



The INDEPENDENCE POST

14213 PLEACH ST. WINTER GARDEN, FL 34787 • IndependenceFlorida.com

January 2023

TOWN SQUARE RESIDENTS CLUB HOURS

Mon–Fri: 9 a.m. – 5 p.m.
Sat–Sun: 10 a.m. – 6 p.m.
Fitness Center: 4:30 a.m. – 10 p.m.

LAKE TRAIL RESIDENTS CLUB HOURS

Mon–Fri: 10 a.m. – 6 p.m.
Sat: 10 a.m. – 5 p.m.
Sun: Closed
Fitness Center: 4:30 a.m. – 10 p.m.

HOLIDAY HOURS ALERT

Town Square Residents Club
will be closed on Jan. 16 in honor of
Dr. Martin Luther King, Jr. Day.

EVENTS

- Jan 1–2** Town Square Residents Club
Closed for New Year
- Jan 5** Food Truck Thursday
- Jan 16** Town Square Residents Club
Closed for MLK, Jr. Day
- Jan 19** Rules & Regulations Hearing
Food Truck Thursday
- Jan 20** Family Movie Night
- Jan 28** Eagle's Breakfast Club
Bingo after Dark

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A Message from the Secretary On Behalf of the Board of Directors

Happy New Year, Independence friends and neighbors! I am excited to have the cover of this month's newsletter to update you on the many activities we have underway for you, both as a Board and also with the members of the Safety & Security Committee.

New 'No Parking' signage will be installed this year by Orange County Public Works throughout the neighborhoods of Phase 2 (all streets from approximately Avenue of the Arbors to Camp Dubois Crescent) according to a study that was done by the County and the Fire Marshal. Since our roads are public, Independence Community was not directly involved in this study; however, we thank the County for helping alleviate safety risks from vehicles parking on both sides of the road. As always, if you have concerns about parking violations, including vehicles blocking mailboxes, please contact Orange County Sheriff's Office at 407-836-4357 or email trafficcomplaints@ocfl.net.

Traffic calming measures are still being studied by the Safety & Security Committee in collaboration with Orange County, including the potential of adding a speed cushion or raised crosswalk on New Independence Parkway near Independence Elementary. We are exploring options on funding this type of improvement and our committee plans to make a final recommendation to the Board soon. In the meantime, speed limits in Independence remain 25 m.p.h. and Orange County Sheriff's Office will continue to patrol the community for traffic enforcement. Please drive safely to protect our kids, bicyclists, and pedestrians.

Improvements to Independence County Park are also being discussed in collaboration with Commissioner Wilson's office and Orange County Parks & Recreation. Years ago, the County had enhancements planned for our public park located near the elementary school, but as time has passed those have gradually been forgotten. I have been working with the County to make recommendations for new additions, and to better maintain the current park's facilities.

Representatives from Orange County have been invited to join our January 17, 2023 Board of Directors meeting to discuss some of these topics in person. I invite you to make time to attend so that you can hear from our officials directly.

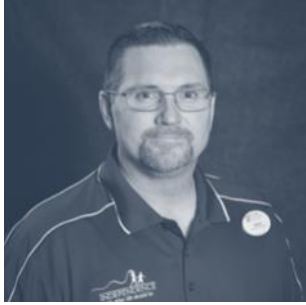
Remember: if you see something odd or unsafe happening anywhere in the community, take the time to say something—call Orange County Sheriff's Office at 407-836-4357, or in an emergency, dial 9-1-1. **Safety doesn't happen by accident!**

Jerry Higgins

Secretary, Independence Community Association
Board Liaison, Safety & Security Committee



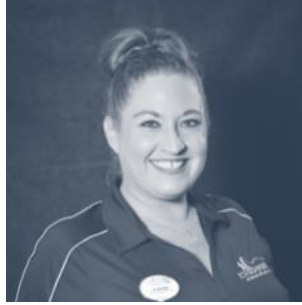
INDEPENDENCE MASTER BOARD OF DIRECTORS



**Nick
Lorimer**
President



**Libby
Hove**
Vice President



**Jessica
Gocken**
Treasurer



**Jerry
Higgins**
Secretary



**Taylor
Baird**
Director

Independence is professionally managed by
FirstService Residential

Community Manager

HOA@IndependenceFlorida.com
(407) 654-7479

Asst. Community Manager David Landry, Jr.

