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Special points of interest:

Street Lighting Should you notice a street light that is out or not working properly, write down the pole number and the address closest to the problem light, and give Russ Coomer a call at 597-7110. Please make sure to leave a message and Russ will make sure that the light gets the proper attention.

Welcome Committee It's nice to receive a "Welcome to the neighborhood" when you move into a new area. Barbara Warren has been a one-person committee for the past year and would **love** someone to step forward and steer this committee, welcoming new neighbors to our community. In the meantime, if you know of someone moving into your neighborhood, give Barbara a call at 442-3979.

Suspicious Activity If you notice any suspicious activity in the community, please call the Hernando County Sheriff's Department non-emergency number at 754-6850, and provide as many details as possible. Of course if it is an emergency, call 911. Stay safe and alert with eyes wide open.



Summary of the 20th Annual Meeting On October 8, 2009

The Board of Directors would like to give "Special Thanks" to the Woodland Waters homeowners who took the time to come out to our 20th Annual Meeting and to those of you who returned your proxy by mail. We met the quota for the quorum to hold the Annual Meeting. Although the Amendment that was proposed did not pass this time, the Board will be putting it up again for a membership vote in the very near future. We felt that many of you did not understand the intent of the proposed Amendment, so we will be putting forth extra efforts to make sure everyone understands why our Association must see that this Amendment is understood and how very important it is to the community. So, in the near future, there will be Officers, Directors and members going around the community to explain in more detail the same proposed Amendment that we will again put to a membership vote.

The members applauded as Treasurer Barbara Warren stated that the dues for next year will not be increased and will remain at \$143.00 for 2010. Barbara gave the financial reports and another round of applause went up from the members when she stated that we saved close to \$ 7,000 this year due to the fact that we changed lawn care services. Thanks to Brenda Elias, Sean MacVicar, Russ Coomer & Dave Jolliffe for searching endlessly for the new company, E. Bogen Property Maintenance. They met with many lawn care companies before the search was final. We also saved printing costs estimated to be about \$1,400 due to printing our own election ballots and our newsletter. Members were quite pleased with this year's financial results and asked the Board if we wanted to go to Washington and straighten out the budget there.

Jane Heid and Brenda Elias were again elected to the Board of Directors and ran unopposed for another 3-year term each. The officers for the coming year will be Jane Heid, President; Brenda Elias, Vice President; Barbara Warren, Treasurer; Sean MacVicar, Secretary; Rod Walters, Director; Russ Coomer, Director; and Bill Tsompanidis, Director.

While the votes were being tallied, everyone enjoyed finger sandwiches, soft drinks, chips and cookies from Publix. **"THANK YOU"** to Denise Jolliffe, Sandy Cooper, Faye Strotjohan, Ken Lavitka, Joe Mazzuco & Carol Spada for helping us with the distributing & counting of the ballots this year ! We appreciate your help ! A copy of the full minutes will be on the website.

Your Board of Directors

We wish you a Happy, Healthy Prosperous New Year in 2010 from your Board of Directors !!

Last year was a year of great change for many people in our country as well as in our community. Some of the change was good and some of it, not so good. We have seen many homes in Woodland Waters fall into foreclosure either going back to the banks or being sold at a sales price that none of us would ever have imagined when we purchased our properties here in Woodland Waters. We sincerely hope that there will soon be a change in the housing market. Being optimistic, we hope it will be sooner rather than later, as we all have taken a huge hit on the value of our homes. That it is why it is so important for us to abide by our Deed Restrictions within the community. It is of utmost importance to make sure that our community is well taken care of. Each one of us has the duty to ourselves and to the community to make sure our properties are in tip-top shape.

The Board is working with the banks and lending institutions on the homes in foreclosure to keep the properties mowed and free from debris, and with curb appeal that we can all appreciate. Some of the banks work very well with us and some of them refuse to spend another dime on some particular properties. But the Board does not give up. We continue to call and make requests for their continued cooperation and support.

So please, take a look at your property, and if it needs a coat of paint, pressure-washed, or whatever, let's get it done and keep the pride in our community at an all-time high. It helps to keep our home values as high as they can be in these tough economic times.

Officers, Directors, & Committees

The Association Officers, Directors & Committees

Jane Heid, President	596-4383	Russ Coomer, Director	597-7110
Brenda Elias, Vice Pres.	596-4085	Rodney Walters, Director	597-4545
Barbara Warren, Treasurer	442-3979	Bill Tsompanidis, Director	686-6460
	Sean MacVicar, Secretary	727-244-4334	

Board of Director Meetings

The WWHOA Board of Director Meetings are held at the Christian Church in Wildwood, 10051 Country Road at 6:30 PM **the 2nd Thursday of every even numbered month**. These meetings are open to all our members. If you want to join in and stay up with what's going on in our community, this is a good place to start. Please, come join us.

