

Woodland Waters, Inc.

10246 Woodland Waters Boulevard • Weeki Wachee, Florida 34613

Volume 1, Issue 6

February/March 2006

Quick Notes

HAWW Monthly Meetings

The regular monthly meetings of the Homeowner Association of WW are held every second Thursday 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.

Woodland Waters Plates-Make a visual statement about living in beautiful Woodland Waters! Purchase Woodland Waters license plates for only \$4.50. Contact Elsie at 352-596-3150.

Planning an addition, a fence, garage, or shed? Be sure to consult with the Architectural Review Committee (ARC) first. Call Fred Strotjohann at 597-8227.

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Summary of Meeting Minutes

February 9, 2006

Following the greeting and acceptance of the minutes of last meeting into the record, treasurer Eldon Ward reviewed the Financial Report ending January 31, 2006. As of that date, 51 members had not paid their dues. Second notices will be issued, including payment of a 1.5% per month late fee. If no response to future requests, a lien will be filed on each property.

If you have not yet paid your dues, please do so as soon as possible to avoid having a lien placed on your property. If you believe your dues for 2006 have been paid but receive a second notice, please contact Treasurer Eldon Ward.

The February 8th Board of County Commissioners meeting on approval of the planned commercial development at the front entrance used-up the majority of the meeting time. Please see the article on page two for the current status.

Fred Strotjohann of the Architectural Review Committee reported last month they approved construction plans for two homes and three sheds.

In accordance with our deed restrictions and covenants, residents must remember to contact the Architectural Review Committee before construction of any home additions, garages, sheds, or fencing.

Dave Jolliffe of the Lifestyles Enhancement Committee gave his report. His committee is planning the annual spring clean-up on April 8th. In addition to general trash and litter clean-up, we will be repairing weathered and rotted boards at the boat ramp dock, and trimming of trees and shrubs at the front en-

trance. A Meet Your Neighbor barbeque will follow in the afternoon, at the boat ramp park. Volunteers are requested. More information will follow on page 5 of the newsletter.

Some members may have recently noticed a large hole in the center median by the front entrance. A tree root caused a break in a pipe connecting the waterfall to the pond. The pipe was repaired, fortunately without incident. Mr. Jolliffe recommended that the tree be removed to prevent further damage, and he is contacting the County to determine if their approval is required.

Elsie Kempsey posted a notice on the bulletin board for all new residents to contact her as

The Homeowners Association of Woodland Waters will soon have its own web site

part of the welcoming to the community.

Eldon Ward reported on progress of the web site. A Beta test-site is now up and running. The site will contain a home page with facts about Woodland Waters, and navigation links. The links will take viewers to a calendar, the latest version of the newsletter, and a documents page.

Within the documents page, readers can open and download all important Association documents such as our Articles of Incorporation, Association By-Laws, deed restrictions for each phase of the subdivision, and past meeting minutes.

The home page will also contain e-mail links to the Board of Directors should readers wish to e-mail their views or concerns directly to the Board.

Latest Update on the Planned Commercial Development of the Front Entrance

Since the last edition of the Association Newsletter, there has been a flurry of activity on the front entrance.

As requested in the last edition, dozens of members dutifully attended the January 9th hearing before the Planning and Zoning (P&Z) Board. Our main objective, for the Board to hear our concerns for maintaining the beauty of the front entrance, while also considering the privacy issues for the people in The Enclave.

The good news was that the developer changed the site plan to conform with existing zoning. Proposed lots 5 & 6, on the North side of Woodland Waters Blvd adjacent to the Enclave, were eliminated. Instead, the developer enlarged lot 4, on the north side of the Boulevard adjacent to the frontage road, up to the existing line of residential property.

The bad news was that no one was permitted to speak. The developer essentially withdrew his application to rezone some of his residential single family property to commercial, leaving the P&Z Board with no legal basis to open the floor to public opinion (as was done at the December hearing).

Many of our residents were upset that their views could not be heard. But the mere attendance of the standing-room-only crowd made a statement that, no doubt, reached the Board of County Commissioners (BOCC), scheduled to

next hear from us at the February BOCC hearing.

The Woodland Waters Board of Directors met for our regular monthly meeting on January 12th. The main topic, of course, was the P&Z hearing three days earlier.

As part of our strategy, we drafted a letter to the Board of County Commissioners addressing our concerns (see letter on opposite page). We also decided to contact the developer to see if we could reach some agreements or concessions.

The meeting with the developer (Edward Swartzel of Tooke Lake Joint Ventures) and his engineer, Don Lacey of Coastal Engineering) occurred on February 1st. In attendance from the Association were Norm Hatch and Ambrose Tricoli, Association President and Vice-President. Ken Philips, President of the Enclave Association was also present, as was Dave Jolliffe, Chairman of the Lifestyle Enhancement Committee.

In that meeting we were able to obtain what we believe were two critical concessions from Mr. Swartzel.

First, he agreed to allow the Homeowner Association final sign-off and approval of a landscape plan for the commercial parcels along Woodland Waters Blvd. We were concerned that commercial property along the Boulevard would spoil the beauty and tranquility of the front entrance. With this important concession, we are assured that the appear-

ance of the front entrance will require final approval from us.

Second, with respect to the large parcel south of Woodland Waters Blvd. and west of the Enclave, Mr. Swartzel agreed to no less than a 75' building set-back with a 50' natural vegetative buffer. Further, he agreed to add additional landscaping, as required, to bring this vegetative buffer up to an 80% opacity rating. His original plan allowed only a 35' building set-back.

Now here is the dilemma: We can fight hard to stop the development of the front entrance. We can even succeed in convincing the County Commissioners to block the development. But the reality is, the developer can petition the court to over-turn the BOCC decision blocking the development, leaving us in a worse position than we had with the proposed agreement.


That same nightmare scenario occurred in 2005, with proposed development on Centralia Rd. The developer in that case was able to convince the courts that the BOCC's decision was not based on the evidence presented. The court agreed.

Also a reality, this property *will* be developed. Maybe not next year, maybe not in three years, but commercial development on Highway 19 is a given. So, it's in our Association's interest to get the best deal we can now, and get a commitment from the developer.

(Continued on page 3)

Association Officers, Board of Directors, and Committee Heads

Norm Hatch, President	592-5131	<u>Architectural Review Committee</u>	<p><i>We are always looking for volunteers to help in all areas. If you have an interest in any of these committees, please contact the committee head.</i></p> <p><i>If you have any other technical or professional skill and would like to volunteer your services, please contact any board member.</i></p> <p><i>Protect your investment—<u>Get involved</u> in your community!</i></p>
Ambrose Tricoli, Vice-Pres	592-9788	Horst (Fred) Strotjohann 597-8227	
Eldon Ward, Treasurer	592-5117	<u>Lifestyle Enhancement Committee</u>	
Elsie Kempsey, Secretary	596-3150	Dave Jolliffe 597-3376	
Denise Jolliffe, Director	597-3376	<u>Communications Committee</u>	
Tom Schaffer, Director	592-9798	Norm Hatch 592-5131	
Director (Vacant)		<u>Nomination Committee</u>	
		Denise Jolliffe 597-3376	

Homeowners Association of

Woodland Waters, Inc.
 10246 Woodland Waters Boulevard • Weeki Wachee, Florida 34613

January 14, 2006

Board of County Commissioners
 20 North Main St., Room 460
 Brooksville, FL 34601

RE: HO5-116 Tooke Lake Joint Ventures - Master Plan Revision

Honorable Commissioners:

We trust you have already reviewed the enclosed letter, filed with the Hernando County Planning and Zoning (P&Z) Board, and read into the record during the first P&Z hearing of December 12, 2005.

We applaud the P&Z Commissioners for their attentiveness both to the applicant, and to the concerns of the residents of Woodland Waters. For the most part, they struck down the developer's most egregious and flagrant suggestions that, if approved, would have permanently harmed our community.

Many residents were upset that they could not make comment at the second P&Z hearing. We understand the Planning and Zoning Board's position. Given the significant revisions to the original application, and considering the authority granted to the Planning and Zoning Board, they took what action they could, and we are grateful.

But, the membership of Woodland Waters still has lingering concerns, even with the revised application. We trust this Board will exercise the same judgment as P&Z, and only approve a commercial development project that is both fair to the developer, yet does not detract from the beauty and aesthetics of the Woodland Waters entrance.

Here are our remaining concerns:

1. Set-backs Bordering on Woodland Waters Blvd. – It is our understanding that P&Z approved set-backs of 35 feet on the commercial lots adjacent to Woodland Waters Blvd. But the same applicant, when developing the Woodland Waters residential subdivision, required no less than 50 foot set-backs of the residents on Woodland Waters Blvd. They did this for good reason, to create a special community in Hernando County, featuring a very spacious and

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estate-like setting. And this feature is what makes Woodland Waters unique in this era of "high density" development.

So, we ask this Board to consider one question: Why wouldn't the same 50 foot set-back requirements now apply to the developer? Aren't they still interested in maintaining the spacious, unique, estate-like setting of Woodland Waters?

If a 35 foot set-back on Woodland Waters Blvd. is permitted, we then ask that it be lined with an 8 to 10 foot high raised berm, and be landscaped with a sufficient vegetative buffer. In doing so, anyone entering Woodland Waters will still feel the same sense of nature, the same sense of beauty, and not be offended by the sight of lined asphalt, parked cars, and trash dumpsters. The area adjacent to the "Boulevard" should remain consistent with the beautiful landscaping of the Woodland Waters entrance, which was designed and built by the applicant.