David.Landry@FSResidential.com
(407) 654-7479

Administrative Assistant Tyler Parsons

Tyler.Parsons@FSResidential.com
(407) 654-7479

Lifestyle & Operations Director Tim Gesing

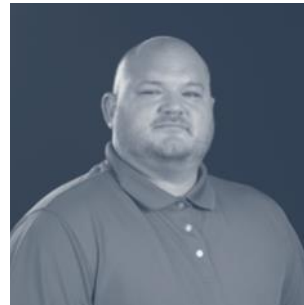
Tim.Gesing@FSResidential.com
(407) 654-7479

Maintenance Technician Ben Palacios

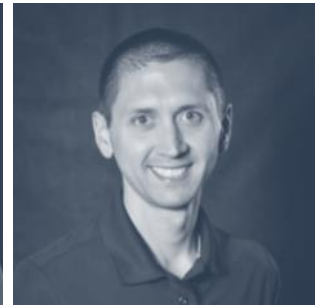
Ben.Palacios@FSResidential.com
(407) 654-7479

Weekend Clubhouse Asst. Kelley Milavec

Kelley.Milavec@FSResidential.com
(407) 654-7479



**Nick
Czerkies**
Director



**John
Upton**
Director


INDEPENDENCE
BOARD of DIRECTORS
★ ★ ★ ★ ★

BOARD OF DIRECTORS MEETING:

TUESDAY, JAN. 17 AT 6:30 P.M.
TOWN SQUARE RESIDENTS CLUB



ASSESSMENT FEES MADE EASY

Make your monthly assessment payments your way... pay online via our secure web portal, pay in person via e-Check, or mail in your payment for processing.

PAY ONLINE

Log in to ClickPay to make your payment online, via smartphone, or with a tablet. Visit ClickPay.com/FirstService to get started. For support setting up an account or logging in to your account, contact ClickPay at 888.354.0135, option 1.

PAY IN PERSON

Write your **personal check** or bring your **credit or debit card** to Town Square Residents Club during regular business hours, or drop your check in the after-hours box. A nominal 3.5% processing fee applies to credit or debit card payments.

PAY BY MAIL

Mail your personal check to our processing center, and make sure to include your account number on the check. **Mail it to:** (Association Name), c/o FirstService Residential, P.O. Box 31086, Tampa, FL 33631. Be sure to allow for mailing time. We are not responsible for delays.

IMPORTANT REMINDERS ABOUT YOUR ASSESSMENTS

Please check your scheduled deductions to make sure they reflect the new assessment fees effective January 1, 2023.

Homeowners will no longer be issued coupon books. You will instead receive an *Annual Assessment Notice* via postal mail that specifies the assessment amount due and payment instructions for your Unit.

All assessments are due by the **first day** of each month. They may accepted without penalty until the **10th day** of the month (not including processing time). Any assessment processed after this date will incur a late fee of \$25. Additional charges for reminder letters, interest fees, and collections costs will be assessed for delinquencies.

For payments made in person or by mail, please allow **ample time** for processing. In-person payments are usually cleared within 1 business day. Mailed payments will be dependent on the U.S. Postal Service's delivery schedule.

If you have questions about your account, please contact your on-site Management team at 407-654-7479 or email HOA@IndependenceFlorida.com.



INDEPENDENCE AMENITY RULES

- ✓ A valid Amenity Key card is required to access amenities controlled by a secure locking door.
- ✓ Amenities are for the exclusive use of Independence Residents and their accompanied guests. Non-members may not use any amenity without being accompanied by an Independence Resident.
- ✓ In fitness centers and pool decks, no glass containers are allowed. Food items must be kept clear of the pools. Clean up any trash before leaving.
- ✓ No pets are allowed on pool decks or inside Residents Club buildings.
- ✓ Children must be carefully monitored for their safety and the comfort of others in all amenity areas.
- ✓ No children under 16 years of age are allowed alone in Residents Clubs at any time.
- ✓ Children under 16 may not use fitness centers. Children 16-18 must exercise with an adult.
- ✓ Be courteous to your neighbors. Use headphones for music in fitness centers, and keep music to a low level in other amenity areas. Wipe down and re-rack equipment in fitness centers for the next person.
- ✓ Ensure that you pick up after your pets when using walking paths, sidewalks, and at the dog park.
- ✓ Misuse of, or nuisance at, any community amenity may result in suspension of privileges.