Architectural Review Committee (ARC)

Please check with Mary Mazzuco at 592-5007 for an ARC consultation **BEFORE** you make any improvements to your property. (Some examples include: sheds, garages, fences, driveways, additions, etc.) The Architectural Review Committee will help you compile the proper paperwork to simplify the first step with your project, and, at the same time, keep you in compliance with the HOA guidelines and restrictions. If you're not sure, call Mary first.

Lifestyle Enhancement Committee (LEC)

Contact Dave Jolliffe at 597-3376 if you would like to help with the beautification and maintenance of our community. We have a beautiful place to call home here in Woodland Waters, and it's essential to keep it that way. Dave is always looking for a helping hand or two.

Communications Committee

If you love to write or have experience with newsletters contact Jane Heid at 596-4383 or Barbara Warren at 442-3979. Join the committee and get involved in the "Woodland Waters News". Or, if you have something interesting that you would like to share with the community, we are always open to receiving articles and opinions.

Nomination Committee

The Nomination Committee is always looking for people to help in making the nominations for the election of the Board of Directors. Contact Brenda Elias at 596-4085 or Natalie Gillespie at 727-674-0287 if you would like to help serve the community in this capacity.

Deed Restriction Committee

Currently, Rod Walters & Jane Heid Co-Chair this committee. The Board has been handling the deed restriction violations due to not enough volunteers for a committee.. If you would like to volunteer your services, this would be a great place to start. Call Rod at 597-4545 or Jane at 596-4383.

Enclave Homeowners Association Meetings

All meetings will be held on the third Tuesday of every other month at 6:30 pm at the Christian Church in the Wildwood on Country Rd. in Weeki Wachee. All members are urged to attend.

Al Garcia, President	238-4833	Mike Cipko, Vice-President	596-8668
Bob Lockett, Secretary	596-2448	Nelson Mendez, Treasurer	
Kenneth Penn, Asst. Secretary	596-5388	Scott Lettis, Director	

Meeting Minutes - August 20, 2009

MINUTES OF THE MEETING

OF THE BOARD OF DIRECTORS

OF THE HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

August 20, 2009

A Meeting of the Board of Directors of the Woodland Waters Homeowners' Association, Inc. was called to order by President Jane Heid at 6:35 pm on Thursday, August 20, 2009 at the Christian Church in the Wildwood, at 10051 Country Road, Weeki Wachee, Florida. She welcomed everyone and stated the meeting will be recorded.

First on the agenda was the reading of the minutes of the meeting held June 11, 2009. It was moved and seconded to approve the minutes, as they had been sent via email to the Board Directors to read prior to the meeting. The motion was carried and entered into record.

Next on the agenda was the Treasurers report, Barbara Warren was out of town and had sent the report to the Board Directors via email and stated that a copy of the report was at the meeting for review by the members. It was moved and seconded to accept the treasurer's report, and the motion was carried and entered into record.

A motion was made by Brenda Elias to adjourn the general Board meeting. It was moved and seconded to adjourn, and the motion was carried and entered into record.

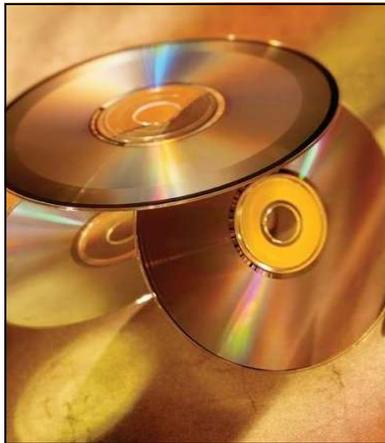
Woodland Waters Homeowners Association Attorneys Jacobs & Fenton were present for discussion with the Board from the Enclave and several Enclave members. President Jane Heid then called to order a closed meeting with Attorneys Jacobs & Fenton. The Woodland Waters Board & the Attorneys left for the closed session outside of the building. After a brief discussion with the attorneys, it was moved and seconded to adjourn the closed session, and the motion was carried and entered into record.

A Special Meeting was then called to order by President Jane Heid. Attorneys Jacobs & Fenton then lead a discussion explaining the Woodland Waters Board of Directors stance regarding the current differing views presented by The Board of Directors of the Enclave. Several members of the Enclave made public statements and some members of the Woodland Waters HOA requested more information regarding the topic at hand. The discussion ending that the Directors of the Enclave had an attorney reviewing their documents and would respond to the Woodland Waters Attorneys within a week.

