



APR 2025
Volume VI | Issue 1
www.upcai-fl.com



THE UNIVERSITY PARK COMMUNITY ASSOCIATION NEWSLETTER

UP to DATE

COMPLIANCE & ENFORCEMENT



And the Speed Survey Said ...

56% Response Rate from the February 2025 Survey!

Speeding within University Park remains a concern for your HOA Board. Our primary roadway, The Park Boulevard, carefully makes its way through the entire community. Long and wide, it's designated 1-lane and shared by cars/trucks, golf carts and bicycles. Our speed limits, with their historically "unique" set of 24/19/14, have remained unchanged since the system was established 35 years ago.

The ongoing "super" speeding (over 45 mph) concern led your Board to again investigate the option of the latest in movable speed cameras to capture speeding vehicles' information—date, time, license, car brand, mph—and then issue a first warning citation. This program follows the research and investigation ad nauseum of the gamut of "traffic calming" options including striping and speed bumps that generated strong

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And the Speed Survey Said ...

resident opposition. Based on this feedback, we explored speed cameras since they do not directly penalize the entire population of drivers – just those who drive their car way too fast.

To introduce the program for all vehicles (resident/renter, visitors, vendor), residents were provided with a complete email overview of speed camera use [click [HERE](#)] and further advised an online questionnaire/survey would be conducted. On February 3rd the survey was launched followed by a reminder to participate by February 17th. These communication efforts delivered a 56% resident response rate.

The lot owner survey consisted of 7 questions plus a comment section to test the waters on speed camera acceptance and to also gather additional roadway safety input.

And the Survey Said:

1. 54% were opposed to speed camera use for residents; 38% favored it.
2. However, when all drivers (residents, guests, vendors, outside visitors) are included in the calculation along with those favoring doing something and those who favored citing super speeders, our interpretation of the data indicates 49% would favor

cameras while 42% oppose and 9% had no opinion.

3. 68% favored fining drivers going over 45 mph while only 22% opposed.
4. On maintaining the status quo, 66% agreed with the statement and 23% opposed.
5. There is some conflict with the percentages who want speed cameras (rough average @ 44.4% regardless of vehicle category but without those who favored fining super speeders vis a vis those who want people cited for speeding @68%). We interpret this to mean that many who support citations missed that the only way we know how to identify and cite people is with the speed cameras.
6. 77% of responders favored increasing primary roadways' speed limits to 30/25.
7. The "Your Speed Is" signs were seen as helpful by 73% with 19% dissenting and 8% with no opinion.
8. Lot owners are conversant with the published Rules of the Road for University Park 69% vs. 8% who said they weren't.

Click [HERE](#) for the statistical detail for all the survey questions including neighborhood participation.

Summary - Resident Comments/Actions/Write-ins

- Speed cameras were viewed as punishment not a safety feature
- Overwhelming incidence of golf carts and bicycles rolling through or running stop signs
- Increase the speed limits on all University Park roadways
- The Park Boulevard should be 2 lanes with slow moving traffic to the right
- Expand signage that all roadways are 1 lane— inbound and outbound
- Are not aware there have been any roadway accidents in the Park
- Speeders are going to speed regardless of speed limit
- Add speed bumps strategically placed especially before golf cart crossings
- Walkers should be on the sidewalks and not walking in tandem on the streets. And it's a Florida law.
- Pedestrians should wear reflective/bright clothing after dark to be seen by vehicles
- Dedicated golf cart/bike lane on The Park Boulevard
- Add additional signage reminders throughout the park (i.e. NO Car/Truck PASSING).

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And the Speed Survey Said ...

