



# The INDEPENDENCE POST

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

January 2022

## TOWN SQUARE RESIDENTS CLUB HOURS

Mon-Fri: 9 a.m. – 5 p.m.  
Sat-Sun: 10 a.m. – 6 p.m.

## LAKE TRAIL RESIDENTS CLUB HOURS

Mon-Fri: 9 a.m. – 6 p.m.  
Sat: 10 a.m. – 5 p.m.  
Sun: 1 p.m. – 5 p.m.

### HOLIDAY HOURS ALERT

Town Square Residents Club will be closed Monday, Jan. 17 in observance of Dr. Martin Luther King, Jr. Day.

## EVENTS

- Jan. 6** Food Truck Thursday
- Jan. 13** Rules & Regs Hearing
- Jan. 13** Townhomes III Board Meeting
- Jan. 19** Architectural Review Committee Meeting
- Jan. 20** Food Truck Thursday
- Jan. 21** Family Bingo Night
- Jan. 22** Club INDY
- Jan. 26** Master Board of Directors Meeting

## IN THIS ISSUE...

Board of Directors, 2  
HOA Resources, 3  
Community Updates, 6  
Lifestyle Offerings, 7  
Community Connection, 10

## A Message from the President On Behalf of the Board of Directors

Happy New Year, Independence! From all of us on the Board, we are excited to welcome a new season of growth and excitement to our community, and we hope that you and your families have so far enjoyed a happy and healthy January.

As we look to the year ahead, there are a few key milestones that I want to ensure you have front-of-mind as a homeowner and Member of this dynamic Association so that you can stay involved and informed:

- ☑ **Landscape Maintenance Contract:** The Board will be reviewing proposals, with the assistance of the Beautification & Maintenance Committee, from companies interested in bidding their services for our common area landscaping & irrigation maintenance. Our current contract with Down to Earth expires in February, so we will spend a lot of time this month and next ensuring that we set ourselves up for success by either renewing a new contract with DTE or welcoming a new partner to the community.
- ☑ **Community Upkeep Projects:** Late last year, the Board approved three major projects to help preserve and grow the value of our assets: 1) the construction of a retaining wall on Association property at Broomshedge Trail ; 2) the full exterior repainting of Lake Trail Residents Club with an all-new color scheme; 3) the replacement of the original wooden pergolas at the Town Square Residents Club pool deck with new aluminum pergolas that will last significantly longer with less maintenance.
- ☑ **Annual Meeting & Election:** Hard to believe, but it's almost been a year since our last Annual Meeting and the election of this group of seven dedicated volunteers. Three of our seats are one-year terms, so keep an eye out in the weeks ahead for more details about the 2022 election and how to participate.

We have so much to be proud of here in Independence, and I'm honored to help lead our community into another great year as the best in Horizon West. Thank you to all of you who help make this such an amazing place to call home.

**Nick Lorimer**

*President, Independence Community Association*



## INDEPENDENCE MASTER BOARD OF DIRECTORS



**Nick  
Lorimer**  
President



**Jessica  
Gocken**  
Vice President



**Libby  
Hove**  
Treasurer



**Jerry  
Higgins**  
Secretary



**Nick  
Czerkies**  
Director

Independence is professionally managed by  
**FirstService Residential**



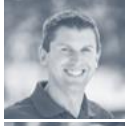
**Community Manager** **Conor Finnegan**  
Conor.Finnegan@FSResidential.com  
(407) 654-7479



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



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

**Weekend Admin Assistant** **Victoria Moreno**  
Victoria.Moreno@FSResidential.com  
(407) 654-7479

**Weekend Admin Assistant** **Josh Wilkinson**  
Josh.Wilkinson@FSResidential.com  
(407) 654-7479



**Taylor  
Baird**  
Director



**Dusty  
Atha**  
Director





## INDEPENDENCE AMENITIES

### General Rules for Use

- ✓ 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.



## 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



## ASSESSMENT FEES MADE EASY

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### Signing up is easy:

Log onto [fsresidential.com](http://fsresidential.com) and click on Make A Payment or

Call 1.888.354.0135 and press Option 1

You can

- Pay by eCheck at no cost
- Pay by credit or debit card for a nominal fee
- Set up automatic payments
- Pay from your phone or tablet



### Any questions?

Visit [ClickPay.com/GetHelp](http://ClickPay.com/GetHelp) or Call 1.888.354.0135 (and press option 1)

\* Please note the date you make your payment is not the date it is reflected on your account. Payments made by eCheck before 9:00pm EST will debit from your bank account and settle the next business day. Payments by debit or credit card can take 3-4 business days to settle.