Additionally, we ask that the applicant be required to create an 8 to 10 foot high raised berm on the eastern boundary of lots 1, 2, 3, and 4, and that it be landscaped with a vegetative buffer of 80% opacity as well. This setback should be no less than 35 feet. When the trees are removed from lots 1, 2, 3, and 4, there will be a visual line of sight from the community to Highway 19, and the "highway noise" will no longer be buffered by the pine forest that currently exists.

2. New Lot 5 (old "Tract B") – The eastern-most boundary of this lot abuts residential property known as the Enclave of Woodland Waters. To remain compatible with the residential setting, and, to allow for sufficient transition from commercial to residential usage, we ask that the set-back on this boundary be no less than 100 feet.
3. Northern-Most Drainage Retention Area – The remaining area on the north side of the project is primarily drainage retention, yet zoned for residential development. This area held substantial water during the summer flood of 2003. Should another heavy rain condition occur, filling-in a portion of this DRA site for future residential development will create flooding conditions for the Woodland Waters and adjacent Camp-A-Wyle communities. Development of this drainage area should be expressly prohibited.
4. Traffic Signal and Other Traffic Controls – To ensure the safety of both our residents and the patrons of the new commercial development, as well as the safety of the general public traveling on Highway 19, a traffic signal is strongly recommended at Woodland Waters Blvd. And, because of curiosity seekers adding to the already heavily traveled Woodland Waters Blvd (looking for a back exit), stop signs should be installed at key intersections to control traffic speed.

Commissioners, please, seriously consider these concerns of the residents of Woodland Waters. We are your constituents, and the people directly impacted by whatever you decide. We return home, every day, through the same Woodland Waters front entrance. And we must live with your decision...every day.

Very truly yours,

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Front Entrance (continued)

The matter went before the BOCC, as scheduled, on February 8, 2006. Mr. Lacey, from Coastal Engineering, presented the revised plan to the BOCC. He acknowledged that the developer agreed to Association approval of landscape plans along the Boulevard, and the greater set-back and vegetative buffer from The Enclave.

As was their right, many of our residents, and those of adjacent Camp-A-Wyle and Happy Acres, voiced their objections to the proposed development. But few offered little in terms of suggested changes to satisfy the developer.

Complaints ranged from flooding concerns by residents of Waters Edge Ct and Camp-A-Wyle, the frontage road connecting seemingly to nowhere at both Camp-A-Wyle and Morengo Rd, general noise from Highway 19 with much of the natural buffer removed, and an original assurance by Mr. Swartzel's marketing representative that the front entrance of Woodland Waters would never be developed.

The Board of County Commissioners (BOCC) listened to the concerns of the citizens and believed the developer needed a more workable plan to satisfy citizen concerns.

They recommended the developer hold a combined meeting with all parties, addressing their concerns and developing a more workable plan. How the developer can get over 500 families to agree on one plan will be quite a feat. Nonetheless, the developer must go before the Board of County Commissioners in 90 days, following the proposed meeting with residents.

All who oppose the revised plan and concessions obtained by your Board are encouraged to attend the meeting and voice their opinions (see box at right for details). But keep in mind, if the matter is defeated by the BOCC, we may win the battle but could ultimately lose the war.

So, as the old saying goes, be careful what you wish for. We could find ourselves with a worse deal if the developer takes legal action against the County Commissioners.

Front Entrance
Developer
Meeting

March 14, 2006
10:00 AM

Spring Hill Senior Center
 7925 Rhanbuoy Rd.
 Spring Hill, FL

All members are encouraged to attend

High Density Development Planned for East and North Sides of Woodland Waters Community

Long time Hernando County resident, businessman, and land developer Tommy Bronson has decided to sell his 1000+ acres to a Tampa development firm. The article below appeared on the February 10,2006 edition of the *St. Petersburg Times*. The article was reprinted with permission of the editor of *The Times*.

A Tampa developer is planning one of the largest residential subdivisions in recent Hernando history: 3,700 residential units and 180,000 square feet of shopping off U.S. 19 near Woodland Waters.

"Hernando County is a really exciting area," said John Heagney, a spokesman for the developer, Metro Development Group. "We feel there is a tremendous opportunity for intelligent growth."

Because of the project's size, it is classified as a "development of regional impact," or DRI - meaning it will face a longer, more exhaustive approval process than smaller subdivisions, said Paul Wiczorek of the county Planning Department.

Representatives from Metro Development met with the county Thursday to begin identifying development issues. Though the discussions are preliminary, one major concern will likely be the local road network, Wiczorek said.

The development, called Lake Hideaway, is expected to feed traffic onto U.S. 19 to the west, Hexam Road to the north, and State Road 50, Weeping Willow Street and Star Road to the south. Some of those roads will certainly need to be upgraded to accommodate increased traffic, he said.

Because the property is already designated as residential, Metro will not need a comprehensive plan change. Also, the land is already mostly surrounded by residential development, including Woodland Waters and Royal Highlands, though most of those lots are larger than the ones

planned for Lake Hideaway, Wiczorek said.

Metro has a contract to buy the land from a trust headed by Tommy Bronson of Brooksville. Two years ago, the Bronson family's company, TBF Enterprises Inc., proposed developing an 80-acre portion of the property as part of Woodland Waters.

County Commissioner Diane Rowden objected at the time, saying she wanted to see plans for all of the Bronson property to ensure it received scrutiny as a DRI.

"The County Commission said they would like to see a master plan next time this comes forward," said Don Lacey, a vice president of Coastal Engineering Associates, which prepared the initial plans. "So now we're back."

The plan includes land for a school, Lacey said, and calls for the project to hook up to a county sewage treatment plant adjacent to the property.

Bronson, who was involved in the initial development of Majestic Oaks - on another parcel of land the family partly owned on the east side of Brooksville - said he would not be involved in the Lake Hideaway development.

"This is a land transaction," he said.

Even Metro may not be the final owner, Heagney said.

The company, which also has offices in Orlando and Jacksonville, specializes in acquiring parcels, securing development approval and building roads and laying utility lines. It then typically sells sections of its properties to builders, which market

the subdivision and build the homes.

That will probably not happen for three more years, Heagney said.

The company said it is interested in thoughtful planning, though no details of Lake Hideaway have been finalized - not even the total number of houses or how many will be villas or townhouses.

"We have no specific plans at this point," Heagney said. "(But) we know there is going to be a school. We know there are going to be parks."

The 3,700 units in Metro's plans are about the same number as in Seville, a long-dormant golf community that is also preparing to submit new plans for development, Lacey said. Since the approval of the Royal Highlands subdivision in 1972, only Sunrise - a DRI near I- 75 with a proposed 4,800 houses and townhouses - is larger.

Neither Heagney nor Lacey knew the likely price range for houses at Lake Hideaway. But given the rapid increase in home prices and escalating building and land costs, Lacey said, "you're going to have a hard time getting anything built under \$200,000 anymore."

Dan DeWitt can be reached at dewitt@sptimes.com or (352) 754-6116.

Crime Watch Comes to Woodland Waters

Did you know Woodland Waters now has a **Neighborhood Crime Watch Program**?

Yes...we do! Several residents of Woodland Waters have just completed the 3 phases of this program given by the Hernando County Sheriff's Department.

Neighborhood Watch Programs have become highly successful in the reduction of crime in many communities. The major goal of the organization is to change the attitudes of the community from apathy to concern and involvement.

Since Woodland Waters has successfully completed this program, we have "earned" Neighborhood Watch signs which will soon be posted in our community. These signs will act as a notice to the potential criminal.... Lookout... we're watching you!

Law enforcement, our Neighborhood Watch president, Louise Hatch, and the soon to be appointed phase captains will work closely together to maintain the success of the program (including monthly meetings at the Sheriff's Department).

If you are interested in this program or would like additional information, feel free to attend our monthly meetings on the second Thursday of each month at 6PM at the Christian Church in the Wildwood (our polling place). The meetings will take place just prior to the regular Board of Directors meetings.

Second Annual Spring Cleanup April 8th

Residents and homeowners of Woodland Waters...On Saturday April 8th we will be having our second annual spring cleanup.

This year we hope to replace the deck on the boat dock as our major project. Other tasks will be planting of spring flowers, pruning of the front entrance and picking up trash. We will meet at the boat ramp at 9 AM. The event will be followed by a Meet Your Neighbor picnic at the boat ramp. Information will be on the bulletin boards.

Spring time is a good time to take care of the cleanup around your own yard. Keeping lawns mowed and shrubs trimmed shows pride of ownership and adds to the value of your

investment.

Just some reminders:

- Please do not put out trash cans before evening and make arrangements to take in promptly.
- Fallen trees and weeds around beds should be tended to quickly.
- Check your sprinkler system to prevent over and under watering.

If you are having difficulties in taking care of your landscaping because of health or other reasons, please call the Association and we may be able to provide help. *(Continued next column).*

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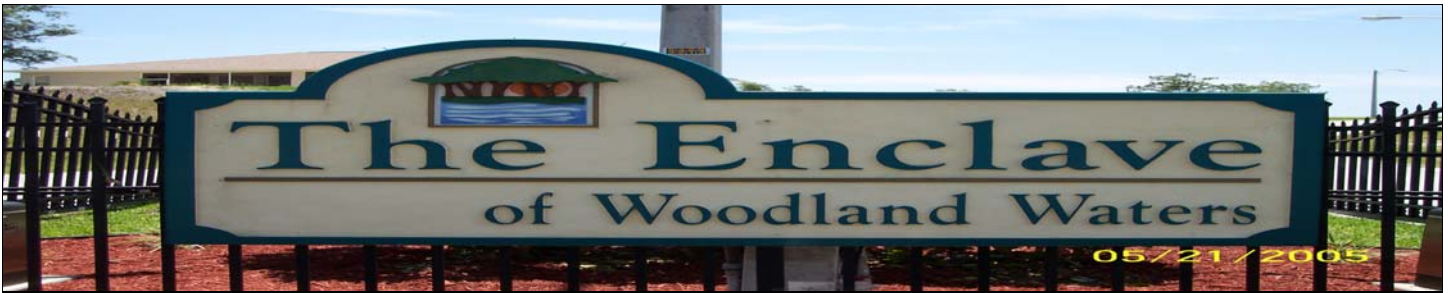
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Enclave Bulletin Board

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Ken Phillips, President	596-2353
Mike Cipko, Vice President	596-8668
Maria Palamaro, Secretary	596-2570
Al Rivera, Treasurer	597-8619

Enclave Homeowners Association Meetings

The regular monthly meetings of the Enclave Homeowner Association are held every third Thursday of every month at the Christian Church in Wildwood, 10051 Country Rd. (our polling place) at 6:30PM.