INDEPENDENCE HISTORICAL SOCIETY



Blue Indigo *Baptisia australis*

Namesake of
Blue Indigo Crescent
in Phase 1

Blue Indigo, also known as blue wild indigo, is a member of the pea family. According to the Lady Bird Johnson Wildflower Center at the University of Texas, blue indigo is a perennial plant that stands about 5 feet tall at maturity. It is a bushy plant in nature with blue-purple flowers that look like peas on a stalk. Like most pea plants, it requires symbiosis with microorganisms in its root system to survive: the organisms produce nitrogen, and without them the plant dies. While Native Americans used this plant's roots as a medicine, it is toxic and today it has no food value. However, the purple juice of the plant can be used to approximate the color of "true indigo" when making blue dye.



A Message from the Community Manager

Hello Independence residents,

I am writing to you this month in my last message as your Community Association Manager. This is incredibly bittersweet for me, as I have grown an enormous sense of pride and purpose over the last three years in service to you and this beautiful community we all love. From regular Board meetings to our world-class Lifestyle programs: the Town Square festivals, the unbelievable Fireworks Spectacular, the cozy Eagles' Breakfast Clubs, the edgy CLUB INDY teen nights, and even our monthly Food Truck Thursdays, I have loved having the chance to get to know so many of you and your families as you take advantage of that which makes our community so very special. **My last day in Independence is Sunday, January 8.**



Here in Independence, our five Associations are guided by truly dedicated, hands-on Board Members and Committee members who know their businesses inside and out, who are always looking for ways to add value to the community, and expect us as their Management partners to constantly think of ways to elevate and enhance the resident experience. I have been challenged and inspired by their focus, and I hope that together, my team and I have been able to enhance the way you connect with your community day to day. In ways large and small, we have tried to make being an Independence resident something of which you can enjoy and be proud.

While I am genuinely excited for the new opportunity that awaits me, I will sincerely miss Independence. I have learned and grown so much as a professional property manager, and those lessons will serve me well on my new adventure. In my absence, your dedicated FirstService Residential team will remain available to serve you every day, and I know that the new face who takes my role will be equal to the task and continue to help each of you make Independence the envy of all its neighbors in Horizon West.

Very gratefully yours,

☒ Check Your "Send To" Email Addresses

Any time our on-site Management team changes, it's important to make sure we are able to answer your questions and provide you with support without delays due to missed emails. **Note that Conor's email will stop working after his departure.**

Management Team Questions & Concerns

- ☒ HOA@IndependenceFlorida.com
- ☒ 407-654-7479, or 24/7 Resident Care at 866-378-1099.

Architectural Review Committee Applications & Questions

- ☒ ARC@IndependenceFlorida.com

Lease Renewals & Updates

- ☒ Leases@IndependenceFlorida.com

Townhomes Residents

- ☒ Townhomes I: TH1@IndependenceFlorida.com
- ☒ Townhomes II: TH2@IndependenceFlorida.com
- ☒ Townhomes III: TH3@IndependenceFlorida.com
- ☒ Townhomes IV: TH4@IndependenceFlorida.com

Assistant Community Manager

David Landry, LCAM
David.Landry@FSResidential.com
Violations questions, ARC questions, Board correspondence

Lifestyle & Operations Director

Tim Gesing
Tim.Gesing@FSResidential.com
Lifestyle events, maintenance questions

Administrative Assistant

Tyler Parsons, LCAM
Tyler.Parsons@FSResidential.com
All general questions, payments & ledgers, leases



A Message from the Assistant Community Manager

Happy New Year, Independence! I'm so excited to kick off another great year in our beautiful community, and I hope that you and your families enjoyed a festive and fun holiday season.

