



# Woodland Waters, Inc.

10246 Woodland Waters Boulevard • Weeki Wachee, Florida 34613

Volume 1, Issue 16

www.woodlandwaters.org

February/March 2008

**Quick Notes**

**HAWW Meetings**

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

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

**Woodland Waters Crime Watch** Interested in joining the Woodland Waters Crime Watch? Please contact Debbie Rubrecht at 596-3211.

**Community Garage Sale March 15th 9am to 2pm**—See details on page 7.

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

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## From the Desk of the President

With spring just around the corner it's that time of year for spring plantings. Your association has completed the planting of trees and shrubs along WW Blvd to enhance the view to the north (*see photos on page 2*). They will be watered by a drip irrigation system. The trees are Hollies that will provide berries for the many species of birds that visit our development. The cost of this project has been spread over three years. We were lucky to be able to purchase the plants at a great wholesale price. A special thanks to Dave Jolliffe, John Palmaro, Walter Viveiros and Tom Richards for their planning and labor to accomplish this project.

I have received many inquiries about the condition of many lawns in Woodland Waters. As most of you are aware the county only allows watering 1 day a week. Most of us are forced to water at night which causes many of the problems we are having with our lawns. There has been talk of the water restriction changing to once every 2 weeks. This will cause many more problems than we are having now. The county does have inspectors out, including nights and weekends to watch for infractions of the watering regulations. Many people in Woodland Waters have been issued fines. The Association will not enforce our regulation on lawns until this drought is over and we can water more often.

In March, you will receive a proxy to vote for some changes in our regulations. As many of you know these changes are to

align all phases with one set of documents.

All phases will be asked to vote on two changes:

1. To set up a system of fines (not to exceed \$100 per infraction and not exceed \$1,000 total). This will allow this board and future boards to have the ability to deal with people who constantly do not adhere to our deed restriction. The ability to levy fines will enhance the exclusivity of our community and ultimately lead to higher home values. It will also, in the long run, save us a costly and time consuming legal quagmire.
2. The right of abatement will give us the ability to go on to people's property to clean up and make repairs. The costs will be paid back to us when the property changes hands. These situations occur with divorces, death and foreclosures.

Phases 1&2 will vote on banning the parking of commercial vehicles. Phases 4&5 and the Enclave already have this provision in their documents. Phases 4&5 and the Enclave will decide on allowing RVs and trailers to be parked on the side and rear of the properties as allowed in Phase 1&2.

The board of directors urges you to please vote on all these changes.

*(continued on page 2)*

# From the Desk of the President (continued)

*(continued from page 1)*

The vote for board of director at October’s meeting was very discouraging; we will need much more participation for this vote. The board is strongly recommending that fining and the right of abatement must be passed, in order to keep our community as beautiful as it is.

I receive many calls about dogs. Please, if your dog is in a fenced area they will bark. This is a natural behavior of man’s best friend.

However, excess barking can be annoying to your neighbors. If this is happening talk to your neighbor. You may also call the authorities. The homeowners association does not have any power to deal with this situation. Please also be aware that we have a county ordinance that we must pick up after our dogs.

Any construction, fences and shed must have Architectural Committee approval. There are situations where homeowners have failed to get approval and they have placed fences in the wetland area. They may have to remove the fence and possibly be fined by the county or state agencies.

We would like to have a spring cleanup/meet you neighbor picnic at our boat dock area on Saturday April 5<sup>th</sup>. For, cleanup meet at 9 a.m. at the boat ramp. Bring a dish to share at the boat ramp at 12, for the picnic.

These events are drawing more & more people. The dishes that are prepared are wonderful. We have very diverse and interesting residents in Woodland Waters so, come and have a very pleasant afternoon.

Ambrose Tricoli, President

Homeowners Association of Woodland Waters, Inc.



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

|   |          |  |                                   |
|---|----------|--|-----------------------------------|
| Ambrose Tricoli, President  | 592-9788 | <u>Architectural Review Committee</u>  | <u>Deed Restriction Committee</u> |
| Norm Hatch, Vice-President  | 592-5131 | Mary Mazzuco                           | 592-5007                          |
| Jane Heid, Treasurer  | 428-2379 | <u>Lifestyle Enhancement Committee</u> | Ambrose Tricoli                   |
| Denise Jolliffe, Secretary  | 597-3376 | Dave Jolliffe                          | 597-3376                          |
| Bobbi Callaghan , Director  | 592-5204 | <u>Communications Committee</u>        | <u>Crime Watch</u>                |
| Rodney Walters , Director   | 597-4545 | Norm Hatch                             | 592-5131                          |
| Josh Williams , Director  | 597-5152 | <u>Nomination Committee</u>            | Debbie Rubrecht                   |
|   |          | Karen Tricoli                          | 596-3211                          |
| <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> |          |  |                                   |

# Summary of February Board Meeting

## February 14, 2008

The president welcomed everyone to the meeting and following the pledge of allegiance, the meeting was called to order.

First order of business was the reading of the minutes of the last board meeting on November 8, 2007. Since all members received and reviewed the minutes, a motion was made and passed to accept the minutes into the record.

Treasurer Jane Heid then reviewed the balance sheet and income statement as of January 31, 2008, and the year-end income statement for the calendar year ending December 31, 2007. Through January 31st, the Association had total assets of \$71,035.20. However, that sum includes \$15,132.39 set aside for a self-insured casualty loss fund established when our property insurance was cancelled a few years ago. The balance is held in checking and savings accounts to pay our monthly expenses for the 12 months ending December 31, 2008.

Our total income for January was \$23,637.68, which was primarily from association dues paid in January. Some dues were also paid in December 2007, and as of the meeting date, 33 people had not paid their membership dues for 2008. If dues are not paid by these members in the near future, liens will be placed on the properties to protect the interests of the Association.

We had monthly expenses of \$3,703.25, leaving a year-to-date cash flow balance thus far in 2008 of \$19,934.43. The balance sheet and income statements were approved and accepted into the record.