Speaking of Bulletin Boards...

The mailbox bulletin boards are for use of residents only. Here are some rules for placing postings on the board:

1. If you are a resident and advertise on the bulletin boards, please provide your street address and the date on the notice.
2. Notices will remain up for one week, and will then be removed. If you want to keep your notice up, please re-post it.
3. Bulletin boards are getting to look cluttered and unattractive. They will be cleared weekly.

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Volume I, Issue 8

www.woodlandwaters.org

June/July 2006

Quick Notes

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Woodland Waters Plates-Make a visual statement about living in beautiful Woodland Waters! Purchase Woodland Waters license plates for only \$5.00. Contact Elsie at 352-596-3150.

Planning an addition, a fence, garage, or shed? Be sure to consult with the Architectural Review Committee (ARC) first. Call Fred Strotjohann at 597-8227.

Tidbits—As of issue #6, this newsletter is operating at a profit. Many thanks to our advertisers!

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Summary of Meeting Minutes

June 8, 2006

Following the greeting and acceptance of the minutes of last meeting into the record, a presentation was given by Debra Perricone and John Franklin, Jr. of Franklin & Company Property Management, LLC. The Board had invited them to the meeting to report on their services.

They gave a description of those services, which include: accounting (dues collection, disbursements, financial statements, tax compliance, correspondence); sending and receiving all correspondence regarding deed restrictions as directed by the board or committee, attendance at board meetings, interfacing with Architectural Review Board, attendance at board meetings as required; contacting vendors regarding repairs or service, etc.

The Board had extensive discussion before the meeting, and this evening with Franklin, about gating Woodland Waters as a solution to the large amount of traffic on Woodland Waters Blvd.

Currently, unwanted traffic travels on the Boulevard between Nightingale and Highway 19. This traffic will become more significant in the future when high density homes are built in the 800 acres to our east. There is also concern that the commercial development at the entrance will bring unwelcome traffic to Woodland Waters Blvd.

Given a recent legal opinion from our attorney outlining the complexities of the process, it was the Board's opinion that pursuing the gating question is futile, as

we might never obtain the required membership votes for passage.

The Board will decide what, if any, services we might consider from Franklin, and they will give us a quote for those specific services. Handling of deed restriction violations is an area of particular interest (See the Board of Director's Message on page 3).

The Board will contact other management companies for comparable services and costs before making a decision on the need for any management services.

The discussion moved to the 2006 annual meeting. It will be held on the second Thursday in October, October 12th, at 6:30PM. We will try to secure the Christian Church in the Wildwood, which is the same location as our regular Board meetings. At least one and possibly two Director positions will be on the ballot.

Anyone interested in running for a position on our Board should contact the head of the Nominating Committee, Tom Schaffer at 592--9798 or Karen Tricoli at 592-9788.

Give something back to the community. Serve on the Board.

SAVE THE DATE

Woodland Waters Homeowners Association, Inc

Annual Meeting

October 12, 2006 6:30PM

Front Entrance Development Status

At a meeting before the Board of County Commissioners on May 10, 2006, the Board approved the developer’s revised plan for commercial property at the front entrance.

The developer has agreed to all requests from the Homeowners Association of Woodland Waters, specifically:

- 50’ building set-back along the north and south sides of Woodland Waters Blvd. In addition, the developer will sufficiently landscape the Woodland Waters corridor in keeping with the current, natural state of the front entrance. The Homeowners Association will be consulted and will have substantive input into the landscape plan before it is presented to the County for final approval (if we are not happy with the plan, we will have recourse with the County. The developer needs the County’s approval for all commercial landscape plans).
- 75’ building set-backs with a 50’ natural buffer at the western side of The Enclave. The developer also agreed to bring the existing vegetation to 80% opacity if natural conditions do not meet that standard.
- Minimize square footage of 65,000 SF for any building on the west side of The Enclave. That limit will prohibit the construction of a “big box” type of business such as a Home Depot or Wal-Mart. Once the buyer/owner of this parcel is known, they must submit building plans to the County. At that time we will comment on placement of parking, lighting, dumpsters, loading/unloading zones, times of delivery, if any, etc. to influence the county on undesirable construction proposals.
- Minimum of 25’ building set-backs with landscaped vegetative buffer on the east side of the northern lots, subject to approval by Swiftmud. This will provide for some visual and noise blockage for residents in Woodland Waters Blvd. and Waters Edge Ct.
- The area on the North side of Woodland Waters Blvd across from the Enclave moving east to the mail box station will remain residential zoning. The developer will not seek to rezone this area to commercial usage in the future.
- An easement right will be granted by the developer to the Homeowner Association of Woodland Waters to landscape and drill an irrigation well, if we desire, in the area north of the mail box station. The landscaping in that area is very thin, allowing a view of the Camp-A-Wyle storage yard. The Homeowners Association of Woodland Waters Board of Directors will take-up the topic of improving that area at a future board meeting.

Please contact any Board member if you would like to be involved in future discussions with the developer on landscape plans.

Lights out?

We have a new program for street light repair.

If you discover a non-working or intermittent street light, please call our new lighting manager, Bob Eisenhower (352-592-2378).

Please provide Bob with the pole number, street name and the nearest house address. Bob will mark the pole and contact WREC to make the repairs.

Association Officers, Board of Directors, and Committee Heads

Norm Hatch, President	592-5131	<u>Architectural Review Committee</u>	<p><i>We are always looking for volunteers to help in all areas. If you have an interest in any of these committees, please contact the committee head.</i></p> <p><i>If you have any other technical or professional skill and would like to volunteer your services, please contact any board member.</i></p> <p><i>Protect your investment—<u>Get involved</u> in your community!</i></p>
Ambrose Tricoli Vice-Pres.	592-9788	Horst (Fred) Strotjohann 597-8227	
Eldon Ward, Treasurer	592-5117	<u>Lifestyle Enhancement Committee</u>	
Elsie Kempsey, Secretary	596-3150	Dave Jolliffe 597-3376	
Denise Jolliffe, Director	597-3376	<u>Communications Committee</u>	
Tom Schaffer, Director	592-9798	Norm Hatch 592-5131	
Director (Vacant)		<u>Nomination Committee</u>	
		Tom Schaffer 592-9798	

Deed Restrictions — What You Need to Know...A Message from the Board of Directors

One of the most difficult jobs for the Board has been dealing with deed restriction violations.

Members are quick to point-out violations to the Board, demanding that action be taken, and in some cases actually criticizing the Board for not taking swift action. And yet, many of these complaints are sent anonymously.

In some cases, complaints of deed restriction violations have been used as a retaliation tactic in neighbor disputes and squabbles, putting the Board in the middle of a neighborhood feud.

On many occasions, we've tried calling members to discuss the violations, only to be insulted and hung-up on. Letters from Board members to the violators go unclaimed and unanswered.

The Board has found itself in very tenuous positions with our friends and neighbors. This has caused us to rethink exactly how we, as an Association, should deal with deed restrictions violations.

Hopefully you've read page one, the summary of the last Board of Directors meeting. We are considering hiring a management company to deal with this problem. In doing so, it provides a more consistent, objective approach in dealing with violations.

As you probably read in past meeting summaries, we've hired a new attorney, who assures us there are clear legal remedies available to force members to comply with deed restriction violations. These remedies include court-imposed fines, (compounded daily), for violators

who do not correct violations.

But lawyers and management companies cost money, money that will come out of our own pockets in the form of increased annual dues and assessments. We can't have it both ways....We can't on the one hand complain about the lack of attention to deed restriction violators while at the same time complain about increases in annual dues.

We are all neighbors in this community, a community that will reward us handsomely when we eventually leave it.

We all owe each other respect of property rights, and that respect begins with voluntary compliance with the deed restrictions we agreed to follow when we bought our properties and homes.

So let us all make a conscientious effort to revisit our deed restrictions and be assured we are in complete compliance.

As was explained in the last issue, copies of all deed restrictions, covenants, and all other Association documents are now available on line. If you don't have access to the internet, please leave a message on the Association voice-mail box (592-5007) and a board member will deliver a copy to you. Also call or e-mail if you're not sure what phase you live in.

Let's begin today respecting one-another's property rights and avoiding the expense of legal process. Here are some of the more obvious violations we've seen of late:

- **BOATS & TRAILERS**—No more boats in driveways, except for an occasional overnight or while cleaning. This is especially true in Phase I. Boats and trailers of any kind must be on the side or behind the house in Phases I & II. They must be in an enclosed garage in The Enclave and Phases IV & V.
- **LAWNS & GARDENS**—For all phases, lawns must be kept watered with an irrigation system (manual sprinklers are not permitted). They must be kept in a lush, green condition, regularly mowed and free of weeds. Garden beds must be maintained and free of unsightly weeds and other debris. Tree branches and other garden waste must be properly disposed of and not to be kept on your lot. Vacant lots in Phases I, II and the Enclave must be clean and free of weeds.