No other business was put before the Board. It was moved and seconded to adjourn the meeting, and the motion carried and entered into record. The meeting was adjourned.

Woodland Waters Entrance Holiday Decorations & Lights.....

Didn't the Entrance at the front of Woodland Waters look wonderful this holiday season? A **special "Thanks Guys"** to Dave Jolliffe, Chair of our Lifestyle Enhancement Committee (LEC), Fred Strotjohan, Ambrose Tricoli, Frank Enos, John Palamaro, Russ Coomer & Eric Bogan for working hard planting, cleaning up and decorating. The guys took out all the old bushes up above the fountain and planted the two new Japanese Blueberry trees and a bunch of Dwarf Burford Holly plants. It isn't news to any of us who know these guys that they spend hours and hours volunteering up there in the front area of Woodland Waters working on the waterfall, pumps, irrigation system and sprinklers. We just want everyone to know that these guys donate hours and hours volunteering their services and they always have a smile and a wave for the rest of the Association while they are working. Dave, we can't tell you how much we appreciate you and your gang ! You save our Association mega bucks !! Another **"Thank you"** as well to Russ & Deb Coomer for donating extra lights for the front entrance this year to make it even nicer.



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Sinkhole Issues..... (This article is not a solicitation but a COURTESY SUMMARY of a presentation made to the WWHOA Board at the Board Meeting held on December 10, 2009 by Mr. John S. Watson. FOR INFORMATION PURPOSES ONLY.

FAS3

The Florida Association of Sinkhole Stabilization Specialists (FAS3) is a group of geologists, engineers, contractors and other companies that are interested in how the sinkhole repair business is conducted. It has as its' mission to establish codes of ethics, business practices and minimum standards to raise the level of professionalism. Also included in its' mission is to educate governmental entities, insurance companies, mortgage companies and the general public about the sinkhole business.

FAS3 has made an impact in a short period of time. We have worked with local governments to improve reporting that benefits everyone. FAS3 conducts classes for permitting officials to improve their knowledge of the sinkhole fix process. Seminars are held for the general public and those people who have an interest in the business of repairing settlement damaged properties.

Causes

Settlement problems can be caused by sinkholes which are geological occurrences that develop because the underlying limestone has eroded and weakened to the point it can not support the soil above it. Once in a while, the news media will dramatically present a house that has sunk into a sinkhole. This does not happen often. More often, the problems develop slowly due to gradual settling which causes the cracking and breaking.

There are other causes of settlement issues that are not related to sinkholes:

- Organics – a lot of matter has decomposed in low lying and swampy areas. This makes the soil unsuitable for building.
- Buried Construction Debris – cement block, trees, shrubs, boards, metals, etc. are buried during site preparation. Some of these materials decompose and some do not which causes the soil to ravel and shift.
- Expansive Clay – clay expands and contracts due to moisture content.
- Shoddy Foundations – poor construction methods can cause a house to shift and bend.
- Trees – trees too close to the house can cause the foundation to move because of roots and, also, they need a large amount of water which can make soil move.

It may not be a sinkhole that causes settlement or subsidence issues but they can still damage your house. Only a geologist or engineer can determine what the cause is.

Insurance

Insurance laws are changing constantly. Now, insurance companies are allowed to drop the sinkhole coverage from their standard policy. **However, they are required to offer sinkhole coverage as a separate endorsement for an additional premium.** Now the standard policy will only cover Catastrophic Ground Cover Collapse which entails four criteria, they are:

- It must be an abrupt collapse of the ground cover, AND
- There has to be a clearly visible depression in the ground cover, AND
- There must be structural damage to the building, AND
- The home must be declared uninhabitable by a government agency.

If these four criteria are not met, then there is no insurance claim under the standard policy. According to research done by FAS3, less than 1% of the sinkhole/settlement claims would be covered under this provision.

The newest changes in the sinkhole law, effective January 1, 2010, provide for two items if you select sinkhole coverage.

First, there will be a separate deductible of 1%, 2%, 5% or 10% of the Schedule A for a sinkhole claim. The Schedule A is the insured replacement value of the house. That means if you have a 10% deductible and your home is insured for \$200,000 then you would have to pay the first \$20,000 of the cost of the fix.

Second, the law gives the insurance company the right to have your house inspected before confirming coverage. The law did not state what constitutes an inspection or who pays for it.

To complicate matters further, mortgage companies are now starting to require sinkhole insurance in the same way they require flood insurance.

