



# Woodland Waters, Inc.

10246 Woodland Waters Boulevard • Weeki Wachee, Florida 34613

Volume I, Issue 17

www.woodlandwaters.org

April/May 2008

**Quick Notes**

**HAWW Meetings**

Meetings of the Board of Directors of the Homeowner Association of WW are held the second Thursday of every even-numbered month at 6:30PM at the Christian Church in Wildwood, 10051 Country Rd. (our polling place). Please come and participate. We want to hear from you.

**Attention Business Owners—**

Advertising rates for the community newsletter have been established. Interested parties should contact Norm Hatch at 592-5131.

**Street Lights Out?** - If you discover a non-working street light, call our lighting manager, Bob Eisenhauer (592-2378). Please provide Bob the nearest address and pole number and he will do the rest. A well-lit street is a safer street!

**Planning an addition, a fence, garage, or shed?** Be sure to consult with the Architectural Review Committee (ARC) first. Call Mary Mazzuco at 592-5007.

## From the Desk of the President - May 2008

The ballots for the changes in the deed restrictions are coming in very slowly. We need many more ballots, to get the quorum necessary for the changes to take effect.

Please take the time now to return the ballots. If you did not receive a ballot please call the board at 592-5007 and we will get you a new ballot as soon as possible.

The votes will be counted at our meeting on the 12<sup>th</sup> of June. There have been many questions about the changes, so I will try to clear up some misconceptions.

The reason that we are attempting to change the restrictions is to have one set of restrictions for all phases. I have had criticism that the board has no right to change these restrictions. The board cannot change the restrictions; that is why all of us have the right to let our voices be heard by voting.

There have been concerns as to the right of abatement. This measure gives the board the right to go on or hire a landscaper to go on abandoned or neglected property for the purpose of maintaining Woodland Waters standards.

This benefits all of our property values. If this is passed by you, it will only be used in cases when the property is foreclosed or the property is abandoned. The concern was that if a landscaper is hired to go on to an abandoned property to clean up and there is an injury, that there could be liability for the homeowner and the homeowner's association. There could be.

However, we are insured and anyone we hire to do any type of maintenance must submit a certificate of insurance before work begins. How many of you ask your handyman or landscaper for this document?

The vote to allow the parking of motor homes and boats in phases 4-5 and the Enclave is essentially a way to simplify the enforcement of our restrictions. Many residents have strong opinion about this change. Your votes will decide this matter.

All of these changes come down to dollars and cents. We have one of the lowest dues for our size homeowner's association in Florida and we'd like to keep it this low.

By standardizing deed restrictions in all phases, many costly legal procedures can be avoided. We try to handle deed violations with letters and phone calls. In most cases, that is all it takes.

When we do have our attorneys start legal procedures, it is only when we have exhausted all our other options. We do not publicize the names of residents with whom we have legal proceedings. I can assure all our members that there are many legal proceedings at this time. So far the costs have not overwhelmed us but this could change.

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# From the Desk of the President (continued)

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All proxies for this vote were drawn up by our attorney. If passed, these changes will be added to our documents and filed with the County and the Secretary of State.

Constructive criticism is always welcomed by your board; however, please identify yourself in your letters or e-mails. We will not respond to any questions unless you identify yourself.

Ambrose Tricoli, President

Homeowners Association of Woodland Waters, Inc.

**Special Homeowner Association Meeting June 12, 2008**

*All members are encouraged to attend the special meeting for the vote on our deed restriction referendums.*

*The meeting will take place at our regular meeting location, the Christian Church in the Wildwood on Country Rd. in Weeki Wachee at 6:30pm on June 12th.*

*If you are unable to attend, please be sure to mail-in your proxy ballot prior to the meeting.*

## **JOB OPPORTUNITIES** **In Woodland Waters**

Sometimes you are unhappy with the way things are in Woodland Waters. You even think things would be better if you were in charge. Well, here is your chance. You can help shape the present and future of our lovely community. You can serve on the Board of Directors of Woodland Waters and be a deciding factor in the progress as well as the day to day operations of the place we call home.

The process is simple: just submit a short resume to the Nominating Committee, telling us about your qualifications and interests. We will schedule an interview at your convenience and then forward your name to the Board of Directors. Your name will be placed on the ballot for the General Election in October. If elected, you will have the opportunity to implement all your ideas and improvements during your three-year term.

There are two positions on the Board of Directors available in October. Will you fill one of them?

Please contact the Nominating Committee, Karen Tricoli, Chairman, at 592-9788 or e-mail board@woodlandwaters.org.