[www.fsresidential.com](http://www.fsresidential.com)

# ADVERTISE WITH US

[LIFESTYLE@INDEPENDENCEFLORIDA.COM](mailto:LIFESTYLE@INDEPENDENCEFLORIDA.COM)

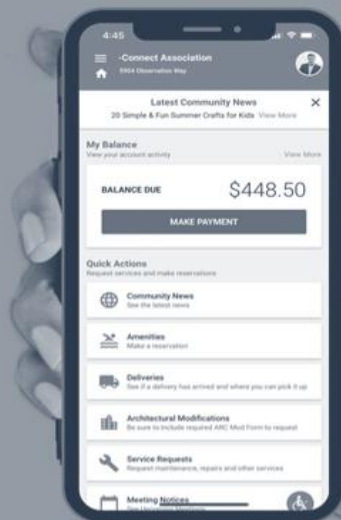


## FirstService Residential Connect™

*Resident Portal Mobile App*



FirstService Residential  
**CONNECT**



**FirstService**  
RESIDENTIAL

Download the **Connect Resident** mobile app, where instant access to your community is always at your fingertips. Easy navigation and 24/7 availability mean you can quickly take care of community business, at your convenience. Key features include access to forms and documents, account history and payments, community news and more!

### Here Are a Few Quick Steps to Get Started:

- Open your Google Play or iTunes store on your mobile device or tablet.
- Search "Connect Resident," download and then open the app.
- Log in using your existing Resident Portal credentials or register, if needed.







## Citizens On Patrol Provides:

### 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 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!



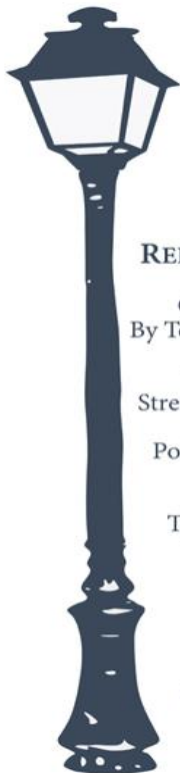
**Tire tracks can be a challenge for many homeowners when waste removal is collected in alleyways.**

If damage occurs to your property, please notify Orange County 311 at 407-836-3111 or utilize the mobile app.



Include as many of the following: photo of damage, truck number and time/date of incident.

An Orange County representative will be in contact and review video footage from the vehicle in question. If damage was determined to be from the contractor, swift repairs will be completed to the restore the damaged area.



## LIGHTS ON, INDEPENDENCE

### REPORT STREET LIGHTS NOT WORKING

Contact Duke Energy for Independence  
By Telephone or Complete Online Request Form

Have the following information ready:  
Street address or cross-street closest to the light  
or  
Pole # located on the tag attached to the pole

It's that simple!  
Typical response time is 3-5 business days



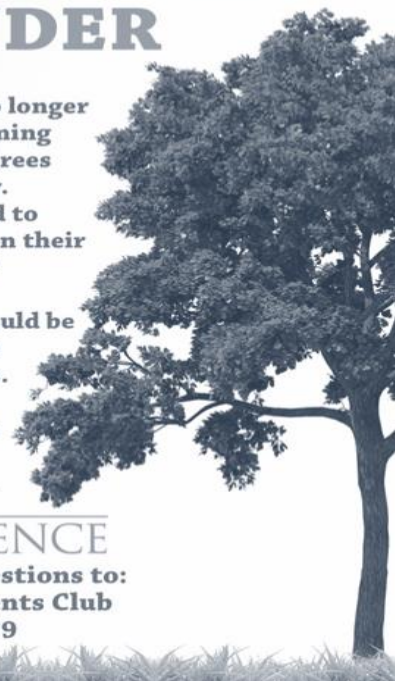
[www.duke-energy.com/streetlightrepair](http://www.duke-energy.com/streetlightrepair)  
1-800-700-8744

## 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.



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



## A Message from the Assistant Community Manager

Happy New Year, Independence! How time flies... hard to imagine it's already 2022! I'm excited to welcome this new year and all its promise with each of you and look forward to helping you bring value to your property over the weeks and months ahead.

This month, I'd like to focus on some great dry-season projects you can tackle around your home to keep it looking great into the warmer months:

- **Pressure washing** this time of the year will help prevent the quick return of mold during the humid wet season. Take a look at your sidewalks, curbs, pavers (front and driveway), fences, fascia and gutters, and even your windows to see if they could use a good spray with pressure wash and/or outdoor cleanser.
- **Remove your winter holiday decorations by Jan. 21** and store them for next year. Don't forget to take down any fasteners or tape used to hang them.
- **Keep an eye on your landscape beds** for weeds that can pop up in lightly-mulched areas, and consider topping off the mulch to help reduce weed pressure.

As always, if there's anything you need or if our team can assist you in any way, please email [hoa@independenceflorida.com](mailto:hoa@independenceflorida.com) or call us at 407-654-7479.

