



AVALON HOME AND PROPERTY OWNERS ASSOCIATION

March 2017 P.O. Box 103, Oakland, FL 34760 ahpoa4@yahoo.com

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BOARD MEETING WITH DAVILA HOMES

On February 4th, the AHPOA met with Andrea Contra, the project manager for Davila; Steve Allen, civil engineer and Val Silva, the owner's representative.

Andrea gave a presentation regarding their request to put nine homes on just less than ten acres on the former Lupercio property (the wagon wheel ranch). They want to build nine \$700,000 to \$1,000,000 homes, with septic on each site and water received from Orange County. They said they would put in a meandering street back to the homes, which would be built on approximately ¼ acre to one acre, approximately 4.5-5 acres, leaving 50 percent of the property open for retention pond(s), sidewalks, a playground, road access, etc. They were not aware of the Wekiva Springs basin regulations, nor the details/cost of bring water from Orange County's Tiny Road location.

They are requesting rezoning to 1/1, Planned Development, with a Comp Plan Amendment. They would probably request a gated community, said they would plant bushes/trees on the edge of the property to a greater opacity

to keep the drivers on Avalon Road from seeing the homes; however, with homes that large, they would probably be two stories and would never be hidden from view. They also offered a meandering roadway back to the homes, rather than the typical rectangular lots side by side.

The Board asked questions and explained how their idea of nine homes on 50 percent of the property would not be compatible with the Rural Settlement. We expressed our concerns with the impact it would make on our Rural Settlement and the precedence it would make on the other 21 Rural Settlements. We talked about the opposition Davila would receive from the homeowners at the Community meeting. See the next article for information about that meeting.

REZONING MEETING ON FEB 15TH

Andrea Contra from Davila Homes gave a presentation about the planned development. Details were the same as presented to the AHPOA board (see previous article). There are no plans to annex the property into the city of Winter Garden, since it is not part of the Joint Planning Area Agreement.

Comments from those attending were overwhelming against the project. No one there was in favor of it.

Betsy VanderLey, our District 1 Commissioner was in attendance and explained how the process works. She said anyone is allowed to request rezoning for their property but “asking is not getting.” She was not allowed to give her opinion at this time, since the zoning hearing has not taken place yet. The next step in the process will be a public hearing on April 20th. Everyone in the rural settlement will get a notice in the mail prior to the meeting.



WHAT CAN YOU DO?

So, what can you do about the rezoning? **LET YOUR VOICE BE HEARD!** Send an email or mail a letter to all the County Commissioners, the Mayor and the Orange County Planners. Tell them you are against this and why. Commissioner VanderLey said that these comments carry a great deal of weight when deciding. Make sure you send it prior to the April 20th meeting. Here are a few points to consider when writing your letter:

- Approval will set a precedent for all future rural settlement rezoning requests which will undermine our rural settlements
- The landowner bought this property knowing it was in a rural settlement, not a developable area
- The boundaries of the rural settlement will slowly be broken down
- Developer is asking for a change from 1/5 to 1/1. The only homes in the RS with 1/1 zoning were grandfathered in during the establishment of the Avalon Rural Settlement in 2004.
- We want to maintain our rural lifestyle which includes horses, livestock, etc.

Here is the contact information for all:
Mayor Teresa Jacobs: Mayor@ocfl.net
District 1 Commissioner Betsy VanderLey: District1@ocfl.net
District 2 Commissioner Bryan Nelson: District2@ocfl.net
District 3 Commissioner Pete Clarke: District3@ocfl.net
District 4 Commissioner Jennifer Thompson: District4@ocfl.net
District 5 Commissioner Emily Bonilla: District5@ocfl.net
District 6 Commissioner Victoria Siplin: District6@ocfl.net
Amy Bradbury, OC Senior Planner: Amy.Bradbury@ocfl.net
Danalee Petyk, OC Senior Planner: Danalee.Petyk@ocfl.net

If you prefer to mail your letters, just address them to each commissioner and the mayor and send them to:

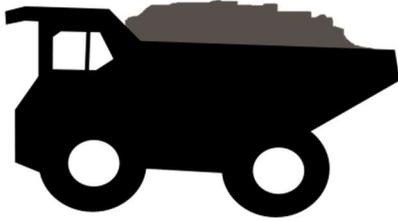
201 S. Rosalind Ave., 5th Floor
Orlando, FL 32801

Let's flood them with letters and emails and let them know how we feel! Thank you!



ANNUAL HOMEOWNERS MEETING ON APRIL 29TH

Save the date! Saturday April 29th will be our annual homeowners meeting at the Korean Presbyterian Church. This will be an important and informative meeting, since the rezoning meeting will have taken place the week before. Our Commissioner, Betsy VanderLey will be there as well as Ricardo Cumberbatch from the Rural Settlement Alliance. A reminder notice as well as a final agenda will be sent out prior to the meeting. Come meet your neighbors and get reacquainted!



