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**20th Annual Meeting October 8, 2009**

It's that time of year again, the Board of Directors is preparing for Woodland Waters Homeowners Association 20th Annual Meeting. **The meeting will be held at The Christian Church in the Wild-wood at 10051 Country Road, Weeki Wachee, FL. 34613 at 6:30 PM. Mark your calendar and save that date.** You will receive your proxy's in the mail shortly. It is very important for those of you that cannot attend the meeting to vote, please take the time to mail your proxy back to us. For those members that plan on attending the meeting, you can vote at the Church the night of the meeting. We've got a lot of work to do this coming year and have enjoyed working with all of you this past year. It's a good time to visit with the Board of Directors and actually talk with the people that have volunteered their time to serve for the good of the community. We will serve finger sandwiches and refreshments after the meeting. Come join us and spend an evening with old friends and get to know some of your new neighbors living in our community.

**Your Board of Directors  
Woodland Waters HOA**

**Articles and Remarks sent to the Board of Directors.....**

Recently, the Board has been advised that a homeowner on Tooke Shore Drive killed 2 poisonous snakes in his yard. On August 9, he killed a 12 inch pygmy rattlesnake and on August 13, he killed a 36 inch coral snake. It's that time of year when snakes are on the "slither" again, so please be careful. Snakes look like the environment many times and you can come upon one without initially seeing it.

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Another homeowner asked that we make people aware that the invasive vine recognized by the Extension Office as "Greenbrier Smilax" is very hardy and hard to destroy and will eventually kill any tree or shrub that it invades if it is not removed. We have been told that chemicals don't seem to phase the vine in the least. The only way to get rid of it is to pull it out by the roots and destroy it or it will continue to invade your property. One can look around the community and see this vine growing in many yards and surrounding areas. We need to keep this vine at bay and from taking over your entire yard. Some property owners have noticed that it is now starting to invade their grass. It's not only invasive, it's ugly. We have a nice community and all of us need to take a look at our landscape beds and trees and shrubs. If you have it in your yard, then eventually your neighbor will get it if you don't get it out of your landscape beds. Let's get rid of this vine !!

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There have been several suspicious characters and vehicles in and about Woodland Waters lately. Keep your eyes and ears open and report anything out of the ordinary to the Sheriff's Office at 754-6850 or 911. You can also call Joan McHugh (Crime Watch Co-Coordinator) at (352) 428-2923 for more information. The community still needs more Block Captains for the Safety and Crime Watch Committee. Give Joan a call if you are interested.

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Josh Williams, Vice President informed us this week that there were 3 baby bobcats playing in the swing/sandbox area of his back yard (Josh and family live on Ramble Ridge). While the young bobcats were playing with the children's toys, the mother bobcat was on the other side of the fence watching her young. Be careful, it is almost assured that the mother would become very aggressive if she felt that her young were in danger.

**Special points of interest:**

**Street Lighting** Josh Williams is our resident lighting manager. 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 Josh a call at 597-5152. Josh 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 heads the committee and would like anyone that wants to be a part of welcoming new neighbors to our community or know of someone moving into your neighborhood, give her a call at 442-3979.

**Social Committee** This committee is coming together to plan various types of lunches, picnics, parties, and get-together's. How about a nice evening out at a restaurant or a show? It's a great way to get to know other members of the association. If you are interested in joining the committee or would like to get involved in an event as a group, please call Bobbi Callaghan at 592-5204.

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# Officers, Directors, & Committees

## The Association Officers, Directors & Committees

Jane Heid, President	596-4383	Russ Coomer, Director	597-7110
Josh Williams, Vice Pres.	597-5152	Rodney Walters, Director	597-4545
Barbara Warren, Treasurer	442-3979	Brenda Elias, Director	596-4085
	Sean MacVicar, Secretary	727-244-4334	

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### Board of Director Meetings

The WWHO Board of Director Meetings are held at the Christian Church in Wildwood, 10051 Country Road at 6:30 PM **the 2<sup>nd</sup> 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, 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 articles and opinions.

### Nomination Committee

The Nomination Committee is always looking for good people to help in making the nominations for the election of the Board of Directors, contact 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 committee has worked very hard this past year to help bring about solutions to the deed restriction violations within the community. The more volunteers we have on this committee, the better. If you would like to volunteer your services, this is a great place to start. Call Rod at 597-4545 or Jane at 596-4383.

