

The Sevilla Scribe

A publication of Sevilla at World Commerce

Summer 2013

At the end of last summer, the social committee put together a huge End of the Summer Bash for the entire community. The attendance was outstanding, with over 100 people filtering in and out throughout the day. There were events for everyone, and lots of food. Many of our neighbors chipped in by bringing their own homemade dishes and desserts, tents, grills, seating, games, and more food! We were even able to get local businesses to help support our event with various donations. There was certainly something for everyone at the event, whether it was children, families, or adults. We had music, a huge waterslide bounce-house, basketball, cornhole, three legged races, water balloons, and much much more. It was a great opportunity to meet fellow neighbors and families from all around Sevilla; many friendships were fostered that day.

We can have more events like this, but we need volunteers like you to help us out! At the present time, no Social Committee exists, so if you would like to help out, please contact Carol from Severn Trent for more information!



The Sevilla Scribe

Official publication of Sevilla at World Commerce, published quarterly for all residents.

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Volunteers Needed

There has been an increased interest in more social activities for our community.

Would you like to see a poker night, a Halloween party for the kids, a story hour for tots, or a Christmas party?

If you have some ideas and are interested in volunteering for the Social Committee we want to hear from you!

Please contact Carol at 904-640-6044 or cyoung@severntrentms.com.

Important Numbers

Electricity: Customer Service: 800-226-3545

Power Outages: 800-468-8243

Water: 904-209-2700

Trash/recycling: 904-825-0991

Sheriff: 904-824-8304

Mosquito Control: 904-471-3107

Information Distribution

Website

www.sevillaworldcommercehoa.com

E-mail

sevillaresidents@yahoo.com

Facebook

Sevilla Homeowners

Community Update

Hello Fellow Sevilla Residents:

I have served on the HOA board for the last five years, and I will be stepping down in November.

Currently the Board has four members with one open seat which may be filled by the time you read this.

We are thankfully just about 100% built out, and our community has grown with the addition of many new residents who have been greeted by our Welcome Committee. This growth has not come without its challenges. We continue to struggle with the reliability of our central irrigation system. The latest proposal calls for redoing the zone wiring and bringing the system control back to a main control panel. We hope this will help alleviate abuse and help with the pressure problems.

We have tried to update and continually maintain our amenities. Recently, we've removed the sand in the playground area and replaced it with mulch. Adult swings were added for the enjoyment of all. At the front entry, the bricks are newly painted, brightening up and adding a welcome look to the entrance to our community.

Ken Hall has received many great ideas for the neighborhood through our Facebook page. There is a sector that would rather see fees reduced than to add amenities. My feeling is added amenities will only make Sevilla more desirable and increase property values.

There is always a need for more people to get involved. Brandi Browning has in the past done a wonderful job organizing community events that served to help us meet our neighbors and become more familiar with the kids in the neighborhood. This I feel has helped cut down on vandalism and made Sevilla stronger. There currently are no volunteers to work on the Social Committee to continue planning and staging community events. Please help us out and add your name to the Social Committee.

The tone on Facebook can sometimes get ugly, but I think we all have the same goal in mind -- making Sevilla a great place to live. Please slow down as you drive within the community and get involved. Remember: Living in an HOA community is a choice we all made.

Thank you.

Curtis Robinson
HOA President



Irrigation Reminders & Updates

With the official first day of Summer right around the corner, it's important that we conserve water and irrigate at the right times and days.

- Inspect your rain sensors and make sure they are functioning properly so your system does not irrigate during or immediately after rain (this is wasteful).
- Maintenance days are only for doing maintenance and checks on your system; they are not for watering.
- To avoid pressure loss, make sure the filter screens are clean on all of your irrigation heads.
- Don't overwater. If it has been raining for several days and the ground is still wet, you can manually turn your irrigation system off to prevent it from overwatering your lawn and causing potential fungus and root rot. You can also purchase ground moisture sensor kits for your irrigation system to prevent overwatering.
- Make sure all of your zones are functioning properly. We have noticed several homes who have zones with stuck valves that stay in the open position at all times. Please inspect these and have them cleaned or replaced if needed.

As some of you may know, we have been experiencing the following with our irrigation system:

- Pressure problems in zone 6, 7, and occasionally 8
- Timers (zones) not coming on when they should
- Scarcity of water during mid-summer months

The board has been working closely with the new landscaping/irrigation company to create an action plan to address these issues. We are working hard and committed to get the system fully functional and reliable and will keep everyone updated as we make progress. Here are some of the items we are working on:

- Regular cleaning and maintenance of all zone valves and pump intake system.
- Enforcing watering schedule to conserve water for summer months.
- Restoring central control to all zones via a hard-wired solution. This will have the following benefits:
 1. Improve reliability of valves (the valves were initially designed to be run via a hard-wired system, but construction of new homes had severed the wires that ran to all valves, so they are currently on battery-operated timers).
 - * This would eliminate the problem where valves fail to open/close at their programmed times.
 - * This would ensure that all valves have the necessary power to fully open and close, thus making sure no pressure is lost in the zone due to valve malfunction.
 2. Improve system efficiency by having a central rain-monitoring system. This would eliminate watering while it is raining and have forecasting capabilities.
 3. Allow for quick and immediate opening of any valve remotely via a web-based application (for system check, maintenance, etc).
 4. Provide real-time updates and alerts if the system is malfunctioning or if there is a break in the line.