Next on the agenda was Committee Reports. Mary Mazzuco, new Chair of the Architectural Review Committee

(ARC), reported that she has two new members to assist her. Joining her on the new ARC committee are Nick Maroulis and Russ Coomer. Mary reviewed with the board some operational changes she is making and a revised ARC request checklist. She would be implementing these changes shortly.

She asked about mowing of the right-of-ways adjacent to drainage retention areas and wooded portions of member lots. It was agreed that something would be added to the next newsletter reminding members of their responsibility to maintain right-of-ways within their property boundaries, even if adjacent to drainage retention areas (members' property lines run through drainage retention areas in Phases 1, 2, and The Enclave. Hernando County owns and maintains drainage areas in Phases 4, 5, and 6).

President Tricoli added that we have asked Monda's Landscaping to mow certain right-of-ways adjacent to non-member parcels and County-owned drainage areas to improve the appearance of the community.

Dave Jolliffe, of the Lifestyle Enhancement Committee, reported that the plantings along Woodland Waters Blvd had just been completed and the drip system for irrigating the shrubs would be hooked-up within days. Everyone thanked Dave for his work in organizing the plantings and for his help and the help of fellow members in securing a great price on the shrubs. This enhancement will add to the beauty of Woodland Waters and, as they mature, will block the view of the drainage area and the Camp-A-Wyle storage yard.

Norm Hatch of the Communication Committee reported that with the in-

creasing number of member e-mail addresses, we are now able to cut our printing and postage costs of the newsletter in half. This leaves more advertising dollars for the Association general fund. He encouraged more members to contribute articles to the newsletter.

Ambrose Tricoli gave an update for the Deed Restrictions Committee. He advised that on or about March 8th, members would receive a mailer introducing changes the Board wants to make to our deed restrictions.

First, all members will be asked to vote on the ability to issue monetary fines to members who do not abide by deed restrictions. Florida statutes give homeowner associations the ability to fine members for violations, but only if such language is in their governing documents. We have no provisions in our documents at this time, hence, the reason for the change.

Second, all members will be asked to approve amendments to our documents allowing for the right of abatement. Abatement gives the homeowner association the right to hire a contractor to mow someone's lawn or clean-up weeds if the house is abandoned (as is the case in Woodland Waters with recent foreclosures) or, if the homeowner refuses to comply. A lien is then placed on the property for the cost of the service.

The final change differs by phase, and is an attempt to move to a uniform set of deed restrictions. Members in phases 1 & 2 will be asked to vote to disallow parking of commercial vehicles on their properties (which is already excluded in phases 4, 5, and The Enclave).

Phases 4, 5, and The Enclave will vote to allow parking of boats, trailers, and other recreational vehicles in the side or rear of lots, as is the case in Phases 1 & 2.

*(continued on page 4)*



# Summary of Feb 14 Board Meeting

*(continued from page 3)*

Ambrose advised that a special meeting will be set for this vote. It will probably be held in early June, but more information will follow.

Final item on the agenda concerned non-construction assessments for undeveloped properties within the Enclave.

Our governing documents give the Association the right to assess members who do not commence constructions within a set number of years (which varies by Phase). The primary objective of the clause is to deter builders and other investors who buy on speculation and let properties sit undeveloped for many years.

Another objective is avoidance of the noise, dirt, blowing debris, and general nuisance of construction on

neighboring developed lots in future years. And, in the case of the Enclave, which owns and maintains their own roads, it is intended to avoid many years of trucks and other heavy equipment placing continuous stress on their roadways.

The subject of non-construction assessments came-up last year when certain Enclave members questioned who was actually responsible for the maintenance of the common areas within the Enclave.

A reading of the governing documents indicates that only the Homeowners Association of Woodland Waters (of which the Enclave residents are members) has the legal right to assess for non-construction. This right includes placing liens on properties for failure to pay these assessments. Similar lan-

guage does not appear in The Enclave's governing documents.

Following discussion of the Board, it was agreed, by unanimous vote, that future non-construction assessments levied on properties contained within the Enclave would be donated, by the Homeowners Association of Woodland Waters, Inc., to the Board of Directors of the Homeowners Association of the Enclave of Woodland Waters, Inc.

The Enclave Board also requested consideration for retroactive donation of assessments collected in September 2007. The Woodland Waters Board elected to table that vote for the next meeting, giving Directors time to further research the governing documents prior to voting on this issue. It will be discussed at the next meeting.

There being no further business of the Board, the meeting was adjourned.

## Fall Clean-up Day

December 8th 2007

We had an exceptional turn-out for the last community clean-up day of 2007. Turn-out was estimated 50 hard-working souls, including Monda's Landscaping, who donated their time and hauled-off all the debris. Following the clean-up, there was a holiday party at the lake-side park, under the newly repaired picnic pavilion. Many thanks on behalf of the Board of Directors to all who came-out to help. The entrance never looked better.



# From The ARC Committee

We are so happy and wish to thank everyone that has been so cooperative with sending in requests for reviews.

There are some beautiful changes coming to our neighborhood. It shows that you all care about this wonderful community, Woodland Waters.

There are three of us on the committee Nick Maroulis, Russ Coomer, and myself Mary Mazzuco. Nick has lived all over the world and worked in facilities and logistics for electronics. Russ retired as an engineer with General Motors after 34 years. I have been self employed in construction for the past 29 years, experienced in working with contrac-

tors, reading blueprints, and site plans. We come from different backgrounds and are working hard for you.

If you are thinking about making any changes such as adding a room, changing the façade of your home, adding a pool, an outside fireplace, cabana, or adding/moving a fence, anything at all, please contact us.

The ARC Committee can guide you to make sure that your changes comply with the deed restrictions. As there is no charge for this service we are volunteers and good neighbors, working together for the good of all.