To the question, if a house has a sinkhole and it is fixed, does it qualify for insurance? The answer is that the only opportunity to insure it again is with a proper and documented fix.

Some of the indicators that you may have a settlement problem:
Significant cracking appears in walls, floors, or ceilings.

Doors and windows that do not open and close properly.
Nail pops appearing.
Depressions appearing in the lawn.

If you have any of these then you should file an insurance claim.

Continued Next Page.....

Sinkhole Issues Continued.....

Fix Process

The process to fix a house is:

- When a claim is filed with the insurance company, an adjuster is assigned to work with the homeowner and the various people involved.
- Geologic testing is done to determine the cause and scope of the settlement.
- An engineer reviews the geologic report and determines what methods are to be used to fix the settlement and the house.
- Request for bids go out to the sinkhole and cosmetic contractors.
- The contractors review the reports and submit their bids.
- The insurance adjuster determines how the claim will be paid.
- The sinkhole contractor, who is selected by the homeowner, will do their work in accordance with the engineer and the applicable laws.
- After the settlement has been fixed, then the cosmetic contractor, also selected by the homeowner, will repair the structural and cosmetic problems in the house.

When the settlement problem and the house have been fixed the homeowner should have:

- A. Permit documentation for the sinkhole and cosmetic contractors.
- B. A Notice of Commencement (NOC) and a Termination of Notice of Commencement (TNOC). These are signed by the homeowner.
- C. An engineer's completion report with the engineer's seal describing the fix that was done.
- D. Any warranty or guarantee documents the contractor may have promised.

AND a fixed house.

**Minutes Board Meeting
(Following Annual Meeting)
October 8, 2009**

President Jane Heid opened the meeting and stated that the meeting would be recorded into record. She stated that at the Annual Meeting just prior to this Board Meeting, Jane Heid & Brenda Elias were elected again to serve on the Board of Directors for another 3-year term each. A motion was made to elect new officers by Brenda Elias for the coming year, and was seconded by Russ Coomer. The motion carried. The Board voted Jane Heid as President, Brenda Elias as Vice President, Barbara Warren as Treasurer, and Sean McVicar as Secretary for the coming year. A motion was made by Brenda Elias and seconded by Russ Coomer to vote to fill the vacancy of Josh Williams by Bill Tsompanidis, who volunteered to serve the remainder of Josh's term (1 year). The Board vote was unanimous and put into record that Bill Tsompanidis will serve the remainder of Josh William's term, especially since no one else volunteered to run for the Board.

The Board then discussed the issue of having stickers made for Woodland Waters resident's automobiles to make it easier to identify vehicles traveling within Woodland Waters due to the increase of home invasions within our community. Bill Tsompanidis volunteered to check into the printing costs of printing the stickers so the Board could make a more informed decision.

The Board also discussed the serious issue of the non-payment of non-construct fees and legal threats by various attorneys brought about by the non-paying members. A motion was made by Brenda Elias and seconded by Sean MacVicar that even though economic times are dire for some people, it is not fair to the people who have been paying the non-construct fee for years to allow members now to stop paying this fee, a fee that is clearly stated in our HOA documents, and includes the non-construct in the Enclave as well. The motion carried to continue the current process of collecting the non-construct fees and to utilize the HOA attorney for the legal threats received from the other various attorneys regarding these issues.

A motion was made by Brenda Elias to adjourn the meeting and seconded by Rod Walters, the motion carried and the meeting was adjourned.

Board of Directors
WWHOA

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News from The ARC

Mission Statement of the Architectural Review Committee

Our mission is to ensure harmony of design, to protect and preserve the aesthetics and value of properties in Woodland Waters, and to promote and preserve the health, safety and general welfare of the owners and enhance the desirability of Woodland Waters as a residential community.

Oops.... I want to share with you a recent situation that occurred in hopes that this will be a word to the wise.....

Recently, a resident installed a fence without permission. The committee met after the fact to review the addition. A final survey was requested and eventually received, only to disclose that the fence was on the neighbors' property. The committee is now faced with having the resident remove the fence that is encroaching on the neighbors' property. Please don't put yourself or us in this position.

These situations can be avoided if you contact the ARC and let us help you follow the guidelines. The Arc committee continues to be devoted to our community. Due to current economic trends, we meet on an as-needed basis. We would be happy to answer any and all questions. We wish to encourage all residents to contact us at 592-5007 prior to making any exterior changes to your home or on your lot, no matter how small.

