

Woods Landing Newsline

Winter 2018 Newsletter

President's Message:

Exciting things are coming to Woods Landing in 2019 including repainting the building exteriors, a yard sale day and a spring block party. Watch for details to come.

Not too long ago we had a full complement of nine members on the Woods Landing Association Board. Currently we have five board members so we have up to four vacancies. We are asking any owner who loves our community to consider serving on the board.

Please give a big thank you to Toni & Dan Perry (475 WLT) and Sue & Gary Leech (330 WLT) for putting up the beautiful Christmas lights and decorations at the entrance and pool area.

Wishing you and yours a very merry Christmas and a blessed 2019!

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2018-2019 Board of Directors

President:

Jim Irwin

Secretary:

Cari Kearney

Treasurer:

Sue Leech

Directors:

Toni Perry

Terri Martorano

Note: Directors positions are available.

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

Contact Information:

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

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.

Paint Project Updates

Preventing Overspray

Currently we are on schedule to begin wood repair, painting and new gutter project next month and we will need everyone's cooperation. There will be requests for owners to move cars out of driveways and carports when your building is being painted - No one wants paint overspray on their vehicle. Also, planters close to homes and all items in courtyards will need to be moved. Lowe's will not be responsible for overspray on cars, grills or outdoor furniture. If you are not physically able to move these items ask a neighbor, or contact Ameri-Tech and assistance will be provided.

Storage Room Door

Some of us can see wood rot and know we will need a new storage room door while others may not be aware. If the door frame and/or wood behind the frame has wood rot, the door will need to be replaced. Or, if the door bottom or side is rotted out a new door is required. Doors and frame are sold as a set. If you know you need or want a new door please contact Kathy at Ameri-Tech to order. The charge is \$240 installed (this is a discounted price) and does NOT include hardware (knob assembly). Standard assembly will have a charge of \$15.00. Please note, when Lowe's is doing wood repair on your shed and finds the wood behind the frame or door is rotted, the door must be replaced to make the required repair to your structure. We will try to keep you informed, however if you are away or not available to discuss, Lowe's will replace the door and owner will be billed via Ameri-Tech. Most owners will not require a new door and Lowe's will prep and paint your existing door.

Front Door Option

Sandblasting - As mentioned previously, all front doors will be lightly sanded, prepped and painted. When painted, the door will have to be open to dry the edges. For those few that would like the front of your front door sandblasted to bare metal, there will be a charge of \$150 payable to Ameri-Tech.

New Door - Some of you have mentioned you prefer a new front door. Front doors are considered part of our firewall protection and therefore a stronger door is required and priced considerably higher than a storage door. Adding to the higher cost, the side windows on two story homes make changing your door labor intensive. Contact Kathy at Ameri-Tech if you want a new front door. Estimated price \$800 - \$1000. Please Note: Replacement door includes hinges, however, owners are responsible to supply the hardware/lock assembly. Lock assembly MUST be on site at time of installation. Painters will be painting the front of the front door only. Owner is responsible for interior of front door and trim and/or drywall.

Fences and Gates

Please check your courtyard fence and gate. If you have loose or broken slates or broken hinges please contact Kathy at Ameri-Tech to get on the repair list. Lowe's will not be repairing fences or gates. These repairs should be completed prior to Lowe's wood repair on your building starts.

Please email Kathy Hines khines@ameritechmail.com with your email address to stay updated on the paint project next month.

Pine Trees

You may have noticed we had to cut another 40 pines last month. This has become a huge expense for Woods Landing and puts us considerably over our 2018-2019 budgeted amount of \$15,000. At the current rate we may have to spend up to \$40,000 this fiscal year to remove dead pines! We are praying we have a bit of a slow down in the next few months, but can't count on it. On a positive note, Pinellas County has been understanding and not required their standard "for each dead tree removed a new tree is planted" as yet. Hopefully the number of non pine trees around Woods Landing will keep Pinellas County's continued understanding.

Safety- Wildlife

Around our community a 4 ft alligator has been spotted sunning itself on the bank not far from our canal and the coyotes have been seen near lanais off Sunflower as well as frequently other locations throughout ELW. Please be aware as you are out and about. Part of the draw of living here is the amount of wildlife strolling through, good and bad, so let's be careful.

Real Estate Corner

This is a new feature where we will update you on our hyper local real estate stats pulled from MLS as of the time of printing.

Currently For Sale:

40 Woods Landing Trail \$159,900 2 Bedroom Unit. (Listed by Cari Kearney, Future Home Realty)
315 Woods Landing Trail \$172,000 2 Bedroom Unit (Listed by Gary Ubaldini, Keller Williams)
110 Woods Landing Trail \$175,000 2 Bedroom Unit (Listed by Debra Gross, Berkshire Hathaway)

Recently SOLD (last 3 months):

135 Woods Landing Trail \$165,000 2 Bedroom Unit. 78 Days on the Market Sold: 9/19/18
245 Woods Landing Trail \$198,900 3 Bedroom Unit 13 Days on the Market Sold: 10/3/18
340 Woods Landing Trail \$198,500 3 Bedroom Unit 1 Day on the Market Sold: 11/30/18
385 Woods Landing Trail \$165,000 2 Bedroom Unit. 6 Days on the Market Sold: 9/14/18
420 Woods Landing Trail \$162,500 2 Bedroom Unit. 11 Days on the Market Sold: 10/15/18

Current Pending Sales:

None

Our home values have risen on average 8% (many variables taken into consideration such as location of lots and home amenities) from 8/17- 11/18. During peak season homes are on the market usually less than 2 weeks- (variables typically include pricing and amenities.)

Tell your friends we have some lovely units. If you know anyone who would like to see them, Cari Kearney and Matty Green are your local recommended agents. Their contact information is on the vendor page.

Community and Local Events

Woods Landing Yard Sale:

An excellent opportunity to tackle your spring cleaning, meet your neighbors, and maybe make a little extra cash for items taking up space. Your HOA is organizing a neighborhood yard sale currently slated for the first weekend in February- please keep your eye out for more information.

Oldsmar Cares Gala:

One Love One Heart 9th Annual Food and Wine Gala benefitting Oldsmar Cares. Tickets available for purchase online <http://www.oldsmarcares.org/gala.html> \$60 per person. For more information contact Michelle Baldwin at 813-841-7251 or michelle.baldwin@oldsmarcares.org

Woods Landing Block Party:

Coming this spring! Currently in the planning stages- keep an eye out for more information when the paint project is complete.

Vendors

The following vendors have been recommended by your neighbors. If you have a vendor you would like to recommend please email Cari at cari.kearney@me.com 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 The Lint Man 727-789-5327
Electrical	A Electric 727-430-8201
Pest Control	Couch's Pest Control 727-725-4757
Handyman Services	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