**David Landry, Jr.**  
Assistant Community Association Manager



### Covenant Reminder of the Month

**Holiday Decorations.** Holiday décor is permitted no later than 20 days following a publicly-observed holiday or religious observance. For the winter holidays, all exterior décor must be safely removed and stored no later than January 21, 2022. Please ensure that you also remove any fasteners, hooks, adhesive strips, wires, or tape that may have been used to display your décor.

#### Lake Trail Residents Club Exterior Repainting

IN PROGRESS: Scheduled for mid January 2022.

#### Ficquette Road Perimeter Fence Repair

COMPLETE

#### Town Square Pool Deck Pergola Replacement

IN PROGRESS: Demolition in January/February 2022.

#### Broomshedge Trail Common Area Project

IN PROGRESS: Permitting underway.

#### Brackenfern Pond Study & Restoration Plan (Orange County)

PENDING: Orange County Environmental permitting in progress.

#### Underdrain Replacement in Phase 3 on Sunset Isle, Waterside Island, and Water Pier (Orange County)

IN PROGRESS: Site prep underway.

#### Playground Mulch Replenishment

IN PROGRESS: Product ordered.

#### Independence Community Lamp Post Banner Replacement

IN PROGRESS: Awaiting delivery & installation.





## A Message from Your Lifestyle Director

Welcome to another year full of family-friendly excitement and community celebrations, Independence! My team and I have been hard at work planning new offerings for the 2022 calendar year, and even more new events are in the works for Residents of all ages.

Here's some of what we have in store for you this month:

- ♦ **Food Truck Thursday** continues to visit twice a month throughout 2022. Five trucks will be available each night with outdoor seating on the Tower Green available for Residents to enjoy while dining (weather permitting).
- ♦ **Family Bingo Night** returns on the Tower Green on Friday, January 21! Registration on Eventbrite is required for this super-popular event, and space will be limited! There's no cost to play and everyone has the opportunity to win prizes! PLUS... it's glow-in-the-dark, so wear your favorite neon wardrobe items!
- ♦ **Club INDY** returns for our teenage Residents on Saturday, January 22 featuring video games, a live DJ, an awesome laser maze, and complimentary pizza and treats provided. Raffle prizes will be called out throughout the event at the Town Square Residents Club! Parent/guardian permission is required to participate.

There's more! In February, Independence Lifestyle will bring you the following:

- ♦ **Eagle's Breakfast Club** makes its first quarterly appearance for 2022 with a delightful complimentary breakfast spread served for Residents age 55+ inside the Town Square Residents Club. Take this opportunity to come out and meet new friends in a warm, casual environment. This is always a popular one, so please RSVP as soon as you can at [EaglesBreakfastClub.Eventbrite.com](https://EaglesBreakfastClub.Eventbrite.com).
- ♦ **Paint Party 21+** returns for a Valentines edition! This instructor-led experience is a wonderful Date Night Out that's conveniently close to home. Please make sure to register online as space is limited... see page 9 for details.
- ♦ **Mardi Gras 21+** returns to Independence Community in a grand new style... and it's the first of a series of new quarterly adult offerings scheduled for 2022! Space will be limited and registration is required online: [INDYMardiGras.Eventbrite.com](https://INDYMardiGras.Eventbrite.com). Join us for a spirited evening of drinks, dancing and appetizers!

As always, please stay tuned to *Independence Lifestyle* on Facebook for the latest updates!



**Timothy Gesing**  
Lifestyle Director



### VISIT TOWN SQUARE RESIDENTS CLUB ON:

**JAN. 6**

Churros & Cream  
Betta's Pizza  
Pasta & Grill  
Hook BBQ  
Tacos Mazatlan  
SMAC

**JAN. 20**

Brazilian Passon  
Bowls for Tu  
Fat Ones  
Milas Bubble Waffles  
City Street

*Scheduled food trucks are subject to change without notice.*



## BINGO AFTER DARK

ON THE TOWER GREEN

GLOW-IN-THE-DARK FAMILY FUN!

**JANUARY 21<sup>ST</sup>** DOORS OPEN **6:00PM**  
SESSION STARTS **6:30PM**

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

SIGNUP ONLINE:

[INDEPENDENCEBINGONIGHT.EVENTBRITE.COM](http://INDEPENDENCEBINGONIGHT.EVENTBRITE.COM)