**Association Officers, Board of Directors, and Committee Heads**

Ambrose Tricoli, President    592-9788 Norm Hatch, Vice-President    592-5131 Jane Heid, Treasurer    428-2379 Denise Jolliffe, Secretary    597-3376 Bobbi Callaghan, Director    592-5204 Rodney Walters, Director    597-4545 Josh Williams, Director    597-5152	<p style="text-align: center;"><u>Architectural Review Committee</u></p> Mary Mazzuco    592-5007 <p style="text-align: center;"><u>Lifestyle Enhancement Committee</u></p> Dave Jolliffe    597-3376 <p style="text-align: center;"><u>Communications Committee</u></p> Norm Hatch    592-5131 <p style="text-align: center;"><u>Nomination Committee</u></p> Karen Tricoli    592-9788	<p style="text-align: center;"><u>Deed Restriction Committee</u></p> Ambrose Tricoli    592-9788  <p style="text-align: center;"><i>If you have any other technical or professional skill and would like to volunteer your services, please contact any board member.</i></p>
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# Summary of April Board Meeting

## April 10, 2008

President Ambrose Tricoli called the meeting to order. First order of business, the reading of the minutes of the February 14, 2008 meeting was dispensed with as all Board members had previously received a copy from the Secretary. Vice President Norm Hatch, made a motion to approve the minutes, which was seconded by Denise Jolliffe, and the motion was carried.

The Treasurer, Jane Heid, read the Treasurer's report. The following items were addressed:

1. In the checking account, there is \$6,259.42. In the savings account, in the form of a CD, there is \$15,192.70, which represents our uninsured casualty fund. In the Money Market account, there is \$40,816.29 used to pay our ongoing expenses. Total assets on April 1, 2008 are \$62,268.41.
2. The overall total expenses for the first quarter were \$18,608.76.
3. Fifteen members have not yet paid their dues for 2008. Seven of these 15 are also in arrears for 2007 dues assessments, and liens were filed on their properties last year. We have instructed our attorney to file a second lien on these same seven properties for 2008 unpaid dues.

The remaining eight delinquent payers will receive a 45 day notice, after which liens will be filed on these properties as well.

The Board will determine if any of these seven members delinquent for two years are non-homestead properties. If so, we will consider instituting foreclosure proceedings for forced sale of the property to recover the monies owed us, plus interest and attorneys fees.

Anyone not having paid their dues is strongly encouraged to contact the association attorney before liens are filed or foreclosure proceedings begin.

Next item on the agenda was the non-construction donation to the Enclave. Vice President Norm Hatch reviewed what transpired at the last meeting. The Enclave members now agree and understand that they are responsible for their own maintenance and repair of their properties. After the last meeting, it was agreed that any recovery of non-construction assessments in the Enclave would be donated by the Woodland Waters Association to the Enclave Association.

The Enclave was very grateful for this gesture, but still believes they possess the legal right to pursue non-construction assessments on their own. Our Board disagrees with that position, but since we voted to donate Enclave assessments to the Enclave, if they wish to pursue non-construction assessments on their own, we would acquiesce.

The problem that remains is a formal request from the Enclave for the retroactive payment to the Enclave of \$2000 collected in September 2007 from two lots in the Enclave.

Wishing to bring this long ordeal with the Enclave to a conclusion, Norm Hatch made a motion that HOA give the \$2000 September 2007 non-construction assessments to the Enclave. No one seconded this motion. Further discussion ensued. Certain board members were upset that our Association was forced to incur legal fees to defend a frivolous mediation brought by the Enclave members and that these assessments should be used to off-set the legal fees.

Norm then made a motion that Woodland Waters retroactively give the Enclave the \$2000 non-construction assessments minus any legal expenses and filing fees incurred to defend the mediation. There were no seconds to this motion either.

President Ambrose Tricoli remarked that it was in everyone's best interests to resolve the matter with the Enclave Board. He suggested we split the assessments in half, \$1,000 to the Enclave and \$1,000 for Woodland Waters. Such a motion was made and carried by the Board.

David Jolliffe of the Lifestyle Enhancement committee reported they had just had their fourth annual cleanup the April 5th. There was a nice turnout, not as large as the fall cleanup, but all tasks were completed.

Volunteers installed two new LED solar lights at the front mailbox center (*see photos on page 5*). Also, David Jolliffe indicated the new plantings along the boulevard are doing well and liquid fertilizer was recently added to the shrubs. Ambrose Tricoli thanked Dave for all of his time and attention spent on the new plantings.

There was a problem with the irrigation system at the front entrance, and David indicated that a new board in the controller was installed.