Just a note, whomever has sold you your home/property, is responsible for giving you a copy of your Deed Re-

strictions. Please always make sure that you research the Deed Restrictions before making any changes to the property. When submitting any changes please download the cover form which is on our website and submit it with your request.

Should you have any questions about submitting paperwork please contact me, Mary at 596-4404. That is the ARC contact number leave a message and I will get back to you as soon as possible.

Looking forward to hearing from you.

Your neighbors,

Nick, Russ & Mary

The ARC Committee

# Crime on the Rise in Woodland Waters?

Form many years, we residents of Woodland Waters have been fortunate not to experience high-levels of crime or criminal mischief.

We've been told by sheriff's deputies that the unique design of Woodland Waters frightens most criminals. Because there is essentially only one way in and out, would-be criminals feel trapped in our community. There is no rear exit. Also, they can get easily lost because of the lay-out of our roads.

But as a sign of the times in Hernando County, with every economic downturn the level of crime turns-up. And over the last several months, we've seen a rise in criminal activity that should have everyone in Woodland Waters concerned.

Here are some examples: Two homes on Shortleaf Court had an unwanted and unwelcome pair pretending to be delivering pizza. A home on Warm Wind Way had an attempted break-in and later were victims of vandalism.

Six silk poinsettias planted at Christmas as a memorial were stolen at the front entrance.

Expensive plumbing equipment for watering the trees planted in Phase 6 were stolen. And a fence installed by the developer was cut twice.

Sheriff's deputies caught two people, in separate acts, dumping yard waste on vacant lots in Woodland Waters. And the waste came from members' homes who contracted with the culprits to do yard clean-ups. Used furniture has been dumped on phases 4 and 6.

And last week, suspicious vans were spotted trolling the neighborhood and one actually parked in a member's driveway for no reason.

So what can we do about this? We must all be more vigilant and report the smallest incident to the sheriff's department. We are the sheriff's eyes and ears and they want and need to hear from us. They can't be everywhere, so

whenever you see something out of the ordinary, call the **Hernando County Sheriff at 754-6830.**

What can you do to protect your home? Leave outside lights on all night. Use the new florescent bulbs to save energy. If you are a burglar with a choice of a well-lit home or one that is completely dark, which one would you choose to break into?

Keep shrubs trimmed low and away from the house. Install clear, lucite security bars on sliders. And if you haven't installed a security system, consider installing one.

The Board of Directors will be looking at security options like motion-activated cameras installed at strategic places in the community.

And you can help by joining the Woodland Waters Crime Watch. Call Debbie Rubrecht at 596-3211 and volunteer to be a block captain.





## REMODELING

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April 11, 2007  
Beck Builders  
Jim Dabrowski

Dear Jim, Ron and crew,  
Ed & I would like to thank you for the wonderful job you did on the expansion of our home!  
We were discussing just the other day how nice each and every one of you were to us throughout the entire process. We felt every single member of your crew took our project personally and did everything they could to make the process as smooth as possible.  
We absolutely love our home thanks to you! We have plenty of room and the way you expanded and included the pillars and arches makes both rooms look very classy.  
We have had several friends and neighbors comment on how great it looks and as for the outside of the home, everyone says it looks like it has always been this way!  
So thank you again and we appreciate the time, quality and effort you put into our expansion and you even finished the job early!!!

Sincerely,  
*Maria Buckle*  
Maria Buckle

Lic. #CBC1254246

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# Community Bulletin Board

## New Crime Watch Leader

Debbie McMurdo Rubrecht is now the new head of the Woodland Waters Crime Watch.

The Crime Watch meets every other month at 6:00 PM, just before the bi-monthly Board of Directors meeting. Members of the Woodland Waters Crime Watch also meet periodically with the Hernando County Sheriff's department. Some have also joined the Sheriff's Citizens Academy.

Anyone interested in joining should call Debbie at 596-3211.

## Street Lights Out?

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



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

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



*To the family and friends of past Enclave  
 president  
 Fred Millan  
 Our thoughts and prayers are with you  
 with the passing of Ana  
 Wife...mother...friend*

## Community Bulletin Board (cont'd)

### Mow Your Right-of-Way & DRA

Some members in Phases 1, 2, and the Enclave may not realize that their property lines extend into drainage retention areas (DRA's). It is important that these areas be maintained and free of high grass and debris.

Failure to maintain these DRA's can result in periodic flooding, not to mention unwanted creatures such as snakes and rodents. Please maintain these areas

as well as County right-of-ways that abut your woodlands. We all benefit by a more beautiful community.

### Community Garage Sale 3/15

Woodland Waters is having a community garage sale on Saturday, March 15th from 9:00am to 2:00pm.

Anyone who wants to participate need only open their garage door, place items for sale in your driveway and

wait for potential buyers. The event is being advertised in the local newspapers so clean-out your garages and get ready to make some money. Call Dale Valone 592-4618 with any questions.

### Special Event Coming-up?

The Woodland Waters newsletter is available to advertise any community or charitable events. Contact Norm at 592-5131.





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**Elsie Kempsey**  
 Realtor / Associate  
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 Weeki Wachee, FL 34613





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April/May 2008

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## From the Desk of the President - May 2008

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

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

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

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

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

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

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

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

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

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

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

*(continued on page 2)*

# From the Desk of the President (continued)

*(continued from page 1)*

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

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

Ambrose Tricoli, President

Homeowners Association of Woodland Waters, Inc.

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

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

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

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

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

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

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

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

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

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

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|                            |          | Karen Tricoli                          | 592-9788                          |

*If you have any other technical or professional skill and would like to volunteer your services, please contact any board member.*

# Summary of April Board Meeting

## April 10, 2008

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

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

1. In the checking account, there is \$6,259.42. In the savings account, in the form of a CD, there is \$15,192.70, which represents our uninsured casualty fund. In the Money Market account, there is \$40,816.29 used to pay our ongoing expenses. Total assets on April 1, 2008 are \$62,268.41.