  
**INDEPENDENCE**

## CLUB INDY

JANUARY 22<sup>ND</sup> | 7:30 PM

TOWN SQUARE RESIDENTS CLUB  
EXCLUSIVELY FOR AGES 13-18

VIDEO GAMES - SNACKS & PIZZA  
ARCADE GAMES - LASER MAZE  
PRIZES

PARENT OR LEGAL GUARDIAN MUST COMPLETE EVENT WAIVER UPON ARRIVAL

MARCH 16<sup>TH</sup>  
6 - 8 PM

Ice Cream  
**Social**

TOWN SQUARE  
RESIDENTS  
CLUB



## SPRING BREAK SPLASH BASH

TUESDAY - MARCH 15<sup>TH</sup>  
THURSDAY - MARCH 17<sup>TH</sup>  
12 PM - 2 PM

COMPLIMENTARY TREATS | MUSIC  
PRIZES | POOL ACTIVITIES  
TOWN SQUARE RESIDENTS CLUB





## PAINT PARTY

Town Square Residents Club  
February 11<sup>th</sup> at 7 p.m.  
\$15.00 per person  
Hors d'oeuvres & Painting  
Supplies Provided.

Residents are encouraged to provide beverages.  
Ages 21+

Sign-up at:  
[Dreamscapeartentertainment.square.site](http://Dreamscapeartentertainment.square.site)

## EAGLES Breakfast Club

FOR ADULTS FIFTY-FIVE PLUS

TOWN SQUARE RESIDENTS CLUB

FEBRUARY 12<sup>TH</sup>

9AM - 11AM

Featuring:

CONTINENTAL BREAKFAST SPREAD

RSVP REQUIRED  
[EAGLESBREAKFASTCLUB.EVENTBRITE.COM](http://EAGLESBREAKFASTCLUB.EVENTBRITE.COM)



## Mardi Gras

Friday, February 25<sup>th</sup>  
7:30 pm - 10 pm

Join us for dancing, drinks & appetizers!  
Open to adults 21+. Registration is required on Eventbrite.

Two drink tickets per person and cash bar available.

Town Square Residents Club



Instructor: Sonia Purello

*Over 30 years of experience with Dance & Fitness!*

WHEN: Monday @ 6 p.m.  
Tuesday @ 6 p.m.  
Wednesday @ 6 p.m.  
Thursday @ 6 p.m.

WHERE: Lake Trail Residents Club -  
Eagle's Nest

COST: \$10/class or \$50/month  
1<sup>st</sup> Class - Complimentary

Questions? Email Sonia at:  
[s.hazलगren@icloud.com](mailto:s.hazलगren@icloud.com)

*\*Class limited to 10 participants. Please follow all CDC guidelines.*







*Bringing you the American dream*



**SOLD: \$530,000**

14740 Black Cherry Tr  
INDEPENDENCE  
Multiple Offers  
Sold We Love Andrew

4 2.5 2,698 sq.ft



**SOLD**

15523 Camp Dubois  
INDEPENDENCE  
Multiple Offers  
Sold We Love Andrew

3 2.5 1,720 sq.ft



**SOLD**

14541 Old Thicket Tr  
INDEPENDENCE  
Multiple Offers  
Sold We Love Andrew

4 3 2,973 sq.ft



**SOLD: \$540,000**

15500 Fountain Cove  
WATERLEIGH  
Sold by Andrew

4 3 2,117 sq.ft



**SOLD: \$1,399,000**

15108 Shonan Gold  
HAMLIN OVERLOOK  
Lakefront Sold by Andrew

5 6.5 5,489 sq.ft



**SOLD: \$440,000**

6735 Pasturelands Pl  
INDEPENDENCE  
Multiple offers

4 2.5 2,184 sq.ft

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# PH<sup>🔥</sup>ENIX RISING<sup>ATHLETICS</sup>



ONE-ON-ONE PERSONAL TRAINING  
WITH CERTIFIED NUTRITIONIST.

ONLINE TRAINING AND NUTRITION EDUCATION.

CONTACT BEN FOR MORE INFORMATION TO GET  
STARTED!

**PHNXRSNG19@GMAIL.COM**



Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1  New Assessments Begin January 1: Check your Auto-Pay Settings
2	3 Zumba 6 pm	4 Zumba 6 pm	5 Zumba 6 pm	6 Food Truck Thursday 5 pm  Zumba 6 pm	7	8
9	10 Zumba 6 pm	11 Zumba 6 pm	12 Zumba 6 pm	13 Rules & Regulations Hearing 10 am  Townhomes III Board of Directors Meeting 6pm  Zumba 6 pm	14	15
16	17 Town Square Residents Club Closed  Zumba 6 pm	18 Zumba 6 pm	19 Zumba 6 pm  Architectural Review Cmte 6:30 pm	20 Food Truck Thursday 5 pm  Zumba 6 pm	21 Family Bingo Night (RSVP Req'd) 6:30 pm	22 CLUB INDY 7:30 pm
23/30	24/31 Zumba 6 pm	25 Zumba 6 pm	26 Zumba 6 pm  Master Board of Directors Meeting 7 pm	27 Zumba 6 pm	28	29

