramsey's class was our overall winner. The Geography Bee questions are extremely challenging and Sahan proved himself to be a fierce competitor, missing only one question during the entire Bee!

Music

By Mrs. Jill Gutierrez

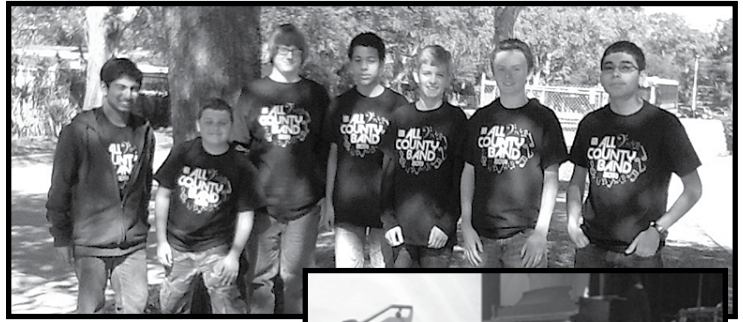
I couldn't be more proud of the nine HCMS guitar students who were chosen to be part of this year's OCPS All County Guitar Ensemble. They are: Michael Barone, Sebastian Castaneda, Kristine Castillo, Lindsey Ceden, Estefania De Andrade, John Evans, Nathan McComb, Evan Perez and Nelson Tewari. Each of these fantastic students worked diligently preparing for their audition. The All County concert took place on Friday, February 28 at the Winter Park High School 9th Grade campus. Once again, congratulations to these students who continue to "raise the bar" for all of our exemplar guitar students.

Orchestra

By Mrs. Bichler


HCMS orchestra students Sandra Avila, Asacia Brown Poulard, Estefania De Andrade, Ciara Ewing, Kayla Hoyte and Yazmin Jimenez were selected by audition to represent Hunter's Creek Middle School this year in the OCPS All County Orchestra, which was held in November at Timber Creek High School. These students represented our school and community very well. Students were able to work with distinguished conductors and students from other schools to perform in a concert of a lifetime. Yazmin Jimenez was

also selected to be a member of this year's All State Orchestra. This event was held in Tampa at the beginning of January. Yazmin came away with so much enthusiasm and new knowledge to share with all of our students.



Band

By Ms. Berry, Band Director

Congratulations to the following students who recently participated in the 2014 OCPS All County Band: Joel Marquez and Sahan Wijewardane on clarinet, Andrew Vogel and Nelson Tewari on oboe, Bryan Suarez on tuba, Jared Buys on bassoon and Matthew Williams on percussion. The concert was held at Winter Park High School and it was amazing! 



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Endeavor Elementary School

Submitted by

Fresia E. Urdaneta, Asst. Principal

WonderWorks!

By Mrs. Philippin, Second Grade Teacher



Second graders let their imaginations soar during their recent field trip to WonderWorks. They felt the power of a hurricane and an earthquake, tested their bravery on the Bed of Nails, imagined what it would be like to be an astronaut, challenged gravity in the inversion tunnel and so much more.

Each group completed a scavenger hunt that encouraged them to contemplate and wonder about how things work in the world. The children did not want to leave and they still continue to talk about it. What an adventure we had that day!



Literacy Night

By Linda Young, Reading Coach

An exciting event happened the night of Thursday, January 16 at Endeavor Elementary School. We had



our Literacy Night as a culminating event for Literacy Week (January 13-16). Parents and students were provided with fantastic activities related to reading. Each grade level at our school focused on a literary genre.

Teachers completed activities with their students throughout Literacy Week and then demonstrated to parents a variety of ways to introduce informational text to their children. All grade levels showcased books and activities related to their genre.

Our school was fortunate to receive a Target grant. With the grant, we are able to purchase informational books for our school media center. Several Target volunteers came out during our event to help with activities. We would like to say a big THANK YOU to Target. Also, several volunteers from the Doubletree Resort on International Drive came out to read to our students. What a terrific night!

Student Council Used Book Sale

By Mrs. Waldeck, Fifth Grade Teacher

When Endeavor Elementary Student Council members saw the news of the devastating typhoon that hit the Philippines, they wanted to help. They decided to collect used books that students no longer use and sell them for a low price during our Literacy Night event on January 16. The used book sale was a great success! Student Council Secretary Daniella Araujo said, "After the kids bought their books and were leaving, they had smiles on their faces. It made us happy because we knew that all of the money raised would be donated to the American Red Cross Philippines' Disaster Relief Fund." The student council raised \$170 for the American Red Cross.





