

Longleaf Community Association, Inc.



Contact Information

Management Specialists Services
5208 SW 91st Drive Suite D
Gainesville, FL 32608
352-335-7848 office
352-336-7667 fax



management@mssgainesville.com



Irrigation Maintenance



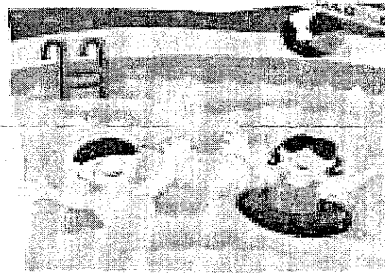
The irrigation timers that control the fronts of the homes are managed by the Association. In order for Gillespie's Irrigation to maintain the system, no locks should be placed on the boxes, and they are to be accessible at all times. Anytime there is a question or a problem with your irrigation system, please contact Management Specialists Services to have it resolved. The timers are set according to current watering restrictions. The maintenance of the irrigation system does not include the repair or testing of your backflow prevention device or the rain sensor. These are the responsibility of the homeowners to maintain.

2009 Reviewed Financial Statements

Your 2009 financial statements have been reviewed by the independent accounting firm Carr, Riggs & Ingram, and the final report is available at the management office. If you wish to obtain a copy, please contact our office and we will be happy to provide you a copy.

Swimming Pool Reminders

As the weather heats up, our swimming pools will experience much more use. During our inspections, it has been found that



rocks and other debris are being thrown into the pool. This creates a health and safety hazard, and has been the cause of our pools being closed for periods of time until the rocks debris can be removed.

Our pools are there for all residents to enjoy, so

please respect them. If you see anyone vandalizing the pool or clubhouse, please report it to Management Specialists Services immediately so the security footage can be reviewed and appropriate action taken. Also, no one but Management Specialists-authorized personnel are to adjust any settings on the pool equipment. If you feel something is not functioning properly, please contact Management Specialists Services.

Spring Cleaning!

Spring is almost here and this is a good time to plan your spring cleaning. Management looks at several things when conducting the monthly inspections. This includes ALL exterior maintenance

Such As:

- Power washing driveways and homes
- Making sure the roof is not covered with leaves and debris.
- Misc. items are not laying in the yard.
- Porch railings need to be repaired / painted.

Critter Control

If you have some unwanted guests at your home, please call Alachua County Animal Services at 352-264-6870. If you have a trap and have caught one of these critters, they will come and remove them. If you need a trap, they will rent them to you for a small fee.



No Soliciting

The Longleaf Community is a NO SOLICITING Neighborhood. However, not all soliciting can be stopped. If the solicitors are not trying to sell you something, it is not prohibited and the Sheriff's Office cannot enforce the NO SOLICITING. If there are people in the neighborhood trying to sell things, you can call the Sheriff's non-emergency number, 352-955-1818 to report them.

General Reminders:

Back Yard Maintenance: It is the responsibility of the homeowners to make sure their back yards are kept up. This includes mowing, weed control, edging etc.

Trash Bins: All trash bins and recycling containers are to be stored out of public view. Please make sure that your trash containers are either stored in your garage, behind a fence or other approved screening. Trash containers can be put out the evening before pick up and must be removed the evening of pick up.



Exterior Changes: All exterior changes to your home must be approved by the Architectural Control Committee. If you are wanting to make changes to your home, please submit a request in writing with full details, (color of paint, type of fence, etc.) You should submit these requests to Management Specialists Services so that we can forward it onto the Architectural Control Committee.



On Street Parking

Since the streets are public, anyone can park on them. Management Specialists Services does not have the authority to enforce parking issues on the neighborhood streets. If a parked car blocks your driveway, you should call County Codes Enforcement at 352-374-5240. If you need immediate attention, please call the non-emergency number for the Sheriff's Department at 352-955-1818 for assistance.



Clubhouse Rentals

Having a party? You can rent the clubhouse! The rental fee is \$85.00 for the first 3 hours and \$25.00 each additional hour. There is a refundable deposit of \$200.00. If everything is cleaned up after the party, it is returned. If you would like to reserve the clubhouse for a your event, please contact Tammy Martineau at 352-381-1966.

Clubhouse Access

If you are a new owner and have not received a key card to get into the fitness center and pool, please contact Management Specialists Services. You will need to bring your ID and your warranty deed with you.

If you have lost your key cards, you can purchase another one for \$25.00 from Management Specialists Services. Please make all checks payable to Longleaf Community Association, Inc.