Final Thoughts and Next Steps

- 1) Continue to search out technology that will enable a way for us to identify super speeders but not using perceived invasive speed camera.
- 2) Resume debate to permanently increase all speed limits and by how much. At the same time determine cost to change all speed signs and communication documents if change is made.
- 3) Obtain cost to purchase a YOUR SPEED IS sign with enhanced functionality that could periodically be rotated to other locations.
- 4) As part of the ongoing community signage update, modify the existing wooden sign at the back entrance.
- 5) Add NO Car/Truck PASSING and 1-lane traffic signs at the back of the Park at suitable intervals.
- 6) Implement initiatives with the Country Club to encourage club golf cart drivers to stop completely at golf course stop signs. Further work will be done through the golf associations and volunteer golf committee for residents who have golf carts and pay a trail fee.
- 7) Prepare a list of "out of the box" solutions such as equipping the roving patrol with radar guns or tracking traffic at fixed locations to record license plates of speeders.

Presented by the University Park Community Emergency Response Team (C.E.R.T.)

TALKING HURRICANES!


Beyond The Basics
with Meteorologist Rebecca Barry

The Next Level of
Hurricane Preparedness

Monday, May 7 | 10:00 AM
Lakeside Room

Rebecca Barry, Meteorologist for News Channel 8, returns to UPCC for an in-person discussion about:

- This Season of Expected Storms
- How to prepare yourself and your family
- Question & Answer Segment



Rebecca Barry

RSVP: Dana Cutalo
dcutalo@universitypark-fl.com

Be in the know! ... Be Prepared!

WILL BE AVAILABLE VIA ZOOM, INFORMATION TBA



What is an Emergency Access Road?

They are Not PUBLIC Roads!

There are 22 emergency access roads in University Park of which 9 are grass and the remainder are considered paved. These include our primary access roads, The Park Boulevard and University Park Lane. Many of the non-primary passageways are between neighborhoods and are to be used by emergency vehicles when main roads are inaccessible. They are often located adjacent to residents' homes. Several of these emergency passageways are on cul-de-sacs and are lined with tall, landscaped hedges creating blind spots, visibility issues and additional risk to our residents.

These access passageways are not public. They are exclusively for the use of emergency vehicles. The only exception would be landscape vendors and PBM staff for the purpose of patrolling and maintaining the area. They are not for public use. That includes NO walking, NO golf carts, NO bicycles nor motorized vehicles.

These areas are being patrolled by PBM and violators will receive a violation letter and possible fine.



UP Rules of the Road

A Spring Resident Roadway Refresher

With our beautiful weather, more of our residents and their visitors are "taking to the road and sidewalks" on foot, on bikes and in golf carts.

Please take a few minutes to reread the University Park Rules of the Road for Non-Motorized Vehicles that were adopted on September 15, 2022 and then amended on March 21, 2024.

Two of the road rules that were "flagged" by those who

participated in our Speed Survey were:

- Golf Carts sliding or gliding through stop signs and bicycles not stopping at all.

Stop means STOP.

- Walkers/joggers especially at dawn, dusk and after dark are difficult to see if not wearing light colors. Adding day-glo accessories and a flashlight will increase your visibility.

Thank you for your help by following these UP Rules of the Road. Click [HERE](#) to read.





Working with Our Neighbors to Better Serve University Park

The ALC has changed meeting times and dates. We meet every other Friday morning at 9:00 a.m. in the HOA Business Offices just before the Gate House. We review 15 requests each week -- which converts to 30 requests every meeting. Please join us in person or on Zoom to learn more about our work.

If you do have a request before us, it's helpful to join us to answer questions - it can make a difference as to whether your application is tabled or approved.

Once you receive approval from the ALC, you have 6 months to get the project completed. An extension may be granted if construction delays warrant an extension.

In order to better serve the community, the ALC has updated the Guidelines to assist you with any renovations or upgrades to your property. After the HOA Board approval in April, we will have it available on the UPCA-FL.com website, for reference. Before submitting a request, it would be advantageous for you to review the criteria.

Some notable changes to the guidelines address **Artificial Turf, Driveway Coatings, Edge Curbing, Generators, Irrigation, Water Softeners/Filters and Screening of Outdoor Equipment.**

ALC requests must be submitted by a Homeowner. Renters and vendors may not make the request on your behalf. If the vendor says "they will take care of approvals," they may mean getting permits from the County. But even with County approval, the ALC must receive your request and approve it before you start any work.