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Music News

By Mrs. Nestor

First graders at Endeavor Elementary recently participated in their "First Grade February Friendship Concert." Our first graders are a very talented group of students. Many of them participated in solos, speaking parts and visual props during the concert. They are always eager to sing and perform about old friends, new friends and the many joys of friendship. Our first graders have learned about singing-in-their-head voice, singing on pitch, the difference between a solo and chorus and how to respond to changes in tempo and dynamics. It is a joy each day to be able to teach music to our amazing first graders here at Endeavor.

First Graders' 100th Day of School Celebration!



The students made 100th day necklaces with Froot Loops. They also wrote about what they would do with a \$100 bill. They watched *Emily's 100th Day of School* on the



smartboard. They even got to eat their 100th day of school trail mix! 🍌



Hunter's Creek Elementary School

Submitted by Ellen Patterson

Chorus – More than Just Entertainment!

By Alisa Redding, Music Teacher and Chorus Director

School choruses are a long standing tradition in schools. From singing the "Star-Spangled Banner," to leading their school's spirit song, they provide more than just delightful entertainment for school events and special guests. While most students learn basic singing skills in general music classes, chorus singers desire more. They learn more vocal techniques, practice performance etiquette and learn more challenging material. Also, they have more opportunities to perform in front of an audience.



Singers in the Hunter's Creek Elementary Chorale were asked to tell why they wanted to join the school chorus. Most of them stated that it was simply because they enjoy singing. Fourth grader Makenna Watts said, "I can express myself and it is fun."



The Hunter's Creek Elementary Chorus
in concert at the
Rosen Shingle Creek Hotel
December 2013

Even with the extra rehearsals, after school and weekend performances, chorus members say they enjoy the work because they get to sing with their friends. "I make memories with people who love to sing, just like me," said Adrianna Garcia, who has been in the HCE chorus for two years.

Sports activities are known for promoting teamwork and self-discipline. Performing in a chorus also fosters social skills that children need as they grow and develop. Singers bring their individual talent to the group to achieve one common goal. "I love when all of the voices collide to make a beautiful sound," said Alyson Lalata. Beyond teamwork, something must be said about the bravery that it takes to stand in front of strangers and sing! It takes confidence and courage. The next time you hear a school chorus sing, I hope you appreciate their dedication and applaud their efforts.



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Things are Heating Up for Fourth Grade

By Mrs. Hydock and Mrs. Rivera



Solids! Liquids! Gases! The fourth grade is continuing its Science Buddy program this year. Groups of fourth graders are chosen and invited to attend Science Buddy training sessions. Students arrive before school to delve deeper into a chosen topic; they learn related concepts and vocabulary. The DLE students learn this information in Spanish. After the academic groundwork is laid, students attend a second training session to practice activities that they will do with the first graders.

Our first topic was related to matter. Fourth grade mentors were welcomed into the first grade classrooms. Students shared knowledge about the various states of matter through TPR (Total Physical Response) and role play. The lessons continued outside when the first graders were presented with a giant frying pan (a parachute) filled with molecules (balls). First graders and fourth graders started to heat things up, making the pan sizzle. Before you knew it, molecules changed into a gas and were flying every which way. The air was filled with squeals of delight as the first graders witnessed matter changing right before their eyes. Back in the classroom, they were able to put what they learned on paper with Cheerio molecules and glue.

Our second round of Science Buddies was related to erosion and weathering. Fourth and first grade students shook things up to illustrate the weathering process. The hallways reverberated with the rumbling of rocks in action. Passersby shuddered at the "earth breaking" noise made by our energetic first graders. Students created sediment by crushing "rock cookies" and used the "wind" to blow it away while illustrating erosion.

It is amazing to see this mentoring program in action. First graders look up to the big kids and fourth graders get a chance to experience teaching. It takes a lot of cooperation to make these sessions happen. Many thanks to the parents and our fourth grade Science Buddies who give their own time. We would also like to thank Mr. Campbell and the Hunter's Creek Community Association Recreation Department for sharing their parachutes with us. Additional thanks to Publix for donating the plastic containers for our rock shakers. We appreciate all of your support for our budding scientists. 🌱



Freedom High School

Submitted by Luana Ortiz

FHS Students Chosen for All-County Honor Ensemble

By Chris Perez

Congratulations to the following FHS Guitar students who will participate in the 2014 OCPS All-County Honor Guitar Ensemble:



Thalia Caraballo, Sabrina Giordano, Almendra Kniep, Cindy Cedeño, Trey Nestor, Nathan Allen, Cristian Rivera, Natasha Colon-Hernandez and Ricardo Albornoz. They rehearsed with other OCPS guitar students and presented a concert on February 28 at the Winter Park High School 9th Grade Campus. We are very proud to have them represent the FHS Guitar program!

