

WOODS LANDING NEWSLINE

Autumn 2018 Newsletter

Mission Statement:
The Association function is to preserve, protect, and enhance the value of the asset - the Association - which includes not only the physical property, but also the financial position, the legal standing of the organization, and the image presented to the greater community.

Committees:

Building | Architectural
Board of Directors

Grounds

Sue Leech | Toni Perry | Dejon Kanner

Neighborhood Watch
Vacant

Risk Management
Board of Directors

Sunshine | Welcome
Jean Stinchfield

2018-2019
Board of Directors

President:

Jim Irwin

Secretary:

Cari Kearney

Treasurer:

Sue Leech

Directors:

Toni Perry

Terri Martorano

Note: Directors positions are available.

Woods Landing Website:
woodslandingHOA.com

Ameri-Tech Management:
Kathy Hines, LCAM
727-726-8000 x344
khines@ameritechmail.com

ELW Security:
727-785-7384

Pinellas Animal Control:
727-582-2600

Mosquito Control Area 87B:
727-464-6828 | 727-464-7503

County Sheriff:
727-582-6200 | 727-582-6177

President's Message:

Over the next two years you will see wonderful improvements to our Woods Landing community. Starting in January 2019 we will repair wood rot and repaint all buildings. In addition, we will install new gutters and downspouts where they exist already. The entire exterior project should be completed in 4 to 5 months. Our plan for the next fiscal year is to repave our roads. These improvements will further enhance the popularity and value of our community.

You are invited to attend an owners' meeting at 6 pm on October 16, 2018 at 330 Woods Landing Trail. At the meeting owners will decide on the paint color combination for the exterior of our buildings and decide on a number of amendments to our Declaration of Covenants and Restrictions. By now owners should have received a separate mailing describing the color choices and the amendments. That mailing includes a proxy. Even if you plan to attend the meeting on October 16, please complete the proxy (voting ballot) and send it to Ameri-Tech. We need 30% of our owners to vote in order to transact the business of this meeting. Please do not think someone else will vote and that your vote is not needed. **We need your vote!** Thank you in advance for participating with us in our community.

I hope you will keep reading the items on the next couple of pages which are important to know. One last item...we have had a couple of coyote sightings in Woods Landing so please be vigilant when outside.

NEWSLINE IMPORTANT ITEMS

Pine Trees

The woods – isn't it why we love living in Woods Landing? Many of you may not know – at one time, Woods Landing was a Pine Tree Farm. However, after enjoying them for the past 35 years, we are losing them at an alarming rate. Our pines have been diagnosed with a beetle that destroys the tree from the inside out. Currently, we have approximately 500 pines - and that's after having to remove 200 in the past two years. This hungry beetle devours tree sap then moves on to the next tree. It's a infestation throughout the County, and not just Woods Landing. We estimate the loss will be approximately 100 pines per year until most or all are gone. Of course cutting and removal of dead trees is expensive and we have a budget of \$15,000 yearly to cover costs. In addition, Pinellas County regulations require a new tree planted for each tree removed. Woods Landing does not have the space to plant that many new trees nor an additional \$250 per new tree planted. With the assistance of our Arborist we are working on a tree replacement plan that will satisfy Pinellas County regulations and work within our budget. This is an ongoing endeavor and we will keep you apprised as time goes on.

Gutter cleaning

From twice a year to 4 times a year! Your Woods Landing Board decided several month ago to clean gutters and downspouts quarterly. This equals to twice yearly for second story and 4 times for first story for all homes. If an owner feels the need to have their gutters cleaned between times scheduled by the Association, there are companies listed on back page of this newsletter. Next scheduled gutter cleaning will be in October 2018 for lower levels. As mentioned in Jim Irwin's message, new larger 6" gutters and downspouts will be installed in first quarter 2019. A new gutter cleaning schedule will be decided at that time.

Street Parking

Woods Landing streets are narrow and not enough room for an emergency vehicle to get by if cars are parked on the street. The other day we had cars parked on both sides of Woods Landing Trail and the garbage truck could not get down the street. What if it were an emergency vehicle that was delayed coming to your home? Sometimes minutes can make a difference. We have guest parking available just a few steps away. Owners, please park in your driveway, and inform your guests to do so also. Most Woods Landing driveways can accommodate more than one car and guest parking for overflow.

Monthly Assessment Fees

It is important for all of us to pay monthly HOA fees on time to ensure the association pays our vendors and utilities when due. At the time of this writing we have over \$6,000 in non/or late payment of HOA fees. It is difficult to keep current as well as start a big paint, wood repair and gutter project if owners are not paying on time.

Starting October 1st, 2018, a \$25.00 late fee will be assessed if payment received after the 15th day of the month. At 30 days, a letter will be sent with the fee charge and notification that 17% will be charged (per Woods Landing governing documents 7.10) if 60 days late interest is charged back to day 1.

Pressure Washing

Driveways and walkways are scheduled once a year. Currently we plan to pressure wash 3rd week of October. A sign with date will be posted near the pool. Please make sure your carport and driveway is clear of vehicles and bicycles on this date. The workers are scheduled for one day only and will not return for a re-do.

Storage Room Doors

Many of us have rotted wood behind and around our storage room door and or the door is damaged. Per Woods Landing DC&R 's, doors and door frames are the responsibility of the owner. As part of the paint project- if it is determined you need or want your storage door replaced we have negotiated a charge of \$240 for new door w/frame installed. This amount will be put on your account with Ameri-Tech and you will be billed. If you do not require a new door your original door will be painted and you will not be billed. If you wish to purchase a door and have it installed outside of this offer, the new door must be installed prior to January 1, 2019. The installers and painters will not return after your building has been painted for a door installation.

Front Door Paint - Option

All front doors will be painted in the paint project. A couple years ago some owners were unhappy with the look of the doors after re-painting. This project includes painters to lightly sand, clean, prime and paint each door. If you want the front of your door taken down to bare metal a charge of \$150 (payable to Ameri-tech) is an option. Most front doors are in good shape and owners satisfied, but for those who requested sand blasting this is the option you requested. Please contact Kathy Hines at Ameri-Tech to request and schedule this option prior to January 1, 2019.

Gates and Fences

The wood repair project will not include fences and gates. If your fence and or gate need repair or replaced, please contact Kathy Hines at Ameri-Tech. 727-726-8000 x344 or email khines@ameritechmail.com to schedule. We would like gates to be in good working order prior to January 1st. All gates will be painted as part of the paint project.

VENDORS

The following vendors have been recommended by your neighbors. If you have a vendor you would recommend please email Cari at cari.kearney@me for inclusion in the next newsletter.

Window Washing..... Finicky Window Cleaning | 727-736-1511

Dryer Vent Cleaning..... Delintz Dryer Vent Cleaning Service | 727-787-9887

Electrical..... A Electric | 727-430-8201

Pest Control..... Couch's Pest Control | 727-725-4757

Kitchen and Bath Handyman..... Busy B's Home Improvement | 727-580-5786

Gutter Cleaning | Pressure Washing... Smith Surface | 813-818-4544

Air Conditioning..... Advanced Air | 727-738-6006

Real Estate Agents..... Cari Kearney Future Home Realty | 813-334-7006
Matty Green Coldwell Banker | 727-224-1240