



2020 Board of Directors

Bob Biancucci

PRESIDENT

lakefieldsouthpresident@gmail.com

Lillian Floyd

VICE PRESIDENT

Harvey Levine

TREASURER

Kanti Parmar

SECRETARY

Susan Jacobs

DIRECTOR

Board and Residents' Meeting

WHEN: 3rd Tuesday of every month

6:30 pm to 7:30 pm

WHERE: Wellington Landings Middle School
in the Media Center/Library

The Lakefield South Property Manager

Howard Slifkin

Property Management Resources

Office: (561) 969-2700

Cell: (561) 316-7541

Email: howards.pmr@gmail.com

Contact Howard for questions about HOA rules, Comcast, entrance gate system, landscaping, parking permits, and property management.

Support Services

Landscaping - Wellington Pro Lawn

Attorney - Katzman Chandler

Newsletter - Karen Galanaugh

General Maintenance - Sam Beras

Nuisance Alligator Hotline – (866) 392-4286

Message from the President

The handshake is gone. So what replaces it? A sign to keep six feet apart replaced it. Everything is divided these days. Our country has separated from the world community, our political ideals are polarized, anxiety has welled-up and rage has displaced civility, fairness and kindness. It seems we are at a boiling point of discontentment and defining our boundaries, especially at home, has become charged too.

Our Lakefield South community homes are on "zero lot lines." Meaning that one side of your house has extended property and on the other side the property line typically ends with the roof line. On the side that is not your property, it is expected that you do not plant or store things on your neighbor's property. If there is an upcoming house improvement project, talk with your neighbors and let them know what is about to occur and how long it will take. Discuss it. With zero lot line neighbors, it is expected that the homeowner having the work done be allowed to get on with it— allowing workmen to access your property and even if it means temporary storage of materials on your property.

A few neighbors here in Lakefield South have chosen to lead the charge in extreme boundary making, such as, erecting a fence beyond their own property; removing a next door neighbor's shrubbery without a discussion; and harassing a next door neighbor because roofing materials sit on your side of the house during the project.

Entitlement and offensive behavior are becoming the new normal. Some people express control of their world by raging at home and with neighbors. Yes, it is belligerent, unmannerly, and unkind. And yes, it does harm to the people on the receiving end— up ending their desire to feel safe at home by generating discord. But it also harms the enraged—it breaks one spiritually, reputationally, and can manifest physically.

Our neighbors are our neighbors—your next-door neighbor may be your lifeline one day. Please practice kindness, empathy and understanding.

Enjoy our beautiful neighborhood.

Respectfully,

Bob

Bob Biancucci
President

Hurricane Memories

A few Lakefield South neighbors got together on the first evening of hurricane season and the topic of experiencing storms right here in our own neighborhood came up.

Anne F. lives near Country Golf Drive and Neaton Court. She has lived in her three-bedroom single house since 2003. Anne survived the wrath of hurricane season 2004 when Charley, Francis, Jeanne, and Ivan hit South Florida, but considers Wilma, in 2005, the worse to date. "I am a prepared person," Anne says, "but nothing can prepare you for how scary it can be."

Anne selected her interior guest bathroom as a safe room and prepared it with food, water, battery operated radio, pillows, and kept a twin mattress in the hallway to put over her and her two children, ages six and four, just in case it got bad.

"Wilma dumped serious rain on us—the water came up past the 4-inch riser of the sliding glass doors in the back of my house, but thankfully never entered the house." At the time, there was a golf course behind her house—not a waterway, as it is today. Anne had shutters up and even sandbags posted against her sliders.

When the winds got bad, she put the kids in the safe room. Kids jumped in the bathtub and she nestled on the floor. Anne recalls it being unbelievably hot—the power had gone off hours earlier in the storm. The sound of the wind outside was amplified through the bathroom exhaust fan vent. It kept getting more intense. The kids slept mostly. The tornado alerts were non-stop—and they were close by. Together they rode it out for about 3 hours until the rain and wind just stopped—suddenly.