With your help, we can make sure that our irrigation system will efficiently and reliably serve us for years to come and eliminate any need for irrigation water from the county at an added expense to the homeowners.

Kind Regards,

Ken Hall



Did You Know?

Residents of St. Johns County can be notified of Public safety issues by high-speed telephone emergency notification services. The CODE RED system gives SJC officials the ability to deliver emergency telephone notification messages to the entire county or to targeted areas at a rate of up to 60,000 calls an hour. Officials from the Sheriff's Office, Emergency Management, St. Johns County Fire Rescue, St. Augustine Police, and St. Augustine Beach Police Department have been trained on the system to ensure all citizens can be informed of any public safety issues. To enroll, go to: www.sjso.org; Hover over the "Community Affairs Tab", click "Resources" from the drop down menu. Once this page loads, you will see a link for "Code Red. Select this link, and follow instructions.

Other helpful crime prevention tips:

- Get to know your neighbors.
- Join the SJCSO Email Alert distribution.
- Report suspicious behavior or individuals.
- Maintain inventory of household goods.
- Install motion sensitive lights around your property.
- Use your alarm systems.
- Install keyed deadbolt locks.
- Keep shrubs trimmed away from windows and doors.
- Display house numbers conspicuously.

For more in-depth information, visit the Community Affairs section of the St. Johns County Sheriff's office webpage. www.sjso.org

Thank you all for your continued efforts in creating a safe community. If you have questions for the Neighborhood Watch, feel free to contact me by email at wwatson40@gmail.com.

Kind Regards,
William Watson

For Non-Emergencies or to report Suspicious Behavior please contact
St. John's County Sheriff's Office
904-824-8304

Please remember for all other emergencies to dial 911.

Manager's Corner

Dear Homeowners,

As the summer begins, your Board of Directors has approved to have Safari Splash provide swimming lessons to anyone interested living in Sevilla. The Board wants all swimmers to be safe and confident in the water. Please contact them at 904-260-1836 if interested.

HELP WANTED

Please consider serving as a committee volunteer. These committees can all use your help:

- Architectural Control Committee
- Social Committee
- Fining Committee
- Irrigation Committee
- Neighborhood Watch Committee
- Newsletter Committee

Each Committee brings a special talent to the Community. It is a balance of needs, desires, and interests for the common good of all Sevilla residents. Please email us at cyoung@severntrentms.com or fharrington@severntrentms.com if you are interested.

Architectural Control Committee - The goal of the Architectural Control Committee is to maintain the appearance and value of the property. Its primary function is to review all the proposed changes that would affect the appearance of the property. Architectural Control Applications are received by Severn Trent Services, then send to the ACC members, who review the application. All changes and alterations shall also be subject to all applicable permit requirements and to all applicable governmental laws, statutes, ordinances, rules, regulations, orders, and decrees. In six months this committee will consist of volunteers from among the homeowners in Sevilla.

Social Committee - This is the fun committee providing events and activities for all the residents to enjoy. In the past, the committee has held parties and socials, plus a neighborhood clean-up. Got ideas? Offer your services, and let's get a Social Committee going again.

The Fining Committee - At times some homeowners are deemed to be out of compliance with the Association's documents. The purpose of the Fining Committee is to give homeowners the chance to present their response and rebuttal before a committee of other residents

Severn Trent is compiling an email database for communications within the community, so please send to us your email address with written permission to use it. The form is located on the Sevilla website under Documents.

Thank you for your continued support and assistance in making Sevilla at World Commerce an even better place to live. Severn Trent Services works closely with your Board to help maintain the community's lifestyle and high standards.

With appreciation,
Carol J. Young and Faye Harrington
Severn Trent
904-940-6044
cyoung@severntrentms.com
fharrington@severntrentms.com

Pets & the Sevilla Community

Pet Owner Guidelines

In an effort to maintain a safe and enjoyable residential area for all families, including those with pets, please remember the following RESIDENTS PET GUIDELINES:

- Florida Leash Law – Please ensure that you adhere to Florida’s leash law when walking your pets.
- Follow Pet Poop Protocol – Do not allow your pet to poop or urinate in the yards of other residents. Good residents will use their own property to allow their pets to relieve themselves and then pickup after their pets.
- Respect Your Neighbor’s Property –Please DO NOT ASSUME your neighbor is okay with you allowing your pet onto their property. Oftentimes this is not the case. Please respect your neighbor’s property and adhere to Florida property rights laws.
- No Pets In Pool Area - Our community does not allow ANY pets in the pool area for any reason. Please keep all pets away for the safety, enjoyment, and convenience of all residents.
- Think about what’s GOOD – Most pet owners are caring people who simply enjoy caring for their pets. Remember to also value and get to know the human being who owns the pet. You will also discover that there are some pretty great neighbors here in Sevilla. Please help to keep it that way by doing your absolute best to remind others to adhere to the guidelines, and model the guidelines yourself.