Members occasionally have visitors come with motor homes and travel trailers and set them up in driveways. We believe that a one week stay is reasonable, and these restrictions do not apply to visitors for up to one week. However, we ask that you notify the Board of such visits so we can respond to member inquiries.

And finally, anyone contacting the Board regarding deed restriction violations, you must include your name, address and contact information so we can properly respond to your concerns.

Board of Directors

Homeowners Association of Woodland Waters, Inc.

Looking for Nominations for Next Year's

Board of Directors

At this year's annual meeting there will be at least one and possibly two seats up for election to the Woodland Waters Board of Directors.

If you want to have a voice in what happens to the future of Woodland Waters, you should consider running for the Board.

We all have a substantial investment in this community and it is important that we, the membership, protect our investment.

The time commitment is not as extensive as you might think. We meet every two months, and periodically exchange information by e-mail or telephone calls in between.

The term of Director is for three

years, with the hope that at least one of those years you would consider volunteering for an officer position on the Board.

Our proceedings are governed by Florida State Statute 720 as well as our Articles of Incorporation and Corporate By-Laws.

If you have any interest in learning about the inner workings of the Association, please call any board member and we will be glad to chat with you.

All potential nominations will be interviewed by our Nominating Committee prior to being recommended to the Board for acceptance on the ballot.

Those wishing to be considered for nomination should contact the Nominating Committee through Karen Tricoli at 592-9788 (ambi@tampabay.rr.com) or Tom Schaffer at 592-9798.

New Web Site a Hit

Judging from membership feedback, the new Woodland Waters web site was a welcome addition.

In its first month of operation, we received approximately four e-mails a week from members, and, from companies doing business with our Association.

If you missed the last newsletter, check out our new web site at www.woodlandwaters.org.



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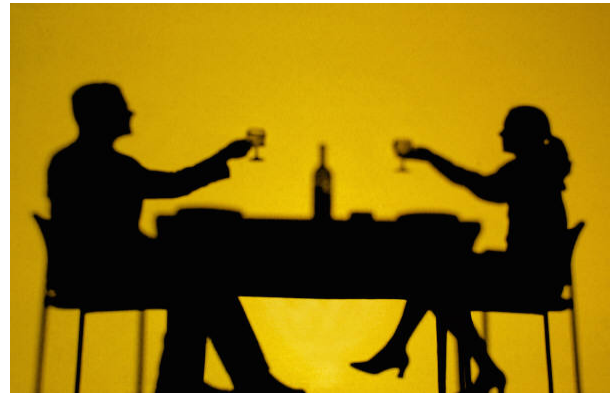
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Lifestyle Enhancement Committee Continues to Enhance the Community

Dave Jolliffe and his team continued where they left off from the April handyman and general clean-up day.

To the left are photos of the new gates at both the Tooke Lake park and the entrance to the tennis courts.

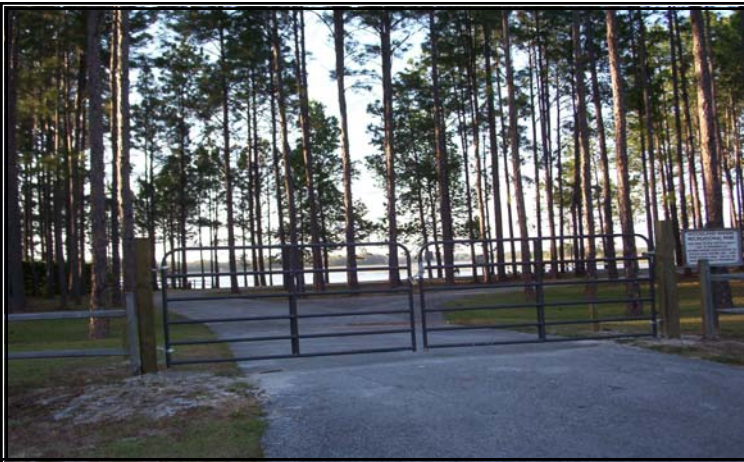
Also pictured are two new concrete benches recently purchased for the tennis courts.

In addition, we had a recent problem with the irrigation system at the entrance. The zones on the north side of the Boulevard at Highway 19 were not operating. And suddenly, the irrigation control units crashed.

Then along came Fred Strotjohann, chair of the Architectural Review Committee. Fred and Dave Jolliffe worked many hours in the new pump house, installing new irrigation control units and new solenoid valves for the front zones. And let's not forget our VP, Ambrose Tricoli, who did the masonry work on the new pump house.

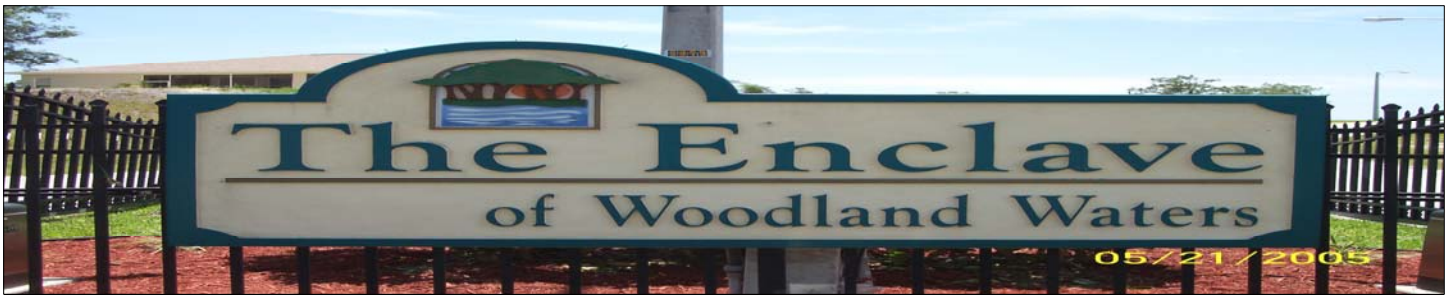
Hats off to you, gentlemen, for everything you do for us. Your sacrifice for the good of our community has saved us thousands of dollars in maintenance costs. We salute you, and all the members of the Lifestyle Enhancement committee.

If you have a particular technical skill or vocation, or just like to work with your hands, give Dave Jolliffe a call at 597-3376. He is always looking for people who like to help the community.



<u>Newsletter Advertisement Rates</u>	Resident	Non-Resident
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.



Enclave Bulletin Board

Your Enclave Officers, Board of Directors

Al Rivera, President	597-8619
Al Garcia, Vice President	596-2882
Maria Palamaro, Sec'y/Treas.	596-2570
Ken Phillips, Director	596-2353
Mike Cipko, Director	596-8668

Enclave Homeowners Association Meetings

The regular monthly meetings of the Enclave Homeowner Association are held the third Thursday of every month at 6:30PM at the Nativity Lutheran Church, 6363 Commercial Way, Weeki Wachee, FL (across from Har-dees). All are encouraged to attend.



Sprucing-up The Enclave

The Enclave is not without it's share of volunteers helping to beautify the community.

Here are Maria and John Palamaro installing a new brick planter box at the Enclave entrance keypad.

John keeps things in good shape at the Enclave entrance which, like the work of the Lifestyle Enhancement Committee, helps keep costs down for Enclave owners.

Thank you John and Maria for sharing your personal time for the good of the residents. We all benefit from all the good things you do.



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Volume I, Issue 9

www.woodlandwaters.org

August/September 2006

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.

Woodland Waters Plates-Make a visual statement about living in beautiful Woodland Waters! Purchase Woodland Waters license plates for only \$5.00. Contact Elsie at 352-596-3150.

Planning an addition, a fence, garage, or shed? Be sure to consult with the Architectural Review Committee (ARC) first. Call Fred Strotjohann at 597-8227.

Tidbits—As of issue #6, this newsletter is operating at a profit. Many thanks to our advertisers!

Inside this issue:

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Summary of Meeting Minutes

October 10, 2006

A meeting of the Board of Directors of the Homeowners Association of Woodland Waters, Inc. was held at the Christian Church in Wildwood, 10051 Country Road, Weeki Wachee, Florida on August 10, 2006 at 6:30 p.m. The President, Norm Hatch, welcomed everyone to the meeting and announced that the meeting was being recorded.

All members of the Board of Directors were present except Elsie Kempsey and Tom Schaffer.

The President then directed the Treasurer to review the month of July Financial Report ending July 30, 2006, which was accepted into the record.

The Treasurer Eldon Ward reviewed the proposed budget for 2007. As Mr. Ward reported to the Board, because of additional legal fees to prosecute deed restriction violations, there will be only a projected \$15,000 carry-over in the reserve fund into 2008. This figure includes \$10,000 in our self-insured casualty fund. Following discussion, it was suggested that we needed to end 2007 with more money in the reserve account for unforeseen emergencies. Thus, a motion was made and seconded to increase the homeowner association dues in 2007 by 10% to \$143. The motion carried.

The Board discussed the Annual Meeting which will be held on October 12, 2006. All logistical arrangements are set. The Board may also want to amend the By-Laws allowing the Board to approve other Homeowner Associations to be part of Woodland Waters Homeowners Association. There will be a separate ballot with the Annual Meeting packet for the

members to vote on this issue (see page 6).

The Nominating Committee advised that they have four people interested in serving on the Board. The nominees were given three questions to answer, which will be part of the Annual Meeting Packet. The Board asked that the Committee check into the criminal background of each nominee.

The Board had a discussion on the issue of hiring a management company for deed restriction violations. It was decided that the Board will handle the violations themselves.

On the matter of deed restriction violations, two members still not compliant after two notices have been referred to our attorney for legal action.