Freedom Movie Night!

By Fatheheya Iguel

On Thursday, December 19, Freedom High School hosted movie night on their football field that included food trucks to unite the community. Since it was during the holiday season, the featured movie was *Elf*. FHS informed the local elementary and middle schools about the event so they could spend



time with us and be able to join the fun while also spending time with friends and family. At FHS, this event has been quite the new experience for us to host. Danaé Diaz (FHS Junior) attended the event and stated, "It was a great place for my family to relax and enjoy a good movie, plus food trucks!"

Many students seemed to have enjoyed it and seemed to be really involved in the process of picking what movie to watch. During the students' lunch shifts, they got to choose from a variety of Christmas movies that they would like to see that night.



Multiple students and their families throughout the night seemed to enjoy the food trucks as much as the movie! With all of the positive feedback we have received, we will hopefully host another one of these spectacular events again at our football field. It was a great opportunity for all FHS students to mingle with their classmates and a way for them to include their families as well. Also, the food trucks were a guaranteed bonus to us as families and students were able to watch the movie while eating the marvelous food provided. Hopefully it will be a reoccurring event; keep an eye out!

FHS Prom

Saturday, May 10 at Rosen Plaza Hotel, 9700 International Drive, Orlando 32819
7:00 pm - 11:59 pm
\$80 (includes dinner)

Tickets can be purchased online from April 14 - April 25.

- Go on www.schoolpay.com.
- Create an account.
- Once signed up, choose FHS Prom and purchase your ticket.

Ticket sales in the cafeteria begin April 28 and run thru May 2. Guest applications will be available from March 31 thru April 11. Guests MUST be age 19 or younger.

National Signing Day

Congratulations to the following student athletes who recently signed their Letters of Intent to continue playing their respective sport at the college level:

Victoria Covas, Soccer at St. Leo University


Nicole Doolittle, Soccer at Converse College

Connor Ferrentino, Track at the University of Alabama

Luke Fiedler, Football at the University of North Dakota

Alexis Martinez, Softball at St. Johns River State

Zoe Myatt, Soccer at Eckerd College

Michael Shaffer, Baseball at Eastern Florida State 



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Chamber Bestows Honor on HC Resident

By Denise Sedon

The 89th Annual Meeting of the Kissimmee/Osceola Chamber of Commerce was held on Saturday, February 1 at Disney's Contemporary Resort in the Ballroom of the Americas. The meeting is held each year for chamber members to connect with one another and to keep in touch, network and share ideas to keep local business

strong, while recognizing the past year's accomplishments. This year's awards ceremony included several distinctive honors, including the naming of the 2013 Ambassador of the Year, which went to Rhonda Smith, a Mallard Cove resident and a realtor with Southern Realty Group. Rhonda serves on the Board of Directors of the Hunter's Creek Business Council and was also elected to the Hunter's Creek Community Association Board this past November. She has participated in several community events since that time and she is a wonderful representative for the Hunter's Creek community. Congratulations, Rhonda! 



Rhonda Smith, with husband Ron, accepts the award for 2013 Ambassador of the Year from local chamber.

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Business Directory

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R&Z Carpet Cleaning Inc.	407-286-1096	16
Royal Maid Service	407-855-8747	39

DENTAL CARE

Aesthetic and General Dentistry	407-251-5100	15
Ata Dental Design	407-857-6501	17
Diaz Orthodontics	407-233-2920	45
Dr. Richard Gill, Orthodontics	407-857-0800	7
Dr. Marfori, Pediatric Dentistry	407-859-1418	19
My Dental Care Center	407-240-3372	10

EDUCATIONAL/INSTRUCTIONAL

Montessori Way School	407-852-1997	10
Primrose School of HC	407-251-2771	4
StarChild Academy	407-352-0014	12
Sunchild Academy	407-857-2100	28

EYE CARE

Eye Care Specialists of FL	407-483-0328	15
Eye Florida	407-891-2010	16
Eyedeal Vision	407-856-7000	35
Orlando Eye Center, Optometrist	407-850-0050	12