Mary Mazzuco,
ARC Chair

The Strangling Tree by Alyce Schmidt

Behind our home, out in a field
An aging tree its shade doth yield
Providing succor from the sun
Unaware what has begun
Over the trunk a dense vine grew
Ascending, almost out of view
Strangling foliage in its wake
The life within its goal to take
I paused, but moved about each day
Content to pass the other way
Till conscience bade me cause to peek
At this arboreal mystique
I found in sweltering August heat
Two elders, fast upon the feat
In mortal battle with the vine
Its massive grip, a battle line
I joined the task with eager hands
To rid the straggling cord that spans
In stems thick as a garden hose
Cut free, so tender roots expose
Six more pairs of hands joined in
Toiling round the thickening skin
Releasing all the chains that bound
Till all the earth with vines surround
The tree it spoke, in sighed relief
Aghast, without a true belief
That mortal man would thus engage
To loose it from its garrote cage
Free to spread wide full the arms
Attesting to its woodland charms
Free for all the world to see
Its marvelous oaken majesty
Would we in our years uncloak
Discharge the vines that round us choke
To rise anew, our fears to cease
From strangling fetters thus release

New Decal for Woodland Waters Residents

The Board is working on a new decal for Woodland Waters Homeowners to put on the back glass of their vehicles for quick identification of Woodland Waters Residents. With the recent crime spree and multiple thefts within Woodland Waters, and vehicles coming and going at all hours of the day and night, we felt that it would be much easier trying to identify whether or not a vehicle is a suspicious one or not. Just identifying the decal would be a quick sigh of relief when we are not sure. For instance, during the night on Saturday, January 23rd at 3:00 AM there was a blue car that raced up Whisper Ridge Trail turned right onto Warm Wind Way at a speed of at least 65 MPH or more. The reason I know, I was out with my new puppy and saw this vehicle. Had there been a decal on the back window, I was close enough to the road that I would have known by seeing the decal that it was a Woodland Waters resident at least. Not that this gives me a warm fuzzy feeling about someone being a Woodland Waters resident driving at that rate of speed, but at least it would have let me know it wasn't someone that was up to no good at that hour racing through our streets. Some of you may not want to put the decal on your car window, that is fine, but for those of you who do, we will have them available soon. We will send an email out to those of you who are in our email database when the decals are available, and we will post a notice on the glass enclosed bulletin board for those of you who do not have an email address on file with the HOA.

Volunteer and Help Your Community

Think about volunteering within the community. Every Officer, Director, Committee Chairperson and Committee member is a volunteer in this community. We need more people to get involved in the community and lend a helping hand. The same people do all the work within the community, and although they don't complain and spend countless hours working to keep the community running smoothly, we need to get more people involved for the future. So, if you have free time and want to help out, contact one of the Board members at numbers listed on page 2 of this newsletter or email us at board@woodlandwaters.org

How about a grin

At a friends wedding, everything was going fine until it was time for the flower girl and her young escort to come down the aisle. The boy stopped at every pew and growled at the guests sitting in each pew. After the wedding, the boy's mother asked him why he was behaving so badly coming up the aisle. The boy looked at his mother and replied, "I was just trying to be a good ring Bear !!

Share the Wealth by Barbara Warren

We have lived in Woodland Waters only a short time, buying our lot in 2004 and finishing our home in July 2007. So far (knock on wood), we have been fairly successful with our lawn and garden, although I must admit this is the most challenging gardening area we've ever lived in, and we've lived in quite a few places – New Jersey, Chicago, California, Colorado, Virginia, New Hampshire, and even Germany.

Because we seem to have been lucky so far, I wanted to share with you just what we do and what products we have used. Mind you, I still have to spend a lot of time digging/pulling weeds in the turf and beds, but it seems worth it to me, given the \$\$ we've spent landscaping our acre!

Most of the products we purchase from John Deere (used to be Lesco) just around the corner from the new Kohl's store on Airport Road. For pest control on the lawn, we use Aloft LCG Insecticide. It's a granular application and a bit expensive, but seems to be working and is used only once a year – just, hopefully, before some rain. We use Professional Fertilizer from the same place, or TurfGro 8-2-10, about 3-4 times a year. We use Lesco 8-6-6 or 8-10-10 Palm and Tropical fertilizer as well as Epsom Salts (one cup per 3 gallons of water), which also turns palms and Ixora very green. We use Holly Tone for the Hibiscus, Gardenia, and Hydrangea (we also planted the Hydrangea in a hole full of Pine Bark Mulch we get at Sherwood's. (We have blueberry bushes in our back yard, and they are also planted in a bed of Pine Bark Mulch. We had a good crop this past year, and are hoping for better next year.)