2. The overall total expenses for the first quarter were \$18,608.76.

3. Fifteen members have not yet paid their dues for 2008. Seven of these 15 are also in arrears for 2007 dues assessments, and liens were filed on their properties last year. We have instructed our attorney to file a second lien on these same seven properties for 2008 unpaid dues.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

*(continued on page 4)*



# Summary of April 10 Board Meeting

*(continued from page 3)*

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

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

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

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

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

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

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

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

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

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

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

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

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



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

**Enclave Homeowners Association Meetings**

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



**Lights Now at the WW Mail Station**

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

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

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



**TROPIC SHORES REALTY**  
7331 Spring Hill Dr. • 24053 Cortez Blvd.

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

**Elsie Kempsey**  
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10246 Woodland Waters Blvd  
Weeki Wachee, FL 34613



# Woodland Waters, Inc.

10246 Woodland Waters Boulevard • Weeki Wachee, Florida 34613

Volume I, Issue 18

www.woodlandwaters.org

June/July 2008

## Quick Notes

### HAWW Meetings

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

### Attention Business Owners—

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

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

**Planning an addition, a fence, garage, or shed?** Be sure to consult with the Architectural Review Committee (ARC) first. Call Mary Mazzuco at 592-4404.

### Inside this issue:

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## From the Desk of the President - June 2008

At the special meeting held on June 12, 2008 the vote to give the board of directors the power to fine members who do not adhere to our deed restrictions, was passed by the largest majority of votes ever cast at Woodland Waters. This action will give this board and future boards, the ability to bypass the snail pace of the court system and give teeth to enforcing our deed restrictions. Now we need volunteers to serve on an appeals committee to oversee the fining process to make sure that the fines are consistent and fair. Please contact any board member at [www.WoodlandWaters.org](http://www.WoodlandWaters.org).

The other issues that were voted on did not pass. To pass any issue in the covenants there has to be an affirmative vote of 75% of the members. The developer's attorney wrote these governing documents to give the developer complete control of the Homeowners Association.

The time has come to change these documents starting with Articles of Incorporation to remove all mention of the developer and to provide the ability to change and revise documents with a fairer percentage of votes.

The board will be exploring our options and will keep all residents informed.

The enforcement of deed restrictions and the collection of dues were not too much of a problem for the developer as they had a part-time secretary doing all the work. The homes were new and the new home-

owners did not have as much maintenance to do. As our homes grow older, the maintenance becomes more and more of a chore. With all the sub-prime and foreclosure issues communities have to face, we are lucky that it has not affected Woodland Waters too much. There are, however, a growing number of homes that need sprucing up. This issue represents a very complicated problem of who decides and what criteria do we use to determine what improvements are needed and when to do them. A committee could be set up to come to some agreement as to what improvements need to be made. That's the easy part. After this is done, who will write the letter or go speak to the homeowner to make the needed improvements?

After serving on the board and having first hand knowledge of the pitfalls of enforcing the deed restrictions, the work involved is becoming a full-time job and sometimes it is overwhelming. I am suggesting to the board that we look into hiring a management company to run the everyday operations of the Homeowners Association.

This will mean a doubling of the dues. This figure is still very low as compared to other Homeowners Associations of similar size. I am aware that this may not be the best time to propose any type of increase.

*(continued on page 2)*

# From the Desk of the President (continued)

*(continued from page 1)*

However, if we are not able to get enough people to serve *or* the board just quits handling the work involved, this development will go the way of many self-managed communities: Down hill.

We need our members to be willing to serve on our board and our committees. At the next board of directors meeting on August 14<sup>th</sup>, we will have a presentation from a management company. I urge you to attend this meeting. I urge that you get involved.

Ambrose Tricoli, President

Homeowners Association of Woodland Waters, Inc.

## Woodland Waters Crime Watch is Back in Action

The Woodland Waters Crime Watch committee is being reformed under the guidance of Debbie McMurdo-Rubrecht (tel. 596-2311).

Meetings of the Crime Watch will be held at the Christian Church in the Wildwood (our polling place and also where our Board of Directors meets) on the second Thursday of the odd-numbered months.

Future meetings are scheduled for July 10th, September 11th and November 13th at 6:00 pm.

With the failing economy, we are seeing more signs of theft and other crime in Hernando County. Protect your homes and your families. Get involved in the crime watch and learn what you can do to make our community safer.

## JOB OPPORTUNITIES In Woodland Waters

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

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

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

Please contact the Nominating Committee, Karen Tricoli, Chairman, at 592-9788 or e-mail [board@woodlandwaters.org](mailto:board@woodlandwaters.org).

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

|                            |          |  |  |
|----------------------------|----------|--|--|
| Ambrose Tricoli, President | 592-9788 | <u>Architectural Review Committee</u>  | <u>Deed Restriction Committee</u>  |
| Norm Hatch, Vice-President | 592-5131 | Mary Mazzuco                           | 592-4404   |
| Jane Heid, Treasurer       | 428-2379 | <u>Lifestyle Enhancement Committee</u> | <u>Crime Watch</u>   |
| Denise Jolliffe, Secretary | 597-3376 | Dave Jolliffe                          | 597-3376   |
| Bobbi Callaghan, Director  | 592-5204 | <u>Communications Committee</u>        | Debbie McMurdo-Rubrecht  |
| Rodney Walters, Director   | 597-4545 | Norm Hatch                             | 596-2311   |
| Josh Williams, Director    | 597-5152 | <u>Nomination Committee</u>            | <i>If you have any other technical or professional skill and would like to volunteer your services, please contact any board member.</i> |
|                            |          | Karen Tricoli                          | 592-9788   |

# Summary of June Board Meeting

## June 12, 2008

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 June 12, 2008, at 6:35 p.m. The President, Ambrose Tricoli, welcomed everyone to the meeting and announced that the meeting would be recorded. He further stated that all members were entitled to speak for 3 minutes on any item on the agenda.