In case you were wondering...

- Projects in the lanai are subject to ALC approval. This includes screens, windows, decking, new pools, additions, etc.
- Curbing along the driveway and landscape beds cannot be made of rubber, cement, or metal.
- Beautification of our homes includes perimeter plantings around the foundation. If your plants are old, brittle, leggy and not providing foundation screening, they need to be replaced. PBM will soon be addressing lapses in perimeter planting. Please check these areas so you can avoid a violation letter from the association.



A Visit From Southern Manatee Fire Rescue

On Saturday, March 28, our Manatee Fire Department friends—Luis, Paul, Justyn, and Wayne—were at the Varsity Club for a training session with CERT volunteers. They covered important topics such as "Fire Suppression," "AED (Automated External Defibrillator) Usage," and "Stop the Bleed" techniques.

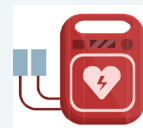


Here are the major takeaways from this informative session.

**First and foremost, in any emergency CALL 911.
AND, above all, stay safe when assisting others.**

Fire Fighting Pointers

- While home fire extinguishers may show a green status on the gauge, the powder internally may have congealed. Occasionally turn them upside down and shake well to ensure the powder is distributed internally.
- Grease fires in the home should be extinguished preferably with a white extinguisher.
- Blanket extinguishers work well but bring a person close to the fire so use caution when using them.
- Batteries, particularly lithium, should only be charged and monitored when you're at home since overheating could cause fires.
- EVs (Electric Vehicles) should never be driven through flooded streets. Salt water is particularly damaging to them.
- Do not use extension cords to charge batteries as they may overheat and cause a fire.
- For any fire that is bigger than a small trash can, call 911 immediately as it can rapidly burn out of control.



The Use of an AED

- First, call 911 and then initiate chest compressions. This could save lives prior to locating and using an AED. The 911 operator will assist in giving compression instructions.
- The location of AEDs in University Park has been uploaded to a 911 geolocated website to advise anyone that rings the 911 emergency phone line.

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A Visit From Southern Manatee Fire Rescue

- AEDS are in the following locations in The Park:
 - The Lakeside Room near back restrooms
 - The Varsity Club to the right of the bar
 - Golf Pro Shop near Grille entrance
 - Fitness Centre near entrance
 - HOA Business Offices near gate, left wall
 - Gate House in a CERT green backpack
 - On the golf course with rangers
- Follow all voice prompts on AED unit before applying pads.

How to Stop The Bleed

- Put pressure on the bleeding area by using bandages or gauze pads or any clean cloth available. Do not stop pressure; just add more pads on top of those already in use.
- For major bleeding, consider the proper use of a tourniquet.
- "Stop the Bleed" granules available at the local Pharmacy or ground pepper will stop minor cuts from bleeding.

A complete fire compression presentation is on our HOA website UPCAI-fl.com homeowner's section under the CERT tab [click [HERE](#)].

For fact sheets on "Fire Extinguisher Placement", "AED Use" and "Stop the Bleed," click the buttons below:

[FIRE EXTINGUISHER FACT SHEET](#)

[AED FACT SHEET](#)

[STOP THE BLEED FACT SHEET](#)



*"We shape our buildings
and afterwards they
shape us"*
- Winston Churchill

Discovering Unique Sarasota Architecture

This spring the University Park Women's Club sponsored two events focused on exploring Sarasota's rich architectural tradition. In fact, a 2022 Wall Street Journal article deemed Sarasota "a wonderland for the design enthusiast."

On February 21, our initial event was a cocktail party and lecture hosted by Architecture Sarasota at their headquarters at McCollough Pavilion in downtown Sarasota. Over 60 UPWC members and guests could mix and mingle while touring "Architecture Sarasota's Moderns that Matter: Sarasota 100," a special community-sourced exhibition of the 100 most important buildings of the past 100 years in Sarasota.