Once in a while we use Ironite 1-0-1, but you have to be careful not to get this on your cement sidewalks and driveway, or you will have rust spots like we have. :) We get a spectrum broad-leaf weed killer from Lowe's or Home Depot. It will kill the dollar weed and some others, but if you put on too much, it will also kill your grass. For what I call Bermuda weed, you just have to remain vigilant. I found a patch in my back yard that had spread across an area about 10' by 10'. It was not solid yet, but maybe ½ and ½. I have been out to that area once a week for the last few months, and think I have finally dug it all up. But, I will continue to monitor – ALWAYS. Finally, we have had lots of problems with a spiky, grass-like weed that I think is Sedge weed. At the John Deere store, we have also purchased a small packet of chemical called Sedge Hammer for \$16. This little packet makes a gallon of liquid. I have sprayed it directly on the entire sedge weed, and it kills it and not the grass! Because this particular plant is so hard to dig up and get the root, this chemical is a great alternative.

I know this all sounds like a lot of work, and that's because it is. However, we think it's worth it when we sit back and enjoy the fruits of our labors. And the turkeys seem to love it too!!

Now, if any of you have a solution for getting rid of squirrels, I'm ALL ears!!! Thanks.

Pride in Our Community

We know that these economic times are hard for a lot of folks. And, with the watering restrictions imposed by the County because of the drought, it's getting harder and harder to keep up the appearance of our lawns and gardens. Nevertheless, we should all try to do better and have our lawns and gardens accurately reflect the pride we have in being residents of Woodland Waters. As such, beginning January 1, 2010, we would like to recognize those who have done exceptionally well in looking after their properties, and maybe incentivize others to work a little harder.

At the end of each Calendar Quarter (March 31, June 30, September 30, and December 31), we will solicit votes, via email, from all of you to vote on the property you believe has the best yard in our subdivision. We will tally the votes and include an article about the winner in the quarterly newsletter. For the winners, we are thinking about purchasing a small plant, at nominal cost, for the homeowner to add to his/her landscaping, and a plaque that would be displayed in that yard during the entire next quarter. The plaque would then rotate to the next winner during the next quarter.

So let's all get involved! We will send out reminders from time to time, and hope everyone participates in the voting process. So start scoping out your neighborhood and start working on your own property to compete. Who knows! Maybe you could be our first winner!!

NOTE: PLEASE BRING YOUR GARBAGE CANS IN THE EVENING ON GARBAGE PICK UP DAYS ! THANKS !

JUST SO YOU KNOW:

A couple of members have inquired about our HOA telephone number and why no one answers the phone when they call. We want you to realize that this is an all volunteer Board & Committees, and there is no office where we all congregate. We each work for the community in our own capacity out of our individual homes and meet at the Christian Church in the Wildwood for our workshops and meetings. The phone is just a voicemail for members to leave a message so that someone will return your call in a timely manner. We all have private lives and do not sit around waiting for the phone to ring or to answer emails the minute they come in. Please be patient and we will get back to you. If it is an emergency, the phone numbers of each Officer, Director or Committee Chair is located on page 2 of this newsletter. You may contact the appropriate person. If you are unsure as to whom to call, Jane Heid at 596-4383 will be more than happy to take your call and direct you to the proper person to handle your inquiry.

NOTICE: YOU MAY REQUEST A PRINTED COPY OF HOA FINANCIAL DOCUMENTS AT NO CHARGE TO MEMBERS, OR YOU MAY VIEW THEM AT OUR WEBSITE AT: www.woodlandwaters.org

Keeping An Eye On The Lake Hideaway Project

If the Woodland Waters Homeowners Association has your email address, you have already been forwarded some of the emails from members regarding the proposed development of Lake Hideaway or the new "Mini-City" (as some call it). Not only is your Board paying attention to the issues, each and every member in Woodland Waters needs to as well. It will take all of us to make a difference in standing together against the County should they try and connect this "Mini-City" to any of the roads within Woodland Waters.

On January 7, 2010 there was an article written by Michael D. Bates about the Lake Hideaway subdivision in the Hernando Today newspaper. This project will have 2,300 single-family homes, 1,300 multi-family units, 150,000 sq ft of office/professional units, 30 acres for schools, a 20 acre community park, and retail fronts. The project will be just south of Hexam Road, north of Star Road, east of US 19 and west of Sunshine Grove Road wrapping around Whitehurst Pond. Although building this development will help alleviate some of the problems we are currently having with the ATVs and dirt bikes that use Woodland Waters to access Whitehurst Pond, we all need to pay attention when the Planning & Zoning commissioners have their meetings in the future.