There are seven dead trees in the picnic area which are going to be removed by our tree service at a cost of \$50-\$75 per tree. Total estimate is about \$400. There is also a tree in the center divide at the front entrance that needs to be removed by the County.

Karen Tricoli of the Nominating committee, was not present for this meeting. Ambrose advised that Karen would be issuing a notice to the community looking for candidates. She is also going to need people for the nominating committee.

*(continued on page 4)*

# Summary of April 10 Board Meeting

*(continued from page 3)*

On communication issues, Norm Hatch reported that the last newsletter was again profitable. The total cost of the newsletter, including postage, was approximately \$158 and we received \$363 in advertising revenue. That newsletter yielded a profit of \$205.

Norm reported that more than half of the members of Woodland Waters have provided email addresses. We can now easily communicate with these members by email regarding information the Board would like to distribute, resulting in no cost to the Association.

Ambrose Tricoli addressed the Deed Restriction Committee meeting planned in May. He asked that another notice to vote be placed on the bulletin board reminding members to return their proxy ballots before the June 12th meeting.

He reviewed the Right of Abatement issue and concerns brought up by homeowners. Asked to comment on when the Association would take the initiative to enter someone's property to mow their lawn, the Committee is thinking they would follow the County guidelines; when the grass is over 18 inches the Association would make arrangements to cut it and charge the cost to the homeowner.

Norm Hatch expressed a general concern that homeowners are not getting involved in our community. Norm remarked that Woodland Waters may be forced to hire an outside management company to handle much of the administrative work. Norm asked that the board explore hav-

ing various management companies give proposals. Ambrose Tricoli indicated there would still be a Board, even if an outside management company should be utilized.

On the subject of timing of non-construction assessments, Ambrose Tricoli explained that after an individual buys a piece of property in Woodland Water, if they have not commenced construction within 5 years, the covenants give the Association the right to assess the member \$1000 per 12 month period or a fraction thereof.

Following a lengthy discussion on this issue, Norm Hatch made a motion that, going forward, the Association give the homeowners the option of paying the full amount up front, on the anniversary, or pay no less than \$250 per quarter during the ensuing 12 months. The motion was seconded by Jane Heid, Treasurer, and the motion carried.

Director Bobbi Callaghan will assist Jane Heid with sending out and recording the collection of these quarterly non-construction assessments.

It was suggested by David Jolliffe that we use the non-construction assessments as an emergency fund, to cover non-budgeted, unexpected expenses that always occur. Norm Hatch agreed and recommended the Board of Directors use the annual assessments only, and exclude the non-construction assessments, when preparing the 2009 Association budget. The non-construction assessments should be used only for unexpected expenses that occur and maintain the proceeds in the uninsured casualty fund. Ambrose Tricoli asked that this issue be tabled for future discussion.

A motion was made to adjourn the meeting by Treasurer, Jane Heid, which was seconded by Bobbi Callaghan, and the motion was carried.

<b><u>Newsletter Advertisement Rates</u></b>	<b>Resident</b>	<b>Non-Resident</b>
Digital Business Card	\$30.00	\$45.00
Full Page	\$240.00	\$300.00
Half Page	\$120.00	\$150.00
Business Card (hard copy)	\$40.00	\$50.00

Quarter page ads are available for twice the business card price. Contract rates are per edition. A 10% discount is available for three or more editions. The Woodland Waters Newsletter is published every two months. Please contact Norm Hatch (352-592-5131 or e-mail at LHATCH1@Tampabay.rr.com) to inquire about advertising space.



Al Garcia, President	596-2992
Mike Cipko, Vice-President	596-8668
Bob Lockett, Secretary	596-248
Linda Wisniewski, Treasurer	596-6505
Kenneth Penn, Asst Sec'y	596-5388

**Enclave Homeowners Association Meetings**

All meetings will be held on the third Tuesday of every other month at 6:30 pm at the Camp-A-Wyle recreation hall.



**Lights Now at the WW Mail Station**

Members whose mailbox is on the back side of the main mail station on Woodland Waters Blvd. received a welcome change from the Homeowner Association. New LED solar-power lights have now been installed on the back side of the station.

No more stumbling and fumbling in the dark to find the right key. No more worries about safety and security on the dark side of the mailboxes.

Pictured here is Association President, Ambrose Tricoli, installing the new lights.



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7331 Spring Hill Dr. • 24053 Cortez Blvd.

Cell: **352-428-5232**  
[www.elsieismyrealtor.com](http://www.elsieismyrealtor.com)

**Elsie Kempsey**  
Realtor / Associate  
[ekempsey@tampabay.rr.com](mailto:ekempsey@tampabay.rr.com)

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