REMEMBER, as the pet owner, you assume liabilities of said pets in accordance with Florida laws

Enjoy your neighbors and your pets!

Monthly Meetings

The Board of Directors meetings are held the
2nd Tuesday of each month
at 7:00pm
in the Sevilla clubhouse.

All Sevilla residents are welcome to attend!



Sevilla Summer Lawn Tips

As a native Floridian, I receive questions routinely about maintaining St. Augustine lawns. Because I am not a licensed lawn professional, you may dismiss my suggestions. However, if you’re willing to listen to my 40+ years of experience wrestling with the ole St. Augustine grass, I’ll share a few summer tips:

- Don’t overwater – St. Augustine lawns will take as much water as you give them. Overwatering, however, will cause fungus and mold of the root system, yellowing leaves, and invite pests. Watering your lawns twice per week thoroughly should be sufficient to maintain the grass (remember to check sprinkler heads during your maintenance day to ensure your irrigation system is properly watering your lawn).
- Chinch bugs – This little bug is a rapid killer if not avoided. The key here is to AVOID them by treating your lawn BEFORE you have a problem. If you have them, it’s already too late if they have invaded a section of your lawn. You must treat the infested area with a recommended pesticide by surrounding it and spraying it. The entire lawn will need to be treated to eliminate or drive them out. (Let your neighbors know so they can protect their lawn as well.)
- Cutting lawns - I cut my lawn at 3 inches (measuring the base of the mower to the concrete slab with a ruler). You can cut your lower but the longer the grass, the better it looks, and the leaves can protect against excessive sun or, in the winter, cold or frost. Try not to cut too low or scalp the lawn unless you’re weeding and preparing for spring.
- Weeds – There is no weed free lawn except in a laboratory somewhere. The best way to kill weeds in St. Augustine lawns is to treat for weeds before they become a problem. You can also spot treat weeds. You can use your desired product or ask a specialist at the local nursery, but please follow the manufacturer’s or specialist’s instructions. Lastly, the most effective method for trouble spots is to “pull the weeds” by the roots where you can, then treat the area where you pulled them to prevent re-growth.

This grass is essentially a weed that looks good, but thrives in Florida. If you don’t over or under maintain the lawn, you’ll enjoy it throughout the summer. For additional expert advice, try Scotts.com or UNF’s agriculture website, or American-lawns.com. Enjoy one of life’s simple pleasures that are often overlooked -- lawns.

Sincerely,

Patrick Harrell

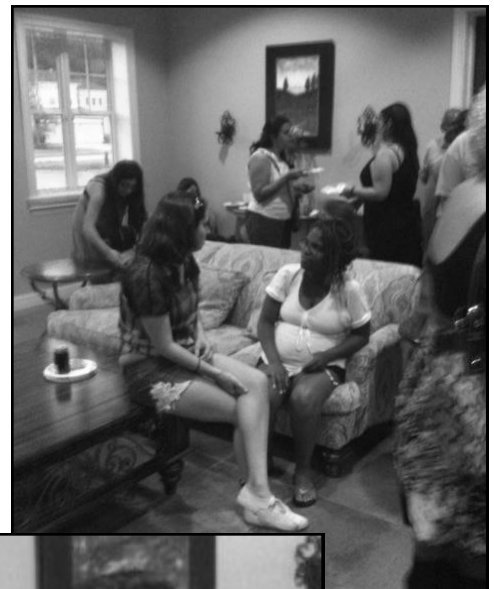
Newcomers Social

Over the years, the Welcome Committee has been greeting new homeowners and renters with a personal visit. Last fall we began holding Newcomers Socials on certain Saturday evenings, inviting all residents to welcome our new neighbors. Local restaurants, Taps on CR210W and Donovan's Irish Pub near Palencia, have graciously provided food on these occasions to make our get-togethers really special.



The committee plans to continue these socials quarterly. Please look for information announced on the message board and Facebook about upcoming socials. Even though we have named it "Newcomers", we're asking all residents to come meet each other and recent arrivals.

Come join us!



Please be mindful when driving through our neighborhood to abide by the speed limit.

Speed Limit is 20 miles per hour.

On many occasions adults and young teens are seen speeding through our streets. Please remember that there are many small children who play on our sidewalks, families who enjoy strolls together, and athletes that enjoy a morning run.

It only takes a second to change someone's life.