There was a discussion regarding Lake Hideaway Trust (3,700 new homes directly to our north and east). Mr. Hatch reported that after discussion with the developer and the engineer on that project, they have no intention of connecting to Woodland Waters Blvd or any "stub-out" roads. They are planning two entrances; one on Hwy 19 and one on Hexam Rd. It will ultimately be up to the County whether to connect to Woodland Waters Blvd; but most Board members felt we should oppose the extension to preserve the Woodland Waters community (see page 9 for more details).

Dave Jolliffe of the Lifestyles Enhancement Committee advised that the mailbox in Phase 5 was leaning and a few members secured it, and it is now safe.

Special Annual Meeting Issue—See coverage beginning on page 2

Annual Meeting Preparation and Coverage

Sample Director Proxy Ballot Page 1

The 17th annual meeting of the Homeowners Association of Woodland Waters will be held on October 10, 2006 AT 6:30PM at the Christian Church in the Wildwood, Building D, 10051 Country Road, Weeki Wachee, FL.

This year there are two Director seats up for election. In addition, the Board of Directors is asking the membership to approve an amendment to the Articles of Incorporation giving the Board the ability to consolidate other adjoining homeowner associations with Woodland Waters.

As always, everyone is encouraged to attend the annual meeting. If you cannot attend in person, we ask that you please complete a proxy ballot, and return to the Secretary as quickly as possible, so that it arrives prior to the meeting.

Annual meeting packets are being mailed to your last known mailing address. They should arrive on or before September 10th.

Without a quorum of members voting either in person or by proxy, the Board cannot conduct the business of the Association. So the Board asks that you please attend the meeting, or make your wishes known by proxy.

(continued bottom of page 3)

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

Annual Meeting – October 12, 2006

LIMITED PROXY

The undersigned, owner(s) or designated voter of the lot described below, appoints

(Check one)

_____ a) Denise Jolliffe, a Director, or

_____ b) _____ (if you check b, write in the name of your proxy.)

as my proxy* to attend the meeting of the members of the Homeowners Association of Woodland Waters, Inc. to be held **October 6, 2006, at 6:30 p.m., at the Christian Church in Wildwood, 10051 Country Road, Weeki Wachee, Florida.** The proxy named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy's authority is limited as indicated below:

LIMITED POWERS (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUE, YOU MUST INDICATE YOUR PREFERENCE IN THE BOX PROVIDED BELOW.)

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXY TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTER AS INDICATED BELOW:

The Nominating Committee has nominated, and the Board of Directors has accepted, the following nominations to fill two (2) vacancies on the Board.

The Board requests that you vote for any two candidates in the box next to that candidate's name. More than two votes will nullify this proxy ballot.

1. Election of Director:

TONY GONZALEZ
for a three (3) year term.

2. Election of Director:

NORM HATCH
for a three (3) year term.

3. Election of Director:

JANE HEID
for a three (3) year term.

4. Election of Director:

JOHN PULLIN
for a three (3) year term.

5. Election of Director:

(write-in name)
for a three (3) year term.

Association Officers, Board of Directors, and Committee Heads

Norm Hatch, President	592-5131	<u>Architectural Review Committee</u>	<p><i>We are always looking for volunteers to help in all areas. If you have an interest in any of these committees, please contact the committee head.</i></p> <p><i>If you have any other technical or professional skill and would like to volunteer your services, please contact any board member.</i></p> <p><i>Protect your investment—<u>Get involved in your community!</u></i></p>
Ambrose Tricoli Vice-Pres.	592-9788	Horst (Fred) Strotjohann 597-8227	
Eldon Ward, Treasurer	592-5117	<u>Lifestyle Enhancement Committee</u>	
Elsie Kempsey, Secretary	596-3150	Dave Jolliffe 597-3376	
Denise Jolliffe, Director	597-3376	<u>Communications Committee</u>	
Tom Schaffer, Director	592-9798	Norm Hatch 592-5131	
Director (Vacant)		<u>Nomination Committee</u>	
		Tom Schaffer 592-9798	

Annual Meeting Preparation and Coverage

Sample Director Proxy Ballot Page 2

Please print your name, and lot number, then date and affix your signature(s). If you do not know the lot number, print your name, your lot address, then date and sign. Return in the enclosed self-addressed envelope. If your mailing address is now different than the one this Proxy was addressed to, please correct below.

Lot _____ Block _____ Phase _____
WoodlandWaters/Royal Highlands
Lot Address: _____
CORRECT MAILING ADDRESS: _____

Dated: _____
(This proxy must be dated for it to be counted.)
SIGNATURE OF OWNER

SIGNATURE OF OWNER

PRINT NAME(S)

*Failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy, shall be deemed an appointment of the *Secretary* of the Association as your proxy.

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

Dated: _____
PROXY

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

Page 2 of 2 2-Limited Proxy Director Election.doc

time to serve our community. Each year we have new Board openings and those who are not elected now may be called upon to fill unexpected vacancies that occur throughout the year.

A sample two page proxy ballot is included on pages 2-3. For those voting by proxy, please use the proxy ballots included in your annual meeting packet.

For those attending the meeting and voting in person, a ballot form will be provided at the annual meeting. Please bring your own pens!!

You are entitled to one vote per lot. If you own two lots, you get two votes, etc.

Pages 6-7 contain another sample proxy ballot. This concerns the proposed change of the Articles of Incorporation to allow the Board of Directors the discretion to add adjoining homeowner associations to Woodland Waters.

There are currently two adjoining Association who will be using the roadways of Woodland Waters for access (Tooke Lake Estates and Woodland Waters Phase 6).

The reasons for the request are outlined on pages 6-7. The Board asks that you give this matter your consideration and; if you are not attending, include this proxy ballot with the Director ballots.

Refreshments will be provided at the conclusion of the meeting.

(continued from page 2)

This year we have the advantage of four nominees who have volunteered to serve, but only two positions to fill. The Board asks that whether you vote in person or by proxy, you **select any two nominees by checking the box after their names.**

To learn more about the nominees,

the Nominating Committee has asked each to answer three question pertaining to association business. You can find their answers to these questions beginning on page 4.

While we have more nominees than vacancies, the Board would like to personally thank all nominees for agreeing to give of their

Tony Gonzalez**11224 Warm Wind Way**

1.If you were a Board member, how much time a week would you be able to devote to Board business and would you object to being contacted at home by Association members?

I would be able to dedicate about six hours a week.

2. What do you believe are the best ways to enforce deed restrictions?

I believe deed restrictions can best be enforced by first informing affected members as to what the particular restriction requires from them, as a resident. I tend to believe that most people gravitate to deed restricted communities aware that there is much to be gained in maintaining the quality and ambiance of the community. Most people will correct deficiencies, once they're brought to their attention. Naturally, there are occasions when more forceful means are required, but those should be a last resort.

3. If you were a Board member, how would you vote if an issue came before the Board that you personally believed was best for our community, but the majority of the Association members were against?

The majority should always prevail. While I can't specifically envision a scenario where a majority of residents can't ultimately impose their wishes, I couldn't vote contrary to majority wishes, except in instances where such wishes are contrary to law.

Norm Hatch**11336 Woodland Waters Blvd**

1. If you were a Board member, how much time a week would you be able to devote to Board business and would you object to being contacted at home by Association members?

As a current board member, I devote whatever time is necessary to carry-out my duties. I have no problem with anyone contacting me at my home on Association business.

2. What do you believe are the best ways to enforce deed restrictions?

Having been directly involved in deed restriction violations and having tried multiple methods, I believe we can handle it ourselves. We need to be fair but we also need to be tough. That means sending a letter to the member advising them of the possible violation and giving them two weeks to correct the problem.

If the violation is not corrected with no response from the member, we should send a second letter giving them a final two week period to correct, after which the matter is turned-over to our attorney for legal action.

3. If you were a Board member, how would you vote if an issue came before the Board that you personally believed was best for our community, but the majority of the Association members were against?

If I knew, for a fact, that a majority of the members did not support a certain issue, I would vote against it.

However, the question presents a false choice. The Association Board of Directors rarely, if ever, has the benefit of knowing how the true majority of members would vote on any issue. So, individual board members must exercise their best judgment in deciding what is truly in the best interest of the entire community.

Having said that, we must also keep in mind that we have seven directors on the Board, all with an equal vote, so that no single director has the power to impose his or her will on the Association membership.

Jane Heid**9572 Whisper Ridge Trail**

1. If you were a Board member, how much time a week would you be able to devote to Board business and would you object to being contacted at home by Association members?

If I were elected as a Board Member, I would be able to devote as much time as needed to make sure our Board is productive and effective. I am retired and available everyday. I would not mind being contacted by other Board Members or Members of the Association anytime day or night should an issue arise. Therefore, being contacted at my home or via my cell phone would not be problem.

I think that it is extremely important to have Board Members that can devote as many hours as necessary to have a fine-tuned and proactive Home Owners Association. I feel that I have the time, interest, dedication and a great deal of experience both professionally and personally that would benefit our community as a Board Member.

2. What do you believe are the best ways to enforce deed restrictions?

In my opinion, the best way to enforce deed restrictions is to look at each case in detail. Then be prepared with photocopies of the deed restrictions applying to the violation, take the photocopies and physically go talk to the parties involved to see if it can be settled that way first. If that doesn't work, then the Board Members should get together and discuss the violation and proceed with writing a letter to the parties violating the deed restriction. Hopefully by now the situation has been resolved, if not, then have the Home Owner Association lawyer write a letter to see if he/she can get any response. If nothing has been done at that point, then the only thing left to do is to file the appropriate paperwork against the homeowners to force the homeowner to act. Each violation has certain circumstances behind the problem, and sometimes it is a matter of simply informing the homeowner of the violation.