Marty Hylton, President of Architecture Sarasota, treated members and guests to an all-encompassing discussion of the evolution of Sarasota's buildings—from the Mediterranean Revival styles of the 1920s to the groundbreaking Sarasota School movement of the 1950s and 60s through today. The lecture focused on post-World War II modernism which provided the springboard for the development of the Sarasota School.



Marty Hylton, President of Architecture Sarasota, presenting to UPWC members

Then, on March 1, a group of 30+ UP Women's Club members toured one of the jewels of the Sarasota School of Architecture—the famed Umbrella House, which has been called "one of the most remarkable houses in the mid-twentieth century."



UPWC members touring the Umbrella House

Designed by the famed architect Paul Rudolph in 1953, the home features an "umbrella" that links the home and pool while providing shade from the bright sunlight. It was created as a "spec house" for developer Philip Hiss who was developing the famed Lido Shores community between Lido and Longboat Keys.

The group was able to tour the exterior and interior of the house, which is furnished in classic mid-century modern style.

Cultural and social enrichment is a key goal of the UPWC and we expect to continue to offer future opportunities to learn more about the area where we live.



Important Comcast/Xfinity Information for ALL University Park Residents

ONU, or **Optical Network Unit**, serves as a critical component in delivering internet services. It will bring your home in University Park from the “copper cable era” to the “optical fiber age.”

If you have not had, or signed up yet for, your ONU upgrade, right now is the perfect time to take advantage of faster scheduling options due to an increase in technical staff on site throughout the Park.

SIGN UP TODAY!

Appointments are now available for your **Neighborhood**.
Call **833-501-1928** to schedule your **upgrade**.

What can I expect during the ONU upgrade?

- The upgrade process typically takes 2–4 hours to complete.
- A Comcast technician will replace the current ONU installed on the exterior of your home.
- Your indoor gateway and the wiring connecting it to the ONU will also be upgraded.
- You, or a designated individual must be present during the technician’s visit.

We appreciate your cooperation and look forward to bringing you an enhanced internet experience. If you have any questions or need assistance, please don’t hesitate to ask Renee DeLeo, Community Association Manager at rdeleo@upcai-fl.com or phone: 941.355.3888, extension 107.



St. John's Wood. Looking Good!



A palm tree fire on The Park Boulevard, just down from Mayfair doused by our local Honore Fire Station. March 20, 2025

We invite all residents to send pictures snapped "around and about" the Park for community viewing pleasure, and we'll include them in subsequent **UP** to DATE issues. Please indicate a subject caption in your words with your picture and email to: Jennifer Everingham at jevingham@upcai-fl.com.

Save the Date!
Presented by the
University Park
Community Association
& University Park Country Club

SPAMS, SCAMS & AI

DEPUTY
TOM KACZMAREK
RETURNS!



TUESDAY
MAY 20

3:00-5:00 PM
LAKESIDE ROOM

RSVP BEGINNING
APRIL 20
CONTACT
DANA CUTALO

dcutalo@universitypark-fl.com

ALTHOUGH THIS IS A
COMPLIMENTARY EVENT,
YOU MUST RESERVE YOUR SPOT
AS SEATING IS LIMITED.



NEWS YOU CAN USE

quarterly district & club news update

NEWLY ELECTED UPRD BOARD OF SUPERVISORS

The 2025 UPRD Board of Supervisors election concluded on February 18, 2025. We extend our sincere gratitude to all who participated in this important community process. Your engagement reinforces the strength of our shared governance.

The vote tabulation was conducted by an independent accounting firm, ensuring a fair and impartial count. The certified results were presented at the Special Board of Supervisors Meeting held on February 18, 2025.

