

# Woods Landing Newsline

Spring/ Summer 2019 Newsletter

## Changing of the Guard:

We are sorry to see President Jim Irwin leave Woods Landing both as a neighbor and as President. We appreciate his dedication and leadership for the past 5 years – he will be missed. As a 20 year resident of Woods Landing and more recently part of the Paint Committee Sue Leech agreed to pick up the gavel and step into the President slot. With her leadership and continued support from each of you it will enable us to ensure a Woods Landing we can all be proud of. Your 2019-2020 Board of Directors are Sue Leech, President, Toni Perry, VP, Dejon Kanner, Treasurer, Cari Kearney, Secretary, Directors, Mark Foster and Terri Martinaro.

Kathy Hines with Ameri-Tech is retiring to be a full time Grandma! Kathy has been a huge help to us as we have lived through this tremendous project. We appreciate her diligence and expertise and wish her all the best watching her new Grandson grow. Taking over for Kathy is Ameri-Tech's Beverly Neubecker. Beverly can be reached via BNeubecker@ameritechmail.com or 727-726-8000x302. We are looking forward to working with Beverly.

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## 2019-2020 Board of Directors

### **President:**

Sue Leech

### **Vice President:**

Toni Perry

### **Secretary:**

Cari Kearney

### **Treasurer:**

Dejon Kanner

### **Directors:**

Terri Martorano

Mark Foster

*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:

Beverly Neubecker

727-726-8000x302

BNeubecker@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**

After the paint project started we found our rotted wood issue was considerably more extensive than first thought. When gutters were removed the wood around and behind the gutters showed years of wood rot and had to be replaced. The storage door trim, door jams and interior support pieces had extensive damage on all 87 homes and also had to be replaced. Lowe's has given a reduced price for a new storage door of \$240 installed with \$40 lock assembly charge. The good news is even though we are experiencing financial overages for this project, we have not had to go the route of a Special Assessment. Not many Associations experience a near \$300,000 improvement project without an assessment – but so far we are the exception!

We are approaching the final stretch and hope to have completed wood repair/replacement, painting and new gutters by mid June. Yes, it's been an inconvenience for many of us, however, this complete overhaul has garnered a lot of compliments from owners - Realtors have expressed how financially advantageous it is and we are making our homes more sellable. Recent homes have sold in only a day or two and are selling at great prices!

If you have areas of missed wood rot or paint splatter please contact Beverly at Ameri-Tech [BNeubecker@ameritechmail.com](mailto:BNeubecker@ameritechmail.com) (727-726-8000x302) to ensure all issues are corrected before Lowe's Commercial Painters wrap it up in June. There is an ongoing list comprised of owners issues and if reported you will be added to the list. We want ALL issues completed and your satisfaction ensured prior to Lowe's final payment.

Front door edges will be painted. Lowes will be here two Saturdays (for the convenience of those who are working) in June. The front doors requiring sandblasting will also be sandblasted and painted in June.

## **Community News**

### **Carports**

Those of you with carport roof leaks - we haven't forgotten you and we appreciate your patience. If your carport roof leaks please call or email Beverly at Ameri-Tech [bNeubecker@ameritechmll.com](mailto:bNeubecker@ameritechmll.com) (727-726-8000x302) to ensure your name is on and/or added to the list. Roofs will be replaced quarterly starting in the fall. Leaking roofs will be replaced first.

### **Trees**

We had to cut down and remove another 22 pine trees in April. This leaves us with approximately 395 pines still standing. As mentioned in previous newsletters, the bore/beetle killing our pine trees can not be eradicated and they are killing pines all over the County. We have had to double our tree budget for fiscal year 2019-2020 and anticipate the loss of another 100+ pines. Pinellas County is working with us regarding replacement trees and we are thankful they are not currently insisting we plant a new tree for

# Community News cont'd

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each cut down. If a dead tree is close to your home, please report to Beverly at Ameri-Tech bNeubecker@ameritechmail.com (727-726-8000x302) to arrange for our Arborist to inspect and have dead tree removed during the next scheduled cutting. Please note, per Pinellas County only dead trees can be removed. No live trees can be cut down.

## **Pool**

Summer is here and we have a wonderful pool for all homeowners to enjoy. A few rules and regulations are on the signage in the pool area. Please take a moment to read them and understand the rules are for everyone's safety. One of the more important rules is children under 12 must be accompanied by an adult. We all hate rules, but all of us want a good experience when at the pool. The pool, surrounding area and bathrooms are cleaned Monday, Wednesday and Friday. When moving lounge chairs to catch the rays, please put them back when leaving the pool area and always remember to pick up your trash.

## **Rule Reminders**

Please pick up after your dog  
Dogs on leash at all times  
No parking allowed in the street  
Stop at stop signs

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# Real Estate Corner

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Our hyper local real estate stats pulled from MLS as of the time of printing.

## **Currently For Sale:**

None

## **Recently SOLD (last 6 months):**

450 Woods Landing Trail \$202,000 3 Bedroom Unit. 0 Days on the Market Sold: 5/6/19

10 Woods Landing Trail \$190,900 2 Bedroom Unit. 4 Days on the Market Sold: 4/12/19

153 Woods Landing Trail \$153,000 2 Bedroom Unit. 72 Days on the Market Sold: 2/28/19

315 Woods Landing Trail \$163,500 2 Bedroom Unit 84 Days on the Market Sold: 2/8/19

110 Woods Landing Trail \$170,000 2 Bedroom Unit 18 Days on the Market Sold: 1/23/19

340 Woods Landing Trail \$198,500 3 Bedroom Unit. 0 Days on the Market Sold: 11/30/18

## **Current Pending Sales:**

None

# Vendors

The following vendors have been recommended by your neighbors.

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	Matty Green Coldwell Banker   727-224-1240