## **Appointment to vacant Board seat.....**

On July 3, 2009 the Board accepted the resignation of Bobbi Callaghan, Secretary WWHO. We thank Bobbi for her service to the community and wish her well. The Board of Directors agreed to the appointment of Sean MacVicar to the vacant Board seat. Sean comes to us highly qualified and ready and willing to devote his time and effort working with our Board and the members of our community. Sean will finish the last 14 months of the vacated seat. Everyone join us in welcoming Sean to our Board of Directors.

# Meeting Minutes - June 11, 2009

## MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE WOODLAND WATERS HOMEOWNERS ASSOCIATION, INC.

June 11, 2009

A Meeting of the Board of Directors of the Woodland Waters Homeowners' Association, Inc. was called to order by President Jane Heid at 6:40 pm on Thursday, June 11, 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 February 12, 2009. It was moved and seconded to approve the minutes, as they had been sent via email to the Board members to read. The motion was carried and entered into record.

Next on the agenda was the Treasurer's report given by Barbara Warren. We still have fairly large outstanding receivables of annual dues. It was moved and seconded to accept the treasurer's report, and the motion was carried and entered into record.

Dave Jolliffe gave the LEC report. He stated the following:

1. Pump problem - low water in south pond - West Coast Well Drilling had to replace a pump relay part.
2. Removal of center divide dead shrubs and spread grass seed in bare areas.
3. No new planting in the center area. It looks good just the way it is.
4. Did some tree trimming up front.
5. Bob Sanders has offered to clean the front granite signs.

Russ Coomer gave the ARC report. ARC approved 2 fences and a concrete pad in April and May. No other ARC business to report.

The Board discussed several crimes within Woodland Waters.

No other business was put before the Board. It was moved and seconded to adjourn the meeting, and the motion carried. The meeting was adjourned at 7:30 p.m.

### **I C E Stands for: "IN CASE OF EMERGENCY"**

Every year, hundreds of thousands of emergency room patients are so incapacitated that they can't provide emergency contact information to the medical personnel attending to them. But, the program "ICE" could change all that. If you are not familiar, ICE (which stands for "In Case of Emergency") is a program that was started in the UK to help hospital and emergency personnel contact family members in cases where patients are unconscious and can't provide the information themselves. To participate in the program, just include in your cell phone's stored numbers (contacts) a listing such as "ICE Mom" or "ICE Dad" along with Mom or Dad's phone number. Apparently, most medical and emergency personnel now check for a cell phone and regularly look for your "ICE" contact information in case of emergencies. It is very important to have this "ICE" information in the cell phone of your children especially teenagers that may have just started driving. Having this information readily available could be a major factor in saving your life or that of your child. Be prepared and be safe.

### 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	Linda Wisniewski, Treasurer	596-6505
Kenneth Penn, Asst. Secretary		596-5388	

It seems that every so often, and more than not lately, we have to remind people that they live in a Deed Restrictive Community. If you rent your property, then your renters have to abide by our Deed Restrictions and it's your duty to inform them. For some of the newer residents, there are 5 different Phases in our community and each Phase has their own set of Deed Restrictions. It's tough enough to look at the properties that are in foreclosure and bankruptcy and see the weeds and lawns unkept, but when homeowners that have lived here for years refuse to pull weeds, pressure wash mold and mildew off their homes it's a bit much to take for the rest of the property owners that do take pride in their homes and properties. The Board is told countless times, that the property owner isn't aware of their Deed Restrictions, ignorance is no excuse. If you don't have a copy of your particular Phase's Deed Restrictions, call the Board and get a copy. Last year we all voted to fine property owners if they were not complying with the rules set down in our documents. We have had to write several fining letters this year. Most of the time, the letter gets the appropriate action, but lately, there are a few people that think the rules don't apply to them. People, we need to keep our community in top notch shape. We have all lost value in our homes due to the economic downturn of late, and we don't need to make it worse by letting our properties go down any further in value. How you keep your property affects the entire community. So let's be proactive and all work together to keep our community beautiful and our home values up.

There is a wealth of information on our Association Website at [www.woodlandwaters.org](http://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.

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



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