As we set out into the community over the next few weeks, here are a few items my team and I will be focusing on:



- ☑ **Holiday Decorations.** Winter holiday decorations are allowed to be displayed up to Friday, Jan. 20 (Sun, Jan. 15 in Townhomes III). After this date, please ensure you have removed your decorations and any attachments and stored them indoors until next year. No color lightbulbs other than warm or cool white are allowed to be used outside in light fixtures where visible from the street.
- ☑ **Leaf Removal.** This is the time of year when many of our oak and magnolia trees finish dropping their leaves. Take a look at your sidewalks and curbs to make sure piles of leaves are not building up. If they are, please remove them to prevent street flooding and clogging of storm drains.
- ☑ **Mailboxes.** Please check your mailbox to ensure it is in good condition, painted and clean, that the numbers are readable, the door flap shuts, and the Independence eagle bracket is present. If you need mailbox parts, please contact Town Square Residents Club for assistance.
- ☑ **Storage of Personal Property.** Look around the exterior of your home for any personal items: tools, wagons, boxes, extra pots, hoses, old toys, and other debris that needs to be either stored inside out of view or thrown away. Keep your patio and rear of your home clean and neat.

As always, should you have any questions about a covenant notice or ARC application, please contact us for help.

David Landry, Jr.
Assistant Community Manager

Covenant Reminder of the Month

Sidewalks & Repairs. Homeowners are responsible for the cleanliness of their sidewalks and curbs. Pressure washing is recommended regularly to avoid accumulated dirt, mold, and mildew. For sidewalks that are cracked, raised, or chipped, please contact Orange County Public Works to report for repair: 407-836-3111 or www.ocfl.net. Homeowners are not responsible for concrete repairs.

Removal of Storm Damaged Trees from Common Areas

IN PROGRESS: Proposal approved & project begins January 3rd.

Repair of Wood Floor Storm Damage in Town Square Residents Club

COMPLETED

Repair of Roof Storm Damage at Town Square Residents Club

COMPLETED

Repair of Fountain Pump in Pond #18 (at 429 Entrance)

IN PROGRESS: Out for bids.

Replacement of Lake Trail Residents Club Roof

IN PROGRESS: Out for bids.



SHERWIN-WILLIAMS
HOME EXTERIOR
COLOR SCHEMES

INDEPENDENCE COLOR SCHEMES
NOW AVAILABLE ONLINE

ONLINE INSTRUCTIONS:

1. VISIT SHERWINWILLIAMS.COM
2. SELECT PAINT, STAINS, COLORS & SUPPLIES
3. SELECT HOMEOWNER
4. SELECT COLOR
5. SELECT HOA COLOR ARCHIVE
6. COMPLETE STATE/CITY/HOA COMMUNITY
7. SEARCH

INDEPENDENCE



Volunteers Needed for Independence Committees!

With the start of the new year, we are looking for enthusiastic volunteers to help with several essential committees that support our community. A successful homeowners association is an active and engaged one—if you’ve ever wanted to learn more about community governance, finance, or just want to lend a hand, we have a role for you! Any homeowner 18 years of age or older in Independence who is in good standing (no late payments or current delinquencies, no active covenant violations) can be eligible to serve.



☑ Rules & Regulations Committee (1 open seat)

- This very important committee is appointed by the Board and reviews all covenant violations that have matured to a second notice each month. Based on the homeowner’s explanation of the situation as well as any available communications or photos, the Committee votes to impose a fine for non-compliance with our rules and standards.
- Typically meets on the second Thursday at 10 a.m. in person or via Zoom.

☑ Architectural Review Committee (1 open alternate seat)

- Another very important committee—the ARC is responsible for reviewing and approving every homeowner’s request for improvements on their homes or lots. The architectural character of the community is irreplaceable, and the ARC ensures that homeowner investments are complementary to the neighborhood while also meeting our standards and guidelines.
- Typically meets on the third Wednesday at 6:30 p.m. in person or via Zoom.
- This seat is an alternate: you will still participate in the voting process, but you may not need to attend every meeting as long as a quorum of other members is met.

Other committees may have openings as well: Finance Committee, Community Welcome Committee, Safety & Security Committee—just to name a few. To learn more or to volunteer, contact **Town Square Residents Club** at HOA@IndependenceFlorida.com.



COP Citizens On Patrol

WHAT is it?