President Tricoli, announced that this was a special meeting of the Board of Directors to consider several deed restriction referendums. Ken Lavicka and Diane Richards volunteered to count the votes.

Ambrose called the meeting to order, and the reading of the minutes of the April 10, 2008 meeting was dispensed with, as all Board members had previously received a copy from the Secretary. Vice President, Norm Hatch, made a motion to approve the minutes, which was seconded by Bobbi Callaghan, Director, and the motion was carried.

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

1. In the checking account, there is \$7,472.48. In the savings account, which is a CD, there is \$15,320.34, which represents our uninsured casualty fund. In the Money Market savings account, there is \$30,842.26. Total Assets are \$53,635.08.

2. The overall total expenses year to date are \$28,424.70

The Treasurer, Jane Heid, stated that all the dues were received except for twelve members. Of the twelve homeowners, two properties have been taken over by the banks; two have filed

bankruptcy, and the remaining owners have been turned over to our attorney, as they owe both 2007 & 2008 dues.

Norm Hatch stated that of the homeowners that have not paid dues assessments for two years, we should consider foreclosure proceedings if the property is not homesteaded. It was agreed to check out the cost for foreclosing versus letting the bank foreclose first since our liens are subordinate to the bank mortgage. Jane Heid will check with attorney Jim De Furio for our next step.

### Discussion of The Vote Tally

In preparation for the vote, Ambrose Tricoli explained that the Deed Restrictions for Phases I and II are different than Phase III (Enclave), IV, and V. The Deed Restriction Committee was formed over a year ago to try and make the restrictions uniform across phases. The only way to do this was to bring this to vote before all the homeowners.

The following items will be voted on:

Phases I & II - Amend Article 19 of the Declaration - Ban parking of commercial vehicles.

Phases II, IV, & V - Amend Article 20 of the Declaration - Outside storage of boats, travel trailers and recreational vehicles.

Phases I, II, III, IV, & V - Amend Article VII of the Bylaws - Permitting of fining of lot owners for violations.

Phases I, II, III, IV, & V - Amend Article VI of the Declaration - Adding the right of abatement.

Norm Hatch explained the vote requirements to change the Declarations and By-Laws. A 75% approval vote of the entire membership of that phase

is needed to amend a Declaration (Deed Restriction). To change a By-Law requires a majority vote of members present and/or voting by proxy at a special meeting. Fining is approved by the Florida Statute 720 provided it is in the governing documents. Once the right of fining is in our governing documents, we can fine homeowners for deed restriction violations, subject to the financial limitations of Florida Statute 720.

While the votes were still being tallied the Board moved to other discussions on the agenda.

### Security Cameras

At the last meeting, the Board of Directors discussed the possibility of using security cameras to photograph all vehicles entering and exiting Woodland Waters.

Ambrose Tricoli explained that to get really high tech security cameras that would capture the license plate number would be very costly and that the Association does not have the funds to do this. Norm Hatch had gotten a price for two DVR cameras that would record up to two weeks of data for \$4,200. The limitations are that the cameras cannot be mounted in the County right-of-way and would have to be installed on a member's property. We would also need two sets of cameras, one set at the entrance at Rte. 19 and a second on the Boulevard, past the intersection of Palmwood.

Director Josh Williams stated that there would be the issues of theft or vandalism of the cameras. Ultimately, no decision was made on the cameras.

It was also stated that the Crime Watch Committee will be meeting on the alternating month of the Board of Director meetings.

*(continued on page 4)*



# Summary of June 12 Board Meeting

*(continued from page 3)*

## Committee Reports

### Lifestyles Enhancement Committee

David Jolliffe advised that we had to install a new pump in the pump house that feeds the irrigation system at the entrance. The new pump now gives adequate pressure and all sprinkler heads are working. There were also two locations where the irrigation pipes were crushed by the tree roots, and this has been repaired.

The front mailbox station now has solar lights on the back side. The Hernando Ridge mailbox station was treated for termite damage and all the mailboxes are being painted with marine grade paint to prevent further damage. The new portico posts in the picnic area are also scheduled to be painted. Dave offered that these extra expenses have exceeded his budget and is requesting an additional \$2,500 to cover needed maintenance. Norm Hatch made a motion that the Board transfer \$2,500 from the legal budget to the LEC to complete the maintenance repairs. Such motion was granted.

### Nominating Committee

Karen Tricoli reported that she is now taking nominees for the two Board positions that will be vacated in October.

### Communications Committee

Norm Hatch reported that the last newsletter was smaller due to the reduction in advertisements.

The cost of printing and distribution was \$112 versus a budget of \$175 per issue, so the newsletter is still under budget.

Norm indicated that more than half of the members of Woodland Waters have provided Email addresses. He can now easily communicate via Email. Board

members should let him know when they want anything distributed to the membership.

### Results of the Voting

Ambrose Tricoli read the results of the votes as follows:

#### Banning Commercial Vehicles (Phases I & II) & Allow Outside Parking of Boats and Trailers (Phases IV, V, & Enclave) (75% Required to pass)

1. Phase I & II, of 219 members we received only 136 "YES" votes, or 62.1% - Banning of commercial vehicles did not pass.
2. Phase III (Enclave), of 46 members, only 22 or 47.8% voted "YES". Outside parking of boats and trailers did not pass.
3. Phase IV, of 57 members we received only 28 "YES" votes or 49.1%. Outside parking of boats and trailers did not pass.
4. Phase V, of 88 members we received 52 "YES" votes or 59.1%. Outside parking of boats and trailers did not pass.

#### Right of Abatement Vote (75% Required to pass)

1. Phase I & II - of 219 members, 109 were for and 32 against - We did not receive 75% approval of phase membership so did not pass.
2. Phase III (Enclave) - 46 total members, 14 voting for and 8 against - Did not pass.
3. Phase IV - 57 members voting 17 for and 11 against - Did not pass.
4. Phase V - 88 members voting 37 for and 15 against - Did not pass.