**DUMP TRUCKS ON
WILLIAMS/SEIDNER/DAVENPORT**

Many residents living along Williams/Seidner/Davenport have noticed dump trucks illegally using our roads due to a 10-ton weight limit. Commissioner Betsy VanderLey asks us to document and report any activity to her. If you see a truck, make note of the day and time; if you can take a picture, even better! Email her the information and she will pass it along to FHP/ Orange County Sherriff. Also, if you notice any trucks using Jake Brakes along Marsh Road, that should be reported to Winter Garden PD. Thank you.

SUNSET ON LAKE AVALON

Here is a beautiful sunset captured on Lake Avalon by David Netzorg. Enjoy!



GARBAGE CANS

Just a reminder that garbage and recycling cans need to be put away in between pickups. Also, make sure they are 3 feet apart when put out for pickup. Thank you.



WELL TESTING

Did you know that you can have the state test your well? Just call Mark Springer at the Department of Health at 407-495-9356.



Pastor David Netzorg

EMMAUS GROWS IN WINTER GARDEN

Fondly known as the heart of Jesus in the heart of Winter Garden, Emmaus Church began offering services on Sundays at 10 a.m. in the historic Garden Theatre on January 8, 2017.

Located on the main strip in downtown Winter Garden, the location offers a prime opportunity each week for the community to hear authentic, biblical preaching, and worshipful music led by music director Erin McFarlane.

Emmaus Church is led by Pastor David Netzorg, a longtime resident of Avalon Rural Settlement Village. He and his wife Katrina together have six children and five grandchildren who enjoy frequenting their home on Lake Avalon for family fun. Pastor David previously led Avalon Church in Winter Garden before founding Emmaus in December 2011.

Emmaus Church previously met in the evenings in a building on W. Colonial Drive, but Pastor David's vision for the church was to grow into offering a morning service to his community in the heart of his city.

Longtime worship team volunteer Erin McFarlane, who plays both guitar and piano, joined the Emmaus team as the worship director alongside the move to the new location.

"We're thrilled to be downtown," he said. "We feel like it's a big responsibility, as well, to be a visible

church in the theater right in the middle of Plant Street. We want to serve the community well." The members of Emmaus Church enjoy various activities together around the Winter Garden area, including monthly picnics on the pavilion, small group Bible studies, mission trips, service projects, retreats and middle- and high-school youth group meetings, camps and events. Pastor David personally invites all of his neighbors to attend a service at Emmaus Church. The whole church community would love to see you there!

For more information about Emmaus Church, visit www.emmauswg.org or www.facebook.com/emmauswg. You can also call 407-257-0099 or visit the Garden Theatre on Sundays at 10 a.m. at 160 W. Plant St., Winter Garden.



Pastor David Netzorg and worship director, Erin McFarlane



DAYLIGHT SAVINGS TIME

Just a reminder that on March 12th, daylight savings time will begin. Don't forget to set your clocks one hour ahead (Remember: "spring ahead" and "fall back")

Here is a little trivia: according to the Farmer's Almanac, Benjamin Franklin first suggested daylight savings time in 1784. The U.S. officially adopted it in 1918, when Congress passed the Standard Time Act, establishing our time zones. It was repealed in 1920 due to opposition from dairy farmers but imposed again during WWII to save fuel. It has been used on and off again since, with different start and end dates.



EVENING AT THE POPS

Event Date: Saturday, March 25th, 2017
Event Time: 6:30 pm with Petting Zoo at 4:30 pm
Event Location: Newton Park, 29 West Garden Avenue

Sit under the stars and enjoy the Orlando Philharmonic Symphony in Winter Garden at Newton Park. This annual event by Lake Apopka supports the Rotary Club of Winter Garden to benefit local West Orange Charities.

Tickets available for advance purchase or at the door. For more information:

www.facebook.com/EveningAtThePops

AHPOA BOARD INFORMATION

President	Carol Johnson	407-656-8791
Vice President	Cindy Ellenburg	407-654-7251
Secretary	Kathy Sheerin	407-654-4817
Treasurer	Paul Allen	407-656-0934
Director	Mike Walsh	407-877-9111
Director	Jane Ferguson	407-497-0257
Director	Danise Martinez	407-877-9111
Director	Laurie Cardenuto	407-877-9955
Director	David Netzorg	407-905-5678
Director	Art Slowe	954-559-1317
Director	Glenda Eldridge	407-656-8150
Director	Kevin Hand	407-595-9327
Director	Mark Mansfield	407-257-2157



USEFUL LINKS AND PHONE NUMBERS

OC Code Enforcement	407-836-3111
OC Cooperative Extension	http://orange.ifas.ufl.edu
OC Sheriff Non-Emergency line	407-836-HELP (4357)
Commissioner Betsy VanderLey (District 1)	407-836-7350 or email: district1@ocfl.net
OC Solid Waste	407-836-6601
OC Animal Services	407-254-9140
The Sludge Report	http://www.thesludgereport.org
(Update on septic system regulations)	

Avalon Home & Property
Owners Association
P.O. Box 103
Oakland, FL 34760