FINANCIAL/TAX PREPARATION

Edward Jones Financial, Buhl	407-852-9643	30
Go Tax and Beyond	407-888-4720	14
Azfar Syed, CPA, PA	407-704-1064	18
The Tyson Smith Group	407-648-4488	34

HEALTH CARE

Allergy & Asthma Consultants	407-859-9099	36
Associates in Dermatology	800-827-7546	30
Beyond Therapy	407-857-6285	4
FL Hospital Kissimmee, ER	407-933-6630	47
Osceola Plastic & Maxillofacial	407-251-8800	29
Osceola Regional Medical Center	407-846-2266	48
Physician Associates	407-304-1710	43
Primary HealthCare Associates	407-857-2817	6
Dr. Ruben Santiago, OB/Gyn	407-518-1097	4
Southwest Orlando Family Medicine	407-352-9717	45

INSURANCE

Allstate, Cynthia Torres-Román	407-816-0844	37
State Farm, John Buchholz	407-816-0044	33
State Farm, Tony Lopez	407-857-2461	38

PERSONAL & FAMILY SERVICES

Crystal Creek Animal Hospital	407-203-0741	28
Embassy Suites	407-597-4100	5
EnLighten Skin & Body Medspa	407-857-5476	5
Hollywood's Way Salon	SEE AD	11
Osceola Center for the Arts	407-846-6257	27

PROPERTY MAINTENANCE & IMPROVEMENT

AA Same Day Garage Door Svc.	407-780-1691	13
Chavez's Tree & Lawn, Inc.	321-624-0887	40
DRS Roofing Services	407-240-1225	36
FG AC & Plumbing	407-218-0623	34
L&D Construction	321-946-3851	39

PROPERTY MAINTENANCE & IMPROVEMENT cont.

Mid-Florida Pressure Cleaning, Inc.	407-331-4436	19
George Newlin, Handyman	407-286-8189	27
Pool Services of Central Florida, LLC	407-491-9487	33
Pratt & Sons Pool Service, Inc.	407-601-5986	40
RBS Roofing & Construction	407-859-8163	31
Top Dog Screen Repairs	407-695-7610	23
Young's Custom Painting, Inc.	407-857-0008	34

REAL ESTATE

Greater Orlando Realty, USA, Marty Kaiser	407-595-9700	9
Greater Orlando Realty, USA, Greg Mann	407-730-8737	26
Homestead Realty, Michael Joynt, P.A.	407-855-1994	37
ICI Homes	407-442-1008	8
Jesse Turner Realty, Inc.	407-761-1066	13
Keller Williams Classic, Franchesca King	407-694-5170	18
LaRosa Realty, Lucy Ayala	407-765-1006	30
Re/Max Properties SW, Haag/Mardegan	407-352-5800	29
Southern Realty Group, Rhonda Smith	407-494-9950	43
Sunstar Realty		16
Towne Center Realty, Lorraine Mancuso	407-447-7700	23

RESTAURANTS/FOOD

128 Chinese Restaurant	407-348-3838	14
Caribe Royale, The Venetian Room	407-238-8060	7
Flat Rocks Pizza and Pasta Co.	407-412-6327	2
House of Pizza	407-447-7515	38
Little Caesars Pizza	407-856-4059	Insert

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Important Phone Numbers



HCCA Town Hall	407-240-6000
Orange County	311
Animal Services	407-254-9140
Commissioner Scott Boyd (Dist. 1)	407-836-7350
Garbage/Recycling/Yard Waste	407-836-6601
Library (South Creek Branch)	407-835-7323
Mosquito Control	407-254-9120
Poison Information Center	800-222-1222
Fire/Sheriff (emergency)	9 1 1
Sheriff (non-emergency)	407-836-HELP (4357)
Water Authority (OC Utilities)	407-836-5515
Zoning Commission	407-836-3111
Orange County Public Schools	
Superintendent Barbara Jenkins	407-317-3209
Pam Gould (Dist. 4 School Board)	407-317-3236
School Transportation	407-317-3800
Endeavor Elementary	407-251-2560
Hunter's Creek Elementary	407-858-4610
West Creek Elementary	407-858-5920
Hunter's Creek Middle	407-858-4620
Cypress Creek High	407-852-3400
Freedom High	407-816-5600
Florida	
Governor Rick Scott	850-488-4441
Special Election Pending (Dist. 44)	407-355-5784
Representative Victor Torres, Jr. (Dist. 48)	407-730-3422
Senator Darren Soto (Dist. 14)	407-846-5187
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Fish and Wildlife (non-emergency)	352-732-1225
Nuisance Alligator Hotline	866-392-4286
Highway Patrol	407-737-2200