### Fining of Property Owners

For By-Law changes, all that is required is a majority approval of members voting in-person or by proxy. Total votes cast were 238 out of 410 members (establishing a legal quorum for the meeting, which is 30%). The Board received 177 "YES" votes and 61 "NO" votes or 74%. The By-Law amendment to allow fining for deed restriction violations passed by a significant margin.

This amendment to the By-Laws will be filed with the County. Ambrose Tricoli asked for volunteers to be on the Deed Restriction Committee to help with setting up guidelines and an appeals committee.

### **Discussion of Management Company**

President Ambrose Tricoli stated that the previous Boards have looked into management companies and they have been too expensive. Ambrose and Norm Hatch met with a company and discovered that it is not as expensive as previously thought.

With a professional manager, there would still be a Board of Directors, but the company would take over the dues, non-construction payments, deed violations, fines and voting. This is an issue that will take further investigation and something that would have to be looked at very closely.

There is a lot of work being done by only a handful of members and their spouses. If other members do not step-up and do their share, then we will all have to pay more to hire a professional to manage and run the Association.

With that the meeting of the Board of Directors was adjourned.

# Emergency Meeting—Sheds in Woodland Waters

Drive through the community and you will see a wide variety of shed and utility buildings in Woodland Waters. Based on a number of complaints from members over the possible reduction in home values caused by some sheds, an emergency meeting of the Board of Directors of the Homeowners Association of Woodland Waters, Inc. was held on June 23, 2008, to discuss the issue.

All seven members of the Board were present plus David Jolliffe from the Lifestyle Enhancement Committee and Mary Mazzuco, Nick Maroulis and Russ Coomer from the Architectural Review Committee.

The current Architectural Guidelines, dated August 20, 1992, were reviewed. They were drafted by the original developer, Ed Swartzel. Paragraph 13 addresses sheds and utility buildings and it states:

*"Detached garages, workshops, utility buildings or any other structures on the lot must be of the same type design, construction, and color as the residence or, at a minimum compatible with the surroundings of the residence, and be approved by the ARC."*

Paragraph 17 then states:

*"Exterior finishes of structures shall consist of cement block, brick, stone materials or wood or any combination of these materials. All cement block exterior walls shall be covered with stucco or any of the foregoing materials or combination thereof as approved by the ARC. All wood used on exteriors must be painted or treated."*

While the guidelines strongly suggest that sheds must be made of the same material and construction as the main

residences, it is obvious that since the beginning, sheds were approved by the developer's ARC committee that were not in accordance with their own ARC guidelines.

Board members previously discussed existing sheds with our Association attorney, James De Furio. He advised that even though Mr. Schwartzel did not follow the ARC guidelines for sheds, we cannot make the homeowner take down their existing shed.

Russ Coomer, ARC Committee member, said that he has been on the committee since the Association was taken over from Ed Swartzel. Whenever an application for a shed was received, the committee went to the site to check size, shape, and placement of the shed, and asked how it was to be landscaped. Russ also stated that some homeowners need sheds since they do not have basements to store household goods.

Mary Mazzuco, ARC Committee Chair, stated that her Committee needs clarity on the guidelines. If the Committee follows the guidelines as written, then most sheds are in violation and should be taken down. Mary also expressed frustration of members not applying for pre-approval of sheds from her Committee.

Vice President Norm Hatch suggested that we write a simplified version of the Deed Restrictions, per each phase, and send this out in the Annual Meeting packet. This would give current members a better understanding of what is and what is not allowed in their phase.

Then, Norm made a motion that the ARC Committee take the 16 year old guidelines and give the Board a recommended redraft. This motion was seconded by Rod Walters, and the motion

was carried.

Another motion was made and carried creating a formal, permanent Welcoming Committee. Their primary mission is to provide new residents with a packet containing Deed Restrictions and ARC Guidelines. This will ensure that, going forward, all new and existing members have full knowledge of all deed restriction and construction guidelines, including sheds.

From that point forward, there would be zero tolerance for ARC guideline violations and offenders would face legal action if an unauthorized shed was installed on any member property.

Once the new ARC guidelines are drafted, they will be published on our web site, and in this newsletter. The ARC guidelines will also be given to each member with their annual meeting packet, along with a copy of the deed restrictions and covenants for their phase.

It is everyone's responsibility to notify ARC with any plans for sheds, garages, room additions, or fencing.

## Predator Sightings in Woodland Waters

Residents be warned, a bobcat has been sighted roaming in Woodland Waters. It was seen on the Boulevard just past the mail station, and on Tooke Shore Dr.

Further, two coyotes have been spotted on many occasions in phase 6.

This is not the first time large predators were seen in Woodland Waters. A few years ago a Florida panther was spotted at the Hernando Ridge mail station.

Please watch your smaller pets and do not leave them outside and unattended.

## **Open Letter to all Homeowner Associations**

### **Printed at the request of SWIFTMUD**

# **Vigilance needed to help our water resources recover**

The Southwest Florida Water Management District's 16-county region has weathered more than two and a half years of drought. And, unfortunately, there are no guarantees that this summer's rainy season will finally put an end to this long dry spell.

That's why the Southwest Florida Water Management District's Governing Board voted unanimously to continue the one-day-per-week water restrictions through Sept. 30, which traditionally signals the end of our summer rainy season.

You may be wondering why the Governing Board would extend the water restrictions when it's raining almost every afternoon and most lawn and landscapes are beginning to look lush and green again. The Governing Board chose to extend the restrictions because although the recent rainfall has been beneficial, we have not seen nearly enough improvements in our water resources to lift the restrictions.

For the 24-month period of June 2006 through May 2008, the District accumulated a 17.2-inch rainfall deficit that we still need to make up. As a result of this lack of rainfall, our lakes, rivers and aquifer levels are far below where they should be. Some lakes in the District are as much as five feet below the bottom of their normal levels.