(Jane's responses are continued on page 6)

John Pullin**9433 Bearfoot Trail**

1. If you were a Board member, how much time a week would you be able to devote to Board business and would you object to being contacted at home by Association members?

I would be able to spend as much as 20 hours depending on the nature of the project or the task to be worked on. Due to the fact my wife is a physician I would only be able to take calls on my cellular phone and would appreciate the hours be restricted from 8am to 8pm.

2. What do you believe are the best ways to enforce deed restrictions?

After going over the different restrictions for the current 5 Phases, I feel an independent group, not associated with Woodland Waters should used to interpret the deed restrictions in order to prevent hard feelings between neighbors. I feel we have a beautiful neighborhood here with some of the nicest people I have ever met. I do not want to live in Phase 2 and tell one of my friends or neighbors that they are prevented from doing something because the live in Phase 5. I actually believe the Deed Restrictions might need a "tune-up" to be more consistent.

3. If you were a Board member, how would you vote if an issue came before the Board that you personally believed was best for our community, but the majority of the Association members were against?

I would try to explain the reasons I felt the issue was in the best interest of the community, however I would follow the majority of the members. A Homeowners Association is in place to help organize the majority of the members ideas and assist in keeping the value of our homes at a premium.

Jane Heid

9572 Whisper Ridge Trail

(continued from page 5)

I also feel that the Association should make it extremely clear to the Realtors working this subdivision that it is their responsibility to make sure when they list a house for sale that the homeowners have a copy of the deed restrictions to show prospective buyers (before they buy). I've talked to several homeowners in Woodland Waters, and many of them didn't receive a copy of the deed restrictions from the Realtors when they bought their home, and then didn't find out about a violation until it was brought to their attention.

In addition, I think the Board should make sure that every homeowner in Woodland Waters has a current, updated copy of the deed restrictions. I realize that we have a website that can be accessed, but even in this day of computers and cell phones, there are some people that do not have computers to access the internet.

3. If you were a Board member, how would you vote if an issue came before the Board that you personally believed was best for our community, but the majority of the Association members were against?

If I were a Board Member and an issue came up that I personally believed was best for the community, but the majority of the Association Members were against it, then I would have to say that "Majority Rules". I consider myself a very open-minded person. I don't believe in "dictatorships" whereas, one person or a few should have the right to implement their own views or agendas, when clearly the community as a whole does not agree. We have a beautiful community and we all have made a substantial investment in our properties here. Every homeowner in Woodland Waters owes it to themselves and to the community to be proactive to make sure we preserve, protect and enhance Woodland Waters for the good of the entire community.

Merging Adjoining Homeowner Associations into Woodland Waters

Currently, there are two other homeowner associations adjoining the Woodland Waters community (Woodland Waters Phase 6 and Tooke Lake Estates). While they will be using our streets for ingress/egress, neither are legally part of our Association.

Article II Paragraph G of our Articles of Incorporation ("the Articles") requires assent of two-thirds of the membership to merge other homeowner associations with Woodland Waters. *(Continued on top of page 7)*

Sample Merger Proxy Ballot Page 1

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

Annual Meeting – October 12, 2006

LIMITED PROXY

The undersigned, owner(s) or designated voter of the lot described below, appoints

(Check one)

_____ a) Denise Jolliffe, a Director, or

_____ b) _____ (if you check b, write in the name of your proxy.)

as my proxy* to attend the meeting of the members of the Homeowners Association of Woodland Waters, Inc. to be held **October 6, 2006, at 6:30 p.m., at the Christian Church in Wildwood, 10051 Country Road, Weeki Wachee, Florida.** The proxy named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy's authority is limited as indicated below:

LIMITED POWERS (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUE, YOU MUST INDICATE YOUR PREFERENCE IN THE BOX PROVIDED BELOW.)

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXY TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTER AS INDICATED BELOW:

To amend the Articles of Incorporation for the Homeowners Association of Woodland Waters, Inc. as follows:

Additions indicated by underlining
Deletions indicated by ~~striking-through~~

ARTICLE II, Section G of the Articles of Incorporation shall read in its entirety as follows:

To participate in mergers and consolidations with other non-profit corporations organized for the same purpose or annex additional residential properties and "common areas" ~~provided that any such merger, consolidation, or annexation shall have the assent of two-thirds of the aggregate of voting members, upon approval of the Board of Directors at a regular or special meeting of the Board.~~

YES NO

(Continued from Page 6)

At the regular meeting of the Board of Directors on August 10, 2006, your Board voted to propose, at the annual meeting, an amendment to Article II paragraph G of the Articles granting the Board of Directors, by passage of motion at a regular meeting, the authority to merge other homeowner associations with the Homeowner Association or Woodland Waters, Inc.

The Board of Directors believes merging or consolidating with other adjoining homeowner associations will be a positive step for members of Woodland Waters for the following reasons:

First, it will generate additional income for our Association with few additional expenses incurred. This additional income may help us defer increases in dues

Sample Merger Proxy Ballot Page 2

Please print your name, and lot number, then date and affix your signature(s). If you do not know the lot number, print your name, your lot address, then date and sign. Return in the enclosed self-addressed envelope. If your mailing address is now different than the one this Proxy was addressed to, please correct below.

Lot _____ Block _____ Phase _____
WoodlandWaters/Royal Highlands
Lot Address: _____
CORRECT MAILING ADDRESS: _____

Dated: _____
(This proxy must be dated for it to be counted.) SIGNATURE OF OWNER _____
SIGNATURE OF OWNER _____
PRINT NAME(S) _____

*Failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy, shall be deemed an appointment of the *Secretary* of the Association as your proxy.

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

Dated: _____
PROXY

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

assessments in the immediate future.

Secondly, it will ensure that the surrounding communities maintain the architectural standards of the Woodland Waters community.

Thirdly, these communities will be using the roads of Woodland Waters for ingress and egress. They will claim to live in Woodland Waters and receive financial benefits without paying dues. They should pay dues to the Homeowners Association of Woodland Waters, just like the rest of us.

And finally, we all lead very busy lives, and trying to obtain a response of two-thirds of the membership to consolidate with other Homeowner Associations, is difficult, if not impossible.

Consider that only one-third of the membership attends the Annual Meeting, in person or by proxy.

Your Board needs the authority afforded by this amendment to conduct the future business of the Association.

If you can not attend the annual meeting, please indicate your willingness to approve this amendment by voting "YES" on the Limited Proxy Merger ballot enclosed. If you plan to attend the meeting, a ballot will be available at the meeting.

Please indicate your wishes by checking the appropriate box. Results will be tabulated and reviewed at the annual meeting.



The entrance to Woodland Waters Phase 6 at the eastern end of Woodland Waters Blvd.

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North U.S. 19 poised for housing boom

By MICHAEL D. BATES mbates@hernandotoday.com Published: Jul 6, 2006

BROOKSVILLE — A Tampa developer has submitted an application to the county to build 3,700 homes in northern Hernando County.

Lake Hideaway, more than twice the size of the proposed Hickory Hill on the east side, would have 2,400 single-family homes and 1,300 “multifamily units,” which will be a mix of two-story townhouses and apartments.

The project is considered a ‘development of regional impact (DRI) because it has more than 1,000 homes. As such, Metro Development Group will be required to meet more stringent infrastructure and other land use requirements.

The application sets aside 180,000 square feet for neighborhood commercial use, 20,000 square feet for office space, 20 acres for a park and 30 acres for a future school site. Another five acres is planned for a possible fire or police station and satellite government offices.

The 885-acre Lake Hideaway would be located on the east side of U.S. 19, about four miles north of State Road 50. The northern boundary is Hexam Road and the southern boundary is Star Road.

Lake Hideaway would wrap around Whitehurst Pond, which was once a popular spot for mud-boggers. The developer is planning to enhance the pond to make it more of a focal point for the community.

The eastern boundary of the property would be Weeping Willow Street, which could be extended to Hexam.

The owners of the property are Thomas Bronson and Lake Hideaway Trust.

Chief Planner Jerry Greif said the application for Lake Hideaway is about eight inches thick, demonstrating the enormity of the development. Because it is a DRI, Metro will have to address numerous concerns, especially relating to roads in that area.

The zoning request will eventually go before planning and zoning commissioners, who will make a recommendation to the county board.

“Everybody knew it (development in that area) was coming,” said Don Lacey, senior vice president of Coastal Engineering, consulting engineer for the project. “It’s coming now.”

Woodland Waters Residents Beware

The article at left was reprinted from Hernando Today. This subdivision could adversely impact the peace and serenity of Woodland Waters in that it will border our community directly to the East and the North.

President Norm Hatch spoke with both the developer and the engineer about their plans. Because Lake Hideaway is a very different community from Woodland Waters (high density housing), the good news is they have no intention of extending Woodland Waters Blvd into their high density community.

Nor do they plan to connect to the County “stub-outs” on the northern cul-de-sac’s of Hernando Ridge Rd, Lazy Days Ct., Wilderness Trail, or the stub on the new northern loop in Phase 6 (many residents do not realize that some of our roads have County owned “stubs” to allow for connection to future subdivisions to the north).

But the bad news is that the County may force the developer to tie these roads into Lake Hideaway. This could be detrimental to Woodland Waters and transform our tranquil, affluent, “closed” community into a “cut through” neighborhood like Berkeley Manor, or East Linden Estates.

Residents from Sunshine Grove Rd. and Star Rd. will use Woodland Waters as a cut-through to get to Hwy 19. And Glen Lakes residents will use Woodland Waters as a cut-through to get to Hwy 50 near the Mariner intersection. With the elementary, middle, and high schools at the intersection of Star Rd and Sunshine Grove Rd, Woodland Waters will be a short cut for many and bring unwanted traffic to Woodland Waters Blvd.