Citizens On Patrol is a non-confrontational neighborhood patrol program.

WHY was it created?

To reduce crime through increased cooperation between citizens and the Orange County Sheriff’s Office.

WHO does it involve?

Private citizens who have passed a screening process and completed the Volunteer Academy given by the Orange County Sheriff’s Office.

HOW does it work?

Volunteers donate their time to patrol neighborhoods while driving special Sheriff’s Office vehicles. Participants will be trained by the Orange County Sheriff’s Office in areas such as crime prevention, first aid, CPR; how to spot suspicious and criminal activity

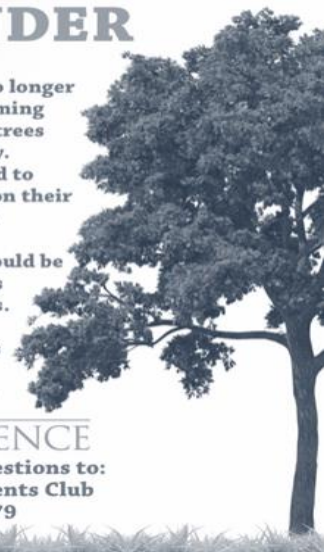
Citizens On Patrol Provides:

- ❖ Citizens with an active means to make a difference in our community.
- ❖ Increased cooperation between the citizens and the Orange County Sheriff’s Office.
- ❖ Assistance to the Sheriff’s Office through additional observation and reporting.
- ❖ Increased public presence in the neighborhood to deter crime.
- ❖ Increased quality of life and safer environment for all neighborhood residents.
- ❖ A way to make a difference in YOUR neighborhood!

TREE TRIMMING REMINDER

Orange County will no longer provide the tree trimming service for easement trees within the community. Residents are required to maintain the tree(s) on their property between the sidewalk and curb. The canopy height should be at 14 ft over roadways & 10 ft over sidewalks. Thank you for your assistance during this transition.

INDEPENDENCE
Please direct any questions to:
Town Square Residents Club
407-654-7479





A Message from Your Lifestyle Director

HAPPY NEW YEAR and welcome to 2023, Independence! I hope you are as excited as I am for the many fun and engaging activities we have planned for you and your family to enjoy all year long and for every season. There's always something on the calendar to remind you that *It's What Life Should Be!*

Timothy Gesing, Lifestyle & Operations Director

Food Truck Thursdays ♦ Jan. 5 and Jan. 19 at Town Square Residents Club, 5-8 p.m.

Discover delicious dishes on the first and third Thursday of each month with five trucks available each night and al fresco seating around Town Square with lawn games (weather permitting).

Family Movie Night featuring Disney's *Enchanted* ♦ January 20 at Tower Green, 6:30-8 p.m.

Presented by Cortland Independence

Break out the picnic blankets and cozy up in under the Clock Tower for a family-friendly movie night, featuring Disney's classic live-action film *Enchanted*. Join in the adventures of Giselle as she discovers her true love in the fairy tale kingdom of New York City and fights the evil forces trying to ruin her happily ever after. Rated PG, run time 107 minutes.

Eagle's Breakfast Club (55+) ♦ January 28 at Town Square Residents Club, 9-11 a.m.

Independence adults ages 55 and greater are invited to partake in our quarterly social breakfast at Town Square Residents Club featuring a delicious spread of breakfast and brunch items. Reservation is required for this event—see page 8.

Family Bingo Night: Bingo After Dark! ♦ January 28 at Tower Green, 5:30—8 p.m.

There's bingo... and then there's glow-in-the-dark bingo! Join us on the Tower Green with your favorite neon or white apparel and test your luck with family bingo. We'll be handing out prizes to the winners, and there's no fee to play. Seating is first-come, first-served, so make sure to arrive starting at 5:30 p.m. for our 6:30 p.m. game time. See page 8 for more.

Save the Date: Independence Spring Festival ♦ April 1 at Tower Green, 2-5 p.m.

It's no joke! Circle the date on your calendars today—the Independence Spring Festival blooms into Town Square on Saturday, April 1. Bring the family and enjoy the warm spring breezes as you meet Mr. Bunny, hunt for thousands of colorful eggs, play in the Indy KIDZone, and more. Keep an eye on *The Independence Post* and our Facebook group for more details as we get closer to the event day.