The summer rainy season, which normally runs from June through September, is when we rely on Mother Nature to provide 60 percent of our rainfall for the entire year. But because of our rainfall deficit and our below-normal water resources, we need above-average rainfall throughout the entire summer for our water resources to have a chance to recover.

In addition to extending the water restrictions, the Governing Board is also asking for your assistance to help our water resources recover this summer by continuing to conserve water. The Board is asking residents to limit their lawn watering as much as possible during the summer rainy season. Now is the time to turn off your irrigation systems and let Mother Nature do the work for you.

Continuing to water your lawn during the rainy season can actually be detrimental. Overwatered grass has short roots that make it harder to survive pest attacks, disease and drought.

The Governing Board recognizes and appreciates everyone's conservation efforts during this drought, but we must all continue to be vigilant by using our water resources as efficiently as possible. We can't afford to waste this precious, limited resource. If we all work together to conserve, our water resources may finally have a chance to recover this summer.

For more information and free materials about water restrictions, the drought and how you can conserve water both outdoors and indoors, I encourage you to visit the District's web site at [www.WaterMatters.org/drought](http://www.WaterMatters.org/drought).

Sincerely,

Neil Combee

Governing Board Chair

Southwest Florida Water Management District



# Is a Management Company in our Future?

There have been several references in this issue about hiring a management company to run Woodland Waters. However, a management company is nothing new to our community.

A few years ago, a group of very concerned and responsible members set-out to wrestle control of the Board of Directors away from the Woodland Waters developer. Their cause was a very noble one, and we owe them all a debt of gratitude for standing-up for our rights as homeowners of Woodland Waters, and taking back the running of the homeowner association.

However, since that time, the list of people willing to step-up and help run this community has dwindled. We are at the point where we have a limited number of volunteers to do the hard jobs on key committees, or even run for Board of Director, for that matter.

Few people preferred having the Developer run the homeowner association, myself included. But, one thing that Ed Swartzel did have was the resources of his company behind him. Yes, Woodland Waters was once run by a management company. You may not have liked the way he ran it, but he assumed all the hard jobs and responsibilities. None of it was left to us. All we did was pay our dues, attend annual meetings, and have our say. Life was simpler.

The old saying "Be careful what you wish for, you might just get it" rings true right about now. Yes, we now have ownership and control of our homeowner association. But, with that ownership and control comes all the headaches and responsibilities Ed Swartzel and Gary Meyers sheltered from us.

Since the take-over, we have been dealing with the headaches and responsibilities of running a homeowner association. Unfortunately, we don't have enough members willing to sacrifice their personal time to do the work that needs to be done, and deal with the headaches. So, your Board has had to consider bringing-back another management company to help shoulder the burden.

Will hiring a management company increase our dues? It sure will...probably double the current amount. But if members cannot or will not pay back the community in time, then they will have to pay in money.

I frequently hear complaints from members that the community is going downhill. Yet, many of those same people do nothing to shoulder the burden. They are quick to criticize from the sidelines but never willing to help with the heavy lifting.

Well, if you think the community is going downhill, then we need to hire a management company to help bring it back to it's original grandeur. Increasing dues to protect your investment is short money that will pay dividends in the future. And even at double the current level, the Woodland Waters annual dues will still be a far lesser percentage of our assessed values than any other subdivision in the County.

We live in a very affluent community. Surely we can all afford an extra \$12.50 a month to keep it that way.

**Norm Hatch**

**Vice President, Director, Neighbor**



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

**Enclave Homeowners Association Meetings**

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



**TROPIC SHORES REALTY**  
 7331 Spring Hill Dr. — 24053 Cortez Blvd.  
 Cell: **352-428-5232**  
 www.elsieismyrealtor.com  
**Elsie Kempsey**  
 Realtor / Associate  
 ekempsey@tampabay.rr.com



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|                                 |   |
|---------------------------------|---|
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## President's Farewell Message.....

It has been a real eye opener to serve these past 3 years. I have met some of the most wonderful people and have made many friends. Woodland Waters has a diverse makeup of residents from many states and foreign countries. Woodland Waters may have been envisioned to be a retirement community but it did not materialize that way. CEO's, doctors, school teachers, engineers and many other professionals also call WW home. We are blessed to have so many wonderful residents in our community.

You should all have received your tax bill by now and you may have noticed that your taxes did not go down very much. WW, Glen Lakes and Silverthorne pay the highest real estate taxes in the county. I try to attend as many meetings of the United Homeowner Association as I can. Representatives of the other developments have told me they face the same challenges we face with foreclosures, non payments of dues, and deed restriction problems.

Most of all the developments I know of were at one point self managed: but now have management companies to help run them. Although it may cost us a bit more, a management co, at least on a part-time basis, may be the remedy to our biggest problem: lack of member participation. I, as a non board member, will strive to have our association hire some sort of management co. I do have a great deal of respect for the current board and the new board elected at the October meeting. However, there are just too many problems and too much non-constructive criticism that will lead to burnout.

With that in mind, it is with much sadness I report to you that our Vice President, Norm Hatch, has resigned from the board. Norm was one of the hardest workers and most knowledgeable members we had on the board. He has served as President of the board and editor of our newsletter. He was not retired, yet he found the time and put in many hours per week serving our interests. We all owe him a great deal of gratitude for all he has done for us.

I'd like to point out one problem that has surfaced recently. It is the renting of homes. There are many scams associated with renters. I would suggest that if you must rent your home, please look carefully into the backgrounds and references of your renters and be aware you will be responsible for the renter's deed restriction violations.

We all live very busy lives. I often say that I am busier since I retired than when I was working. I will still find the time to serve on some of our committees. We are in need of volunteers to serve on all of our committees. Please sign up to help on committees by contacting any board member or signing up on the committee sheets at the annual meeting.