We are being told at this point that there is no intention to connect the roads in the new Mini-City to any of the roads or stub-outs within Woodland Waters, but we all need to pay attention and make sure that it stays that way. Everyone in Woodland Waters would be affected if in the future, these pods were split up and developed independently; they could at that time apply to use our roadways. (Woodland Waters Blvd. is already getting a lot of extra thru-traffic from US 19 & Night-walker). We have been told to look for meetings referring to "conditional plat" of this project. These meetings would be where requests in the future planning for the roads could possibly change or take place. We all need to go to these meetings and let our voices be heard.

The Board will continue to post information regarding the development of Lake Hideaway as we get it via email and on our bulletin boards at the mailbox centers. Members are encouraged to share any pertinent information with the Board as well, by emailing us at wwhoatreasurer@gmail.com or board@woodlandwaters.org Our Treasurer, Barbara Warren, has an email database and will share any information regarding this subject with all the members in that database.

EVERYONE in Woodland Waters needs to be paying particular attention to this matter, even though we are being told that it isn't going to affect us; it very well could in different instances in the future, and the more people from Woodland Waters who show up at these meetings, the better.

You can view a portion of the P & Z Meeting at the following website: <http://hernandocountyfl.iqm2.com/citizens/VideoMain.aspx?MeetingID=1132>

Just a Note.....

Association Assessment Fees are now past due and needed to be paid by January 31, 2010 to avoid late fee interest charges. If you haven't already sent your payment of \$143.00 in, please make your check payable to the "Homeowners Association of Woodland Waters, Inc." and mail it to 10246 Woodland Waters Blvd., Weeki Wachee, FL 34613. Thank you !

Thank You ! The bulletin boards at the three mailbox centers fit right in with the Holiday Spirit at the Woodland Waters Entrance. Just so you know, Mary Mazzuco is the person decorating them for us, and she is doing a great job ! Thanks Mary! They always look great ! Mary is also the Chair for the ARC Committee and spends hours and hours working to make sure anyone wishing to make changes to their property does so according to our governing documents. Thank you Mary, we appreciate your time and hard work.

Let's Get With the Times!!!!

Hey folks, have you heard? This is now the 21st Century!! Let's get on board!

We would like to start sending correspondence to our members electronically (**VIA EMAIL**). However, we have valid email addresses for only about half of you. If you haven't received an email from the HOA Board during recent weeks, it's because we don't have an email address for you, or we don't have a valid email address. (We send information about current events, crimes in the community & general information).

On December 1, we sent out invoices for the annual dues assessment. When we snail mail these invoices to 410 properties, it costs more than \$180, and that's just for the postage. It doesn't include the cost of paper and envelope. When we mailed out the annual ballot and attaching documentation, we spent more than \$400 in postage alone, and had to print more than 5,000 pages. We saved considerably by doing the printing ourselves, versus having Sir Speedy or Staples do it for us, but we can do even better with your help!!

So, what do you say? Let's all get on board with electronic technology. Just shoot us an email, Board@WoodlandWaters.org, and put "New Email Address" on the subject line. Think of all the trees we will save!!

Thanks in advance for your cooperation.

Southwest Florida Water Management District

WATERMATTERS.ORG · 1-800-423-1476

District asks homeowners to "Skip a Week" of irrigation this winter

Overwatering in winter can encourage pests and disease

The Southwest Florida Water Management District recently launched a new campaign to encourage residents who irrigate their lawns to "Skip a Week" of watering during the cooler months of December, January and February.

According to research by the University of Florida, grass doesn't need to be watered as often during the cooler months. In fact, one-half to three-quarters of an inch of water every 10–14 days is sufficient.

"Over-watering in the winter can encourage pests and disease in your lawn," said Sylvia Durell, Florida-friendly landscaping project manager. Skipping a week of watering is as easy as "off" for residents with irrigation timers. "Turn the timer to 'off' for the week that you want to skip, and 'on' for the week that you want to water," said Durell.

Homeowners can determine when their grass needs water when:

Grass blades are folded in half lengthwise on 30 percent of the lawn

Grass blades are blue-gray

Footprints remain on the lawn for several minutes after walking on it

Skipping a week of irrigation will help conserve drinking water supplies. Following the "Skip a Week" plan saves water that the public needs for other critical uses during the dry season.

In addition to entering the dry season, the region is experiencing the effects of a four-year drought. All 16 counties within the District are under one-day-per-week lawn watering restrictions through the end of February.

For more water conservation tips, information about the drought and the current water restrictions, please visit the District's web site at :

www.WaterMatters.org/skipaweek

Watering Restrictions Still in Effect

in Hernando County!!