United States

Congressman Alan Grayson (9th District)	202-225-9889
Senator Marco Rubio	407-254-2573
Senator Bill Nelson	407-872-7161
Post Office (South Creek Branch)	407-855-6568

Hospitals

Florida Hospital - Celebration Health	407-303-4000
Florida Hospital - Kissimmee	407-846-4343
Orlando Regional - Dr. Phillips	407-351-8500
Osceola Regional - Kissimmee	407-846-2266
Veterans Admin. Outpatient Clinic	407-629-1599

Miscellaneous Services

Bright House Cable TV	407-291-2500
Hunter's Creek Golf Club	407-240-4653
Duke Energy (electricity)	407-629-1010
Duke Energy Streetlight Outage	800-228-8485
Republic (garbage/recycling/yard waste)	407-293-8000

Residents must have a **Hunter's Creek ID Card** in order to use parks and facilities. The process for getting an ID card is easy and is outlined on our website.

Items that are lost at parks and common areas are sometimes turned in to the Association office at Town Hall, where a **Lost and Found** box is located.

For information on these topics and many others, go to www.hunterscreek.net and mouse over the *Your Community* tab in the toolbar; you may then choose from the menu items that are of interest to you. You may also call the Town Hall, located at 14101 Town Loop Blvd., at 407-240-6000 for answers to your questions.



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We often get inquiries as to how residents can get involved and where volunteers may be needed, so we will attempt to provide a list of all current opportunities of which we are aware; we will update monthly or as needed. We realize there are also many new residents who may not be familiar with some of these groups and what they offer. If you have some extra time and are willing to make the commitment to make a difference, here are some ideas.

Citizens on Patrol (COP) - The main responsibility of this volunteer group is to patrol Hunter's Creek and supplement the presence of the Orange County Sheriff's Office (OCSO). An application process includes a background check and references; extensive training covers many areas including policies, procedures, driving, first aid and hazardous materials. Contact Koreen Baker with the OCSO at 407-254-7374 if you are willing to serve in this capacity.

Community Emergency Response Team (CERT) - This volunteer group is comprised of local residents who are trained to respond in case of community emergencies. Initial, as well as supplemental, training is provided; no prior training is necessary. Please contact Fred Robertucci, CERT Chair, by e-mail at betfredr@gmail.com or by phone at 407-739-4828 after 5:00 pm if interested.

Neighborhood Watch - There is a great need for residents to get involved in their Neighborhood Watch program. Please contact your Neighborhood Manager to see how you are most needed. Go to www.hunterscreek.net, cursor over *Neighborhoods*, choose *Neighborhood Managers* from the drop-down menu and *Hunter's Creek Neighborhood Managers* from the slide-out list to see who handles your neighborhood. Send an e-mail by clicking on the *Ask a Question* link.

Fabulous Fifties Plus Organization - The Fabs are a very lively and caring senior organization. If you are a female over 50, live in Hunter's Creek, and are looking to have fun and make friends, please contact Marion Elden at 407-855-3436 or by e-mail at marionelden@gmail.com for further information.

Hunter's Creek Women's Association - This organization is comprised of Hunter's Creek ladies who wish to get involved in a social group that is also charitable in nature; there are also several sub-groups. Interested women are encouraged to send an e-mail to hcwaemail@yahoo.com with any questions or requests for information.

Sewing Angels - This group meets at the Town Hall every Friday morning to work on sewing projects that benefit several worthy charities. Helping hands are always needed and sewing experience is not required. Please contact Gwen at 407-438-9055 or gbw920@bellsouth.net or Donna at 407-855-9937 or nonnie13@aol.com. This group also needs donations of sewing and serger machines that are in good working order.

HCCA Recreation/Special Events - This HCCA department is looking for residents who would be willing to help out with programs and events throughout the year. This is a great way for high school students to earn community service hours and give back to their community. Volunteer applications are available at Town Hall or on our website at www.hunterscreek.net. For more information, please call 407-240-6000. 

BULLETIN BOARD - March 2014

Board of Directors

Thursday, March 6

3:00 pm

HC Town Hall

Residents are welcome to attend.



Spring ahead one hour on March 9!



Twice-a-week lawn watering resumes:
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even addresses,
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March 21 &
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