**Our 19<sup>th</sup> annual meeting will be held on October 9<sup>th</sup> at 6:30 PM at the Church in the Wildwoods.** Please find the time to attend. If you haven't sent your proxy in, come vote at the annual meeting. It's a great opportunity to get to know some of your neighbors and find out what's going on in our community.

Refreshments will be served.

Ambrose Tricoli

### Special points of interest:

**Street Lighting** Bob Eisenhower 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 Bob a call at 592-2378. Bob will make sure that the light gets the proper attention.

**Social Committee** Several members have expressed an interest in forming a Social Committee. The committee would plan various types of luncheons, picnics, parties and get-together's. For example: maybe have a Woodland Waters evening out at a restaurant or a show. If you're interested, please call the Board voicemail and leave a message at 592-5007.

**Welcome Committee** It's nice to receive a "Welcome to the neighborhood" when you move into a new area. Bobbi Callaghan heads the committee and would like anyone that wants to be a part of welcoming new neighbors to our community to give her a call at 592-5204.

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

On September 6, 2008, the Board of Directors agreed to the appointment of Brenda Elias to the vacant Board seat. Brenda will take the seat vacated by Norm Hatch. She will finish the last 14 months of his 3 year term. Brenda comes to us highly qualified and ready to work with our Board. She has an extensive background in community service. Please welcome her to her new position on the Board of Directors.



# Officers, Directors, & Committees

## The Association Officers, Directors & Committees

|                              |          |
|------------------------------|----------|
| Ambrose Tricoli, President   | 592-9788 |
| Brenda Elias, Vice President | 596-4085 |
| Jane Heid, Treasurer         | 596-4383 |
| Denise Jolliffe, Secretary   | 597-3376 |
| Bobbi Callaghan, Director    | 592-5204 |
| Rodney Walters, Director     | 597-4545 |
| Josh Williams, Director      | 597-5152 |

## Board of Director Meetings

The WWHOA Board of Director Meetings are held at the Christian Church in Wildwood, 10051 Country Road at 6:30 PM the 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 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 Karen Tricoli at 592-9788 if you would like to help serve the community in this capacity.

## Deed Restriction Committee

Currently Ambrose Tricoli & 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 Ambrose at 592-9788 or Jane at 596-4383.

## Crime Watch

The chair position is **OPEN** at the present time for Crime Watch. With crime on the rise in the surrounding communities, it would benefit all of us to have Crime Watch back up and running. If anyone is interested in getting it back up and going, please call any Director on the Board or leave a message on the WWHOA voicemail at 592-5007.

# MINUTES OF THE MEETING AUGUST 14, 2008

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 14, 2008, at 6:30 p.m.

All Board members were present except for Norm Hatch who has resigned. The President, Ambrose Tricoli, welcomed everyone to the meeting and announced that the meeting would be recorded. He further stated that all members were entitled to speak for 3 minutes on any item on the agenda.

The President, Ambrose Tricoli, called the meeting to order, and the reading of the minutes of the June 12, 2008, meeting was dispensed with, as all Board members had previously received a copy from the Secretary.

## **Treasurer's Report:**

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

- 1.Exhibit A - In the checking account, there is \$6,358.02. In the savings account, which is a CD, there is \$15,512.34, which represents our uninsured casualty fund. In the Money Market savings account, there is \$20,845.08. Total Assets are \$42,715.84.
- 2.Exhibit B - The overall total expenses year to date are \$39,785.85

## **COMMITTEE REPORTS**

### **Nominating Committee**

Karen Tricoli reported that she has 2 nominees for the October elections, Barbara Warren and Russ Coomer. The two candidates were interviewed by the nominating committee and their names were passed on to the Board for the ballot.

### **Lifestyles Enhancement Committee**

David Jolliffe stated that there was nothing to report.

### **Committee Reports**

#### **Architectural Committee Review**

Mary Mazzuco, reported on the following items.

- 1.Exhibit 'C' - Report on all applications for ARC approval from November 2007 to August 2008. There were 20 projects that were reviewed and approved except for 1 new home construction, which has not been approved.
- 2.Exhibit 'D' - The revised ARC guidelines for the Board to review and approve. The biggest change is that they separated the requirements for garages and sheds. The Board will review the guild lines and get back with the ARC with the necessary changes.

### **Communications Committee**

Norm Hatch has resigned from the newsletter. Jane Heid said she will get a newsletter put together. The Board is looking for volunteers to help her with the newsletter.

### **Deed Restriction Committee**

Ambrose Tricoli, President, stated that there is an Appeals Committee consisting of two board members and one person from the Deed Restriction Committee. They now have the ability to levy fines up to \$1000.00 on violations of deed restrictions. There are now 9 foreclosed properties in Woodland Waters

### **Qualified Property Management Presentation**

Harry Burnard, owner of the company gave the Board and homeowners a presentation of his company. His company is 25 years old and has 175 employees and is the largest management firm in Hernando and Pasco Counties. They use the TOPS tracking system that handles violations, financials, delinquencies, liability issues, mailings for annual dues and annual meetings. They provide monthly managers report that show financial report and violations.

### **Annual Meeting Preparation**

Jane Heid, Treasurer, stated that she is working on the 2009 budget. If we keep the dues at the \$143.00 that was set for 2007 & 2008, there

## Minutes of the Meeting -- August 14, 2008 Continued:

would only be a surplus of \$200.00 per month. Jane stated that this would not be enough to see the Association thru next year if there was an emergency issue. Jane is still waiting for the budget from the LEC Committee. Ambrose Tricoli stated that the Board would review and discuss the budget via email.

### Camp-A-Wyle Cell Tower

Ambrose Tricoli, President, stated that the cell tower was approved by Camp-A-Wyle and they would be collecting \$1800.00 to \$2000.00 in revenue each month. The tower will look like a flagpole and they the only homeowners that might see the tower are those that live on Waters Edge Court.

A motion was made to adjourn the meeting by Director, Josh Williams, which was seconded by Jane Heid, Treasurer, and the motion was carried.