VISIT TOWN SQUARE RESIDENTS CLUB ON:

JAN. 5

SMAC
Crooked Cow Creamery
Real Cajun Cooking
OVN
TreeHouse Truck

JAN. 19

Smoking Soul
Limoncello Express
Mila's Bubble Waffles
Pasta & Grill
Peru Power

Scheduled food trucks are subject to change without notice.



EAGLES Breakfast Club

FOR ADULTS FIFTY-FIVE PLUS

TOWN SQUARE RESIDENTS CLUB

JANUARY 28TH

9AM - 11AM

Featuring:

CONTINENTAL BREAKFAST SPREAD

RSVP REQUIRED

EAGLESBREAKFASTCLUB.EVENTBRITE.COM



Like us on Facebook!
@IndependenceLifestyle

FAMILY MOVIE NIGHT

DISNEY'S ENCHANTED

JANUARY 20TH | 6:30 PM | TOWER GREEN

SPONSORED BY:  CORTLAND
INDEPENDENCE

Sewing Class Offerings

Saturday Sewcial

Email Bev for available
seasonal projects!

For Questions or to Register
email Bev:

jobe-1953@outlook.com

**Eagle's Nest
Lake Trail Residents Club**

BINGO AFTER DARK

ON THE TOWER GREEN

GLOW-IN-THE-DARK FAMILY FUN!

**SATURDAY,
JANUARY 28TH**

**SEATING OPENS 5:30PM
SESSION STARTS 6:30PM**

NO FEE TO PLAY | WEAR NEON OR WHITE CLOTHING | PRIZES!

SEATING WILL BE AVAILABLE ON THE TOWER GREEN AT A
FIRST COME, FIRST SERVE BASIS. NO RSVP REQUIRED.


INDEPENDENCE



FREE SUMMER CAMP

FOR NEW STUDENTS

ENROLL TODAY!



victorywindermere@gmail.com

407-654-7372

www.victoryma.com

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OrlandoHealth.com/HorizonWest

choose well.





Lake Hancock Specialist / Wishing You a Happy New Year!



NEW LISTING \$785,000

7121 Blue Indigo
Independence-Corner, pond view!
2 master suites, carriage house!
ALWAYS CALL ANDREW!

6 5 4107 sf



NEW LISTING \$415,000

14638 Whittridge Drive
Independence-Wood floors, beautiful
screen rm & full patio, good condition!
ALWAYS CALL ANDREW!

3 2.5 2019 sf



NEW LISTING \$565,000

7035 Pasturelands Place
Independence/New roof & AC units!
Wood floors main rooms!
ALWAYS CALL ANDREW!

4 2.5 2539 sf



SOLD \$365,000

14412 Pleach Street / Independence
New master bath freshly painted,
newer laminate 1st flr!
SOLD WE LOVE ANDREW!

4 3 1524 sf



PENDING \$785,000

6213 Schoolhouse Pond Road
Independence / POOL-new salt sys!
Front Pond/conservation view.
SOLD WE LOVE ANDREW!

5 3 3515 sf



SOLD

14314 Pleach Street
Independence / Updates! Loft area,
Ext paint 2020, some wood floors!
SOLD WE LOVE ANDREW!

4 3 2,224 sf

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🌐 www.IndependenceFL.com



@ANDREWATINDEPENDENCE



INDEPENDENCE REALTY GROUP



| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|--|---|---|--|---|--|---|
| 1 Town Square Residents Club Closed | 2 Town Square Residents Club Closed | 3 | 4 | 5 Food Truck Thursday 5 pm | 6 | 7 |
| 8 | 9 | 10 | 11 | 12 | 13 ARC Applications Due by 5 pm | 14 |
| 15 | 16 Town Square Residents Club Closed | 17 Master Board of Directors Meeting 6:30 pm | 18 Architectural Review Committee 6:30 pm | 19 Rules & Regulations Hearing 10 am Food Truck Thursday 5 pm | 20 Family Movie Night 6:30 pm | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 Eagle's Breakfast Club (55+) 9 am Family Bingo Night 6:30 pm |
| 29 | 30 | 31 | | | | |