Just a reminder to our neighbors – we are still under very strict watering guidelines. In addition, the Hernando County Code Enforcement truck is seen quite frequently in our subdivision, and many of you have already felt the pinch of the first citation and \$100 fine. We don't want any more fines in our subdivision, and we hope that, if we stick to our individual watering schedules, the Code Enforcement people will get bored driving through Woodland Waters and STAY AWAY!!!

For those of you who may not be aware of the watering schedule, we are providing a copy here. In addition, for those who have so generously taken on the watering of drainage ditches adjacent to your property, please remember that, technically, that land belongs to the county. However, we have just learned from the Code Enforcement Officer, Carol Enders, that if you water a drainage tract adjacent to your home, you should water it on the same day your personal property is authorized to water. For example, if your property address ends in the digit 3, you are authorized to water on Tuesdays. Therefore, you should only water the adjacent drainage tract on Tuesday.

Please try to be a good neighbor. If you notice anyone watering on a day or during an hour other than those authorized, please give your neighbor a 'heads up'!! In addition, you may contact the HOA at 352-592-5007 or Board@WoodlandWaters.org. Thanks for your help!!

Yes!

We Are Under One Day Per Week Watering Restrictions

The watering restrictions have been extended until at least Feb. 28, 2010

You may water before 8:00 A.M. OR after 6:00 P.M. on your designated day. The current restrictions only allow one complete irrigation application for each property each week—on the designated day and at the designated time.

Watering new plant material including sod is allowed every day for 60 days. Only on the day that the plant material is installed may you water at any time. For every day after the first day, you may only water before 8:00 AM OR after 6:00 PM. Watering during this establishment period may be done by using an entire irrigation zone only if there is at least 50% new plant material installed within that zone. If there is not 50% new plant material (within an irrigation zone) watering must be accomplished by some other means, such as hand watering, so that only the new material is irrigated.

Addresses
which end
with:

May
Water
On:

0 or 1	Monday
2 or 3	Tuesday
4 or 5	Wednesday
6 or 7	Thursday
8 or 9	*Friday

*also locations that have mixed addresses or for addresses that cannot be determined (such as common areas associated with subdivisions).

Quick Irrigation System Hints:

- Surges or interruptions in electricity may cause some irrigation systems to reset. Please be sure to check your timer regularly. Timer malfunctions or mistakes made in settings will likely still be a watering restriction violation.
- Consider turning your irrigation system on manual. That way you water only when you decide to turn the switch. (On your designated day and not between 8:00-6:00.)
- Check for leaks, breaks and misaligned heads often.

Remember, you are responsible for making sure you follow the rules. Avoid a **watering restriction** citation by following the simple rules shown above.

Watering New Sod Guidelines:

(These guidelines are in the absence of rain. Less irrigation is required if you have adequate rain. These are **GUIDELINES** and not regulations.)

Week 1 – Water briefly once a day applying no more than ¼ inch of irrigation, applying more water will not aid in establishment of your sod and will waste water.

Week 2 – Water daily applying between ¼ to ½ inch of irrigation.

Week 3 – Water every other day with ½ inch of irrigation.

Week 4 – Water twice a week with ¾ inch of irrigation.

Week 5 – Water no more than once a week with ¾ inch of irrigation or as needed*

*This information is provided by Jim Moll, Extension Agent, Hernando County Extension Service (352-754-4433) and Dr. Laurie Trenholm, Turfgrass Specialist, University of Florida/IFAS.

For More Information on Restrictions See: <http://www.swfwmd.state.fl.us/conservation/restrictions/>

The Board is excited to announce that, shortly, we will have a new Website with a new and different look. We are currently updating the site and adding additional features. There is a wealth of information on our Association Website at www.woodlandwaters.org You will find past newsletters, ARC Guidelines, General Documents, which include deed restrictions and by-laws for each of our phases, financial documents, minutes from previous board meetings and information on how to contact the board. You will also find some interesting things about Woodland Waters. If you haven't checked out our website before, please do so. The information is at your fingertips and a click of your mouse. For example, the following is an ad from one of our homeowners, and this ad will appear on our new Website (hopefully to launch this weekend). If you have a business, you too can post your business card on the Woodland Waters Website. It's our Website; we pay for it, and we can use it to our full advantage—all of us!



Crystal Clean
Personalized
House Cleaning Service

Free Estimate
Call Patricia

- Reasonable rates
- Plenty of references
- Honest and dependable
- Flexible hours
- Supplies included in price

Home #: (352)-592-5936
Cell #: (352)-232-1562

Homeowners Association of Woodland Waters, Inc.
10246 Woodland Waters Blvd.,
Weeki Wachee, FL 34613
(352) 592-5007