Again, this does not impact solely Woodland Waters Blvd. Hernando Ridge Rd., Lazy Days Ct., and Wilderness trail are also affected. Our roads were not built to handle this volume of traffic.

Please watch the bulletin boards for notices of future meetings and hearings on this issue. We need everyone’s support in ensuring the current face of our community is maintained into the future, so that our property values continue to appreciate.

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WOODLAND WATERS RESIDENTS



Attention Woodland Waters' Veterans

In our October 2005 newsletter a short clip with a couple of pictures introduced our Flag Committee.

We are looking *for a few good veterans* to help the existing Flag Committee *be all that it can be.*

Our entrance flag pole is lighted and thus our community flag is flown 24 hours a day, seven days a week.

Our Flag Committee members are responsible to raise and lower our flag to half staff when required and to see that our flag is replaced if it becomes frayed or damaged.

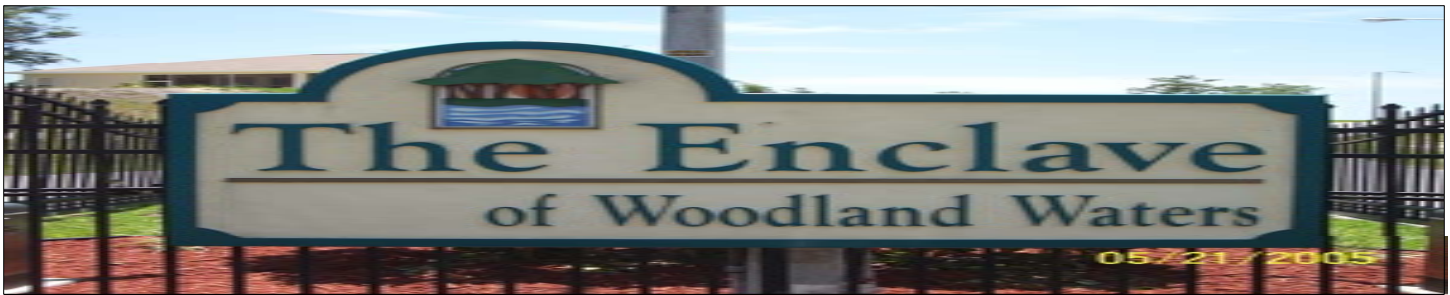
This process is shared so that each Flag Committee member's watch should only happen once every several months.

If you are a veteran and interested in serving on this committee, please contact any Homeowners Association of Woodland Waters board member or email the board via the email contact shown on our web site.

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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.



Enclave Bulletin Board

Your Enclave Officers, Board of Directors

Al Rivera, President	597-8619	<p style="text-align: center;"><u><i>Enclave Homeowners Association Meetings</i></u></p> <p>The regular monthly meetings of the Enclave Homeowner Association are held the third Thursday of every month at 6:30PM at the Nativity Lutheran Church, 6363 Commercial Way, Weeki Wachee, FL (across from Har-dees). All are encouraged to attend.</p>
Al Garcia, Vice President	596-2882	
Maria Palamaro, Sec’y/Treas.	596-2570	
Ken Phillips, Director	596-2353	

Woodland Waters Architectural Review Committee Keeps a Busy Pace

by Karen Tricoli

The Architectural Review Committee is one of our Board committees with many responsibilities. Fred Strotjohann and his eight members guide builders and homeowners through certain phases of building in Woodland Waters. It may be building the original home on the lot or adding to an existing structure, building a free-standing garage or putting up a shed or fence. All these types of construction are subject to certain rules set by the County and by the deed restrictions in each phase.

If you are planning to build a structure, you should get and submit an A R C checklist to the committee. These forms are available by calling 352-592-5007 or 352-597-8227, and are also downloadable from our web site. This form will ask for your site plan showing set backs, roof sample to show color and texture, exterior wall and trim colors, blue prints and floor plans with footage breakdown. It will also inform you about sod, landscaping and sprinkler or irrigation systems.

When adding on, be sure the addition conforms to the original structure in roof and wall color and architec-

tural details. The same is true for a separate structure such as a free-standing garage. Fences must not be more than 4 feet in height and may not be opaque. Sheds must have 15 or 20 foot set backs in the rear, depending on the phase you live in, and 10 foot set backs on the sides. Check your phase by-laws or see Fred for exceptions.

Fred is always willing to work with your builders and especially with you, the homeowners because we all want the same thing – a beautiful Woodland Waters.

Visit our Web Site for All Your Association Business

Just a reminder that the new web site is available for all your Association business needs. The address is www.woodlandwaters.org.

You can also e-mail us at:
board@woodlandwaters.org

For those who do not have a computer, contact us at:
352-592-5007

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Volume I, Issue 10

www.woodlandwaters.org

October/November 2006

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.

Woodland Waters Plates-Make a visual statement about living in beautiful Woodland Waters! Purchase Woodland Waters license plates for only \$5.00. Contact Elsie at 352-596-3150.

Planning an addition, a fence, garage, or shed? Be sure to consult with the Architectural Review Committee (ARC) first. Call Fred Strotjohann at 597-8227.

Tidbits—As of issue #6, this newsletter is operating at a profit. Many thanks to our advertisers!

Inside this issue:

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Community News	6
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Summary of Annual Meeting

Election of Two New Directors and Special Ballot Question

October 12, 2006

The seventeenth annual meeting of the Homeowners Association of Woodland Waters took place, as scheduled, on October 12, 2006, at the Christian Church in the Wildwood.

Two primary orders of business on the agenda were the election of two directors to serve a three year term, and, an amendment to the Articles of Incorporation allowing the Board of Directors the ability, by motion and majority vote, to annex additional properties into the Association, or to merge or consolidate with other Homeowner Associations.

First order of business was attendance. We set a record with the most people in attendance or voting by proxy. In total, 186 members were present (or voting by proxy) which surpasses the 122 members required to have a quorum. It far surpassed the attendance marks of 147 and 144 in the previous two annual meetings.

Following a reading of last year's minutes, reading of the 2005 financial compilation report, and the 2007 budget, the election of officers was held. After all votes were tallied, Norm Hatch and Jane Heid had the most votes and were elected to serve a three year term as Directors (anyone interested in the total vote counts for each nominee, please see the annual meeting minutes posted on the Association web site).

Next came the vote on the ballot question. As reported in the previous newsletter and as explained in your annual meeting packets,

the Board sought the approval of the membership to amend the Articles of Incorporation to the Board the ability (within its discretion, and upon sufficient motion and majority vote) to annex additional properties into our Association, or to merge with other adjoining homeowner associations.

The Board or Directors saw this as critical to ensure adjoining properties met the same architectural review and deed restriction standards of Woodland Waters. The Board also believed these communities would not only use the roads of Woodland Waters for ingress and egress, but also market themselves as part of Woodland Waters. Our Association should, therefore, benefit by requiring that these adjoining lot owners pay annual dues to Woodland Waters.

An amendment to the Articles or Incorporation require affirmation of two-thirds of the members present or voting by proxy. When the final votes were tallied, there were 92 votes for and 28 votes against the amendment. With 76.6% approval, the amendment carried. Our attorney is in the process of filing the amendment to the articles with the State of Florida.

("Annual Meeting" continued on page 2)

Meet your new Director, Jane Heid, on page three

Special Note: Due to scheduling conflicts during the holiday season, the regularly scheduled December Board meeting has been cancelled

Annual Meeting Summary *(Continued from Page 1)*

While election votes were counted, the Chairpersons of the various Woodland Waters Committees gave a summary of the accomplishments of their groups.

Dave Jolliffe gave a recap of his committee's endeavors in 2006 including: A new dock at the picnic area, metal gates at the tennis and picnic areas, clean-up of the north waterfall pond, overhaul of the waterfall pump; the building and installation of the fountain at the south pond; new roof and cover on south pump house; installation of two new irrigation controllers at the front entrance; repair of a major leak in irrigation pump, pruning of shrubs and trees in the front area, clean-up of trash in all phases, spot repair of the tennis court, new roof on tennis court and installation of two new concrete benches at the tennis court.

This work was all done on a volunteer basis and at no cost to the membership (except for materials). Dave advised that the Committee is always looking for additional volunteers and to call him if you are interested in joining, or just want to lend a hand on future projects.

Dave and his team work many hours for this community. We owe them a debt of gratitude for volunteering their time and saving our community thousands of dollars in repair costs every year.

Fred Strotjohann, head of the Architectural Review Committee, introduced the eight members of his committee. Fred reported that since October 15, 2005, eleven homes, eight garages, five fences, and seven sheds have been approved by this Committee.

This group works behind the scenes to ensure our investment in Woodland Waters is protected. We thank Fred and his team for their invaluable service to the community. Although some may not always like the decisions of the ARC, they apply the guidelines fairly and consistently, and we are grateful for their service.

Norm Hatch gave a report for the Communications Committee. The community newsletter is our main form of communication to the membership, and since February 2006, the newsletter costs were paid completely by the advertisers. Norm asked the membership to consider utilizing the services of our sponsors since they help to defray the cost of producing the newsletter. He is also looking for volunteers to contribute articles to the newsletter.

The President re-introduced Director Tom Schaffer as the chair of the Nominating Committee.

Norm thanked Tom and Karen Tricoli for producing a great slate of nominees for the 2006 election. This was the first time we had more nominees than vacant director positions, and it gave the membership a true choice of who they wanted to represent them in community government.

Last to speak was Jack Sweeney, the new head of the Woodland Waters Crime Watch. Jack introduced John Pullin who will be working with him in organizing the crime watch activities in Woodland Waters.