The newly elected members, who will serve a three-year term through 2028, are:

- Seat 1: Steve Heitzner
- Seat 3: Sally Dickson
- Seat 5: Scott Huebner

New District Positions (Approved at the March 14, 2025 BOS meeting):

- **Chairperson:** Sally Dickson
- **Vice-Chairperson:** Steve Heitzner
- **2nd Vice-Chairperson:** Rusty Piersons
- **Treasurer:** David Murphy
- **Assistant Secretary:** Scott Huebner

CLUB ACHIEVEMENTS & NEWS

Course Maintenance – Holes 19-27

Please be advised that Holes 19-27 will be closed for fairway re-grassing during the Summer season. This essential work will ensure our course continues to meet the high standards our members enjoy without disrupting in-season play.

Introducing the Online Pro Shop

We are excited to announce the launch of the Online Pro Shop, a new amenity for both members and the public. This platform offers a selection of UPCC-branded apparel and merchandise, including exclusive items not found in the traditional pro shop. We invite you to explore this convenient and personalized shopping experience.



Scan QR or Visit
<https://universitypark-fl.teecommerce.shop/pages/home/upcc>

Spring Clean on The Green Sale (April 17th - April 19th)

The Spring Clean on The Green Sale at the UPCC pro shop is just around the corner! We invite you to gather your friends and family to take advantage of incredible discounts, with savings of up to 80% off select merchandise. It's the perfect opportunity to refresh your golf and lifestyle gear for the season ahead.

Monthly Fitness Workshops

Our fitness center is now offering monthly fitness workshops. These workshops provide an excellent opportunity to experience the full range of wellness services our team offers. Whether you're looking to enhance your fitness regimen or explore new classes, these workshops are designed to showcase the quality of our offerings. Contact ssinclair@universitypark-fl.com for more information.

PBM MAIN

941-355-3888

Patrick Bell

Landscape Manager
Ext. 194
pbell@upcai-fl.com

Renee DeLeo

Community Association Manager
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Jennifer Everingham

Assistant Board Secretary/
Neighborhood Committee Liaison
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Amanda Goodhue

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Nicole Hird

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Janice Kemper

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Beverly Latine

UPCAI Contoller
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Dava Reyes

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Fidel Villegas

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Receptionist

Ext. 103

Gate Access Control Supervisor

Ext. 256

John Fetsick

General Manager
Ext. 226
jfetsick@universitypark-fl.com

Curtis Nickerson

Director of Property and Facilities/
Deputy General Manager
Ext. 249
cnickerson@universitypark-fl.com

Park Boulevard Management Offices
are located in the
UPCAI Business Offices
just before the gatehouse at
8301 The Park Boulevard.
Their hours of operation are:
Monday - Friday
9:00 a.m. - 4:00 p.m.

UPCAI Board of Directors

Tom Christopher

Board President
2023 - 2025

Janette Gatesy

Board Secretary
2024 - 2026

Robert Grady

Board Director
2024 - 2026

Bill Lockhorn

Board Vice President
2023 - 2025

Peggy Lowndes

Board Director
2023 - 2025

Lars Lundholm

Board Director
2024 - 2026

Pat Thompson

Board Treasurer
2024 - 2026

UPCAI Website

<https://www.upcai-fl.com>

Gate Access Website, dwellingLIVE

<https://community.dwellinglive.com/universitypark.aspx>

SAVE THE DATE

Most committees are
currently meeting online via Zoom.
Watch your emails for the
Zoom invitation information
for each meeting.

Architecture & Landscape Committee

Every other Friday at 9:00 a.m.

CERT

Second Tuesday every other month
2:00 p.m.

Chair Council

Second Monday each month
4:00 p.m.

Communications & PR

First Wednesday each month
3:30 p.m.

Finance Committee

Second Tuesday or Thursday
each month
3:30 p.m.

Ponds Committee

First Thursday each month
2:00 p.m.

UPCAI Board of Directors

Third Thursday each month
10:00 a.m.

Infrastructure Committee

Second Thursday each month
2:00 p.m.

UP to Date

Can be found on the UPCA website
<https://upcai-fl.com/lifestyle/>.
To send comments, ask questions or
add suggestions for articles,
contact Jennifer Everingham at
jevingham@upcai-fl.com