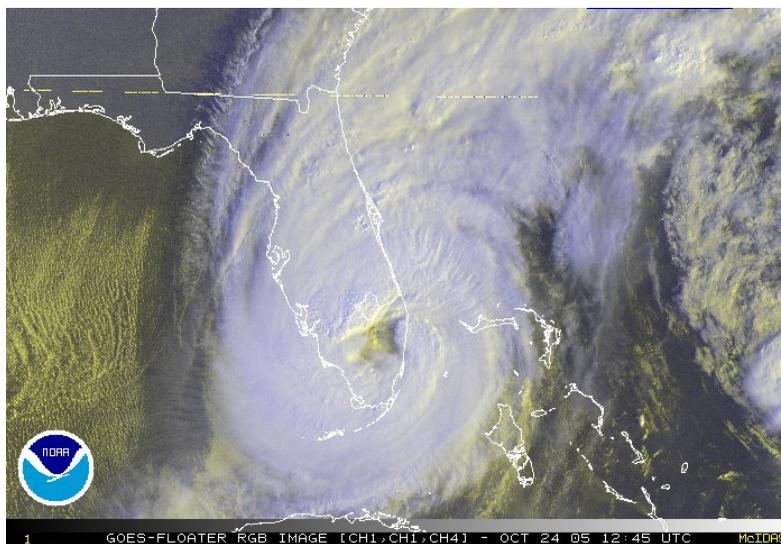
She opened the bathroom door, went outside through the garage and found Country Golf Drive flooded right up to her garage door due to a clogged street drain. She grabbed tools and went back out to clear the drain. She gathered the debris and put it in her garage knowing that it would just fly again to clog another drain. She brought-in garbage cans that a careless neighbor left out -- must have flown around the neighborhood for hours causing damage to cars.

Wilma's 70-mile wide eye passed directly over Wellington. Anne was clearing the drain in the eye of the hurricane. Other neighbors came out and helped, but within 20 minutes it grew dark and the winds started up again—even more fierce than before. In a heartbeat, she was back in the bathroom with her boys who were still asleep.

"When the outer hurricane wall came over us, the boys popped up out of a deep sleep, "My ears. My ears!" They felt the pressure change at the same time." She rode out Wilma for another 3 hours while hearing every tornado warning and detail of the storm. "The tornado warnings were frightening."

Another neighbor, Ronnie A., moved from Chicago into her house on Country Golf Drive a month before Wilma hit. "It was terrifying," she said. "The winds tore apart my ceiling fans and light fixtures on the screened-in porch, took away my screen door, and damaged my roof." Ronnie experienced the high water but had no interior flooding. "The worst was the heat and humidity—we were without power for about 10 days at least."

Earlier in the storm, Ronnie checked on an elderly couple a few doors away and found them terrified. They had no shutters up. Ronnie said she put her hand on one of their windows and you could feel it moving with the wind. The strong wind had blown away their backyard lanai and a big barbecue grille they left outside was being tossed like a toy. A wheel came off and was flying around their inner porch slamming the slider glass with a passion.



Hurricane Wilma on October 24, 2005. Path came from the Yucatan Peninsula. Shown here with eye of the storm over Wellington.

Our group pondered about being more vulnerable to flooding now that we have a water body behind our houses. Hurricane Michael in 2018 was the first test of the new lake. Michael dumped a lot of rain; the water level rose but never was threatening. We think this is mostly due to the Village of Wellington managing the water level in the canals and lowering the levels prior to expected storms.

LEAVING TOWN

Clare, who lives on Country Golf Drive, said she tries not to stay home anymore during a big storm because her twin home design really has no room without windows—no safe area, except maybe a hallway. When a storm is on the way, she departs early.

One of our neighbors leaves Florida for hurricane season and prepares her house accordingly. She has a trusted friend that puts up the shutters if a storm is headed our way. Before she departs, she turns off her water, shuts off her hot water heater, unplugs everything, locks all outside water spigots, leaves the A/C on at 79 degrees to prevent molding, puts WiFi on vacation mode and places Damp Rid containers in her clothes closets. She also brings in all outside furniture and potted plants, as well as hoses, decorative lights and walkway lights. She notes it's important to bring trash containers into the garage because they will be the first things to fly.

All the neighbors interviewed agreed that our houses are super sturdy—cinderblock construction reinforced with rebar-- but admitted that windows and roofs are vulnerable to winds, and flooding can be a threat. Overall, all agreed that preparation is key to peace of mind and survival. Visit your neighbors before a storm and see if they need help or ask for help.

Note: Refer to official hurricane preparation sources for preparation lists. Sign up for emergency notifications from local news stations and from the Village of Wellington at <https://www.wellingtonfl.gov/130/Alerts>.

Ice Cream Social

Neighbors gathered in February for delicious ice cream and fun conversations. The kids played organized games, thanks to Pat Keeler, and had an amazing time.