Jack explained that the Crime Watch is not a posse of people roaming the streets trying to maintain law and order. The Crime Watch is neighbor helping neighbor, watching-out for each other's homes and properties, and calling the Hernando County Sheriff whenever you see something or someone suspicious in the community. The Crime Watch meets just before the Board meetings, at 6:00PM and the Christian Church in the Wildwood.

At the conclusion of the meeting, we were treated to sandwiches donated by Quiznos Subs, located in the Weeki Wachee shopping Center. Many thanks to Igor of Quiznos for his generous donation, and to Jane Heid for making the arrangements.

Association Officers, Board of Directors, and Committee Heads			
Eldon Ward, President	592-5117	<u>Architectural Review Committee</u>	<p><i>We are always looking for volunteers to help in all areas. If you have an interest in any of these committees, please contact the committee head.</i></p> <p><i>If you have any other technical or professional skill and would like to volunteer your services, please contact any board member.</i></p> <p><i>Protect your investment—<u>Get involved</u> in your community!</i></p>
Norm Hatch, Vice-Pres.	592-5131	Horst (Fred) Strotjohann 597-8227	
Denise Jolliffe, Treasurer	597-3376	<u>Lifestyle Enhancement Committee</u>	
Elsie Kempsey, Secretary	596-3150	Dave Jolliffe 597-3376	
Ambrose Tricoli, Director	592-9788	<u>Communications Committee</u>	
Tom Schaffer, Director	592-9798	Norm Hatch 592-5131	
Jane Heid, Director	597-1665	<u>Nomination Committee</u>	
		Tom Schaffer 592-9798	

Meet Your Newest Director Jane Heid

The present time brings me and my family from Illinois, where we left our 177 acre farm and the cold weather behind us. We came to Florida to be near our children and in hopes of retirement for me and my husband Jim.

Although, I have retired, I'm not sure Jim remembers that he is going to retire soon.

We have 5 children (4 of which live in Florida). Their ages range from 34 to 15. Our oldest lives here in Woodland Waters and our youngest is still at home, and presently a sophomore at Central High.

Over the past 28 years my husband and I have moved all around the U.S. due to advancement within his career.

We have lived in Pennsylvania, Kentucky, Ohio, California, Texas, Illinois and now Florida. We moved around a lot because Jim was transferred every 5-6 years. Therefore, I have worked for a variety of employers as well as started my own business.

So my work experience included many different faces. I helped startup 2 businesses for friends; then once the businesses were up and running, I could make my exit.

I have taken several books from the inception, through editing, marketing, and publishing. At the same time, I had my own decorating business wherein, I worked directly with builders decorating their model homes.

I was a real estate agent in California and a Corporate Executive Assistant for a drilling company in Pennsylvania.

I have enjoyed volunteering for many clubs, hospitals and school functions over the past 30 years. I enjoy gardening, fishing, watching movies and spending time with family and friends.

We love Woodland Waters and have met many wonderful friends and neighbors since moving in here. I am happy to be a representative for the people in Woodlands Waters and thank everyone for their confidence in electing me to the Board.

I realize that each homeowner has made a substantial investment in their homes in Woodland Waters, and I will work hard with the other Board Members to do whatever it takes to make sure that we effectively preserve, protect, and enhance our community for the good of everyone living here.

I wish you all the "Best Holiday Season" ever and hope to meet many more of you in the near future.

Jane Heid
9572 Whisper Ridge Trail



*Come to the Woodland
Waters Holiday Party on
December 2nd.*

*See the top of page 5 for
details.*

Woodland Waters Board Elects New Slate of Officers for 2007 Session

Immediately following the annual meeting of October 12, 2006, the new Woodland Waters Board of Directors convened to elect their officers for the coming year.

In accordance with the Woodland Waters By-Laws, Directors to the Board are elected by the membership (or appointed by the Board in the event of a vacancy mid-year). However, officers are elected by the Board of Directors.

Following motion and approval of the minutes of the August meeting and year-to-date financials, elections were held.

Eldon Ward, Director and Treasurer for the past two years, was elected President for the next year.

Norm Hatch, newly re-elected Director and President for the past year, was elected Vice-President.

Elsie Kempsey, Director and Secretary for the past 18 months, was re-elected Secretary.

And Denise Jolliffe, Director, was elected Treasurer for the coming year.

Lights out?

If you discover a non-working street light, please call our new lighting manager, Bob Eisenhauer (352-592-2378). Provide location and pole number.

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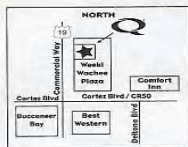
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WOODLAND WATERS RESIDENTS



Community Bulletin Board

Deed Restriction Violations

The Homeowners Association is beginning a new process to enforce deed restrictions. We will now be much more vigilant with the handling of deed restriction violations.

All deed restrictions will be consistently and vigorously enforced. **There will be no exceptions.**

If you see a violation, please notify the Board of Directors in writing. Be sure to include your name, address, and a telephone number, or e-mail where you can be reached to discuss the violation. The Association web site is also an excellent place to notify the Board of deed restriction issues.

You patience is requested as we begin to implement the new process. Some violations are also against Hernando County codes and ordinances. Such violations, if not corrected, will be reported to a County Code Enforcement Officer.

This and That

Speeding on Woodland Waters Blvd—The speed limit on Woodland Waters Blvd is 30 MPH. That is the speed limit, meaning, go no faster than 30 MPH.

The Hernando County Sheriff has been notified of problems on the Boulevard and has set-up speed traps. People have already been ticketed. Please, obey the speed limit and watch for the many pedestrians who walk in Woodland Waters. Parents, be sure younger drivers heed this warning.

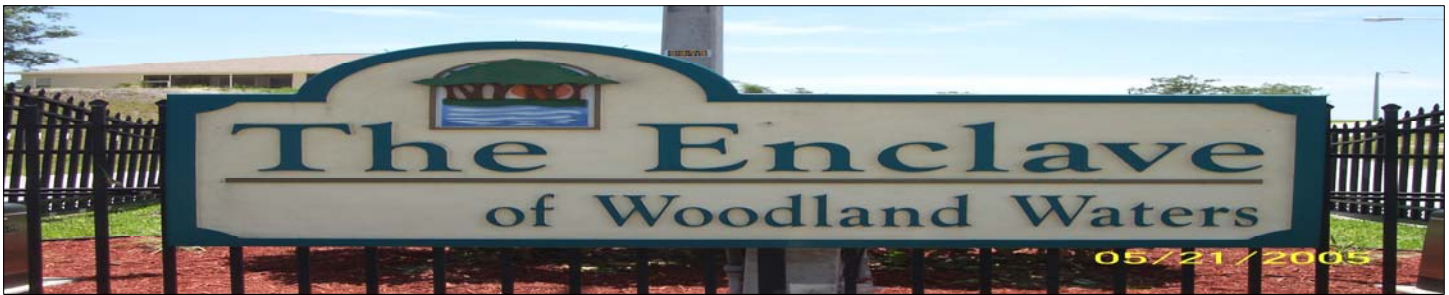
Moped Rider Shooting Firearms at the Picnic Area—It has been reported that a young man riding a moped was seen shooting animals in the picnic area. As a reminder, no firearms are to be discharged anywhere within the Woodland Waters subdivision, and, no unlicensed motor vehicles are to be ridden in our community.

Doggy Tales—Dogs are not to be roaming yards at Woodland Waters. And if you walk your dog, please respect your neighbors and clean-up after your dog.

Paid advertisement—The Homeowner Association of Woodland Waters, Inc. assumes no liability for the content of this ad

<u>Newsletter Advertisement Rates</u>	<u>Resident</u>	<u>Non-Resident</u>
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.



Enclave Bulletin Board

Your Enclave Officers, Board of Directors

Al Rivera, President Maria Palamaro, Sec'y/Treas. Ken Phillips, Director	597-8619 596-2570 596-2353	<u>Enclave Homeowners Association Meetings</u> Regular quarterly meetings of the Enclave Homeowner Association are held at the Nativity Lutheran Church, 6363 Commercial Way, Weeki Wachee, FL (across from Hardees). All are encouraged to attend.
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Enclave Creates Mandatory Road Reserve Fund

After many years of valiant but failed attempts at creating a required road reserve fund, the Enclave Board has recently advised its membership of their new assessments to establish this fund.

All roads, rights-of-way, gates, fencing, and common areas within the Enclave gates are owned by the residents of the Enclave. As owners, they are solely responsible for the maintenance and repair of the roads, gates, and grounds.

Currently, the Enclave road reserve fund is under-funded and insufficient to handle an emergency, such as a sink-hole or wash-out. Faced with such an emergency and without the necessary funds, the Enclave will not be able to make prompt and necessary repairs. Further delays will result if a special assessment is needed to cover the entire repair cost. If such an emergency occurs at the entrance, residents have no way out of the community, so prompt repairs and the funds to pay for these repairs are critical.

Working with an attorney, and with members of the Enclave with engineering experience in road building and repair, the Enclave Board has established a payment schedule to fund the reserve.

Beginning in 2007 and continuing into 2008, members will be required to pay an assessment of \$500 per lot for the road fund. In years 2009 and thereafter, the assessment will drop to \$200 per year.

By taking this action now, the Enclave Board believes it can meet future road repaving and repair needs, while having sufficient funds in reserve to address unforeseen emergencies such as a sink-hole collapse of a road.

Establishing a road reserve fund is important to Enclave owners, not just for road repair, but to ensure property values are sustained. Prospective buyers familiar with gated communities will want to know that the Association has a viable road reserve fund. Otherwise, they risk getting hit with a large assessment for road repaving soon after they take title.

Visit our Web Site for All Your Association Business

Just a reminder that the new web site is available for all your Association business needs. The address is www.woodlandwaters.org.

You can also e-mail us at: board@woodlandwaters.org

For those who do not have a computer, contact us at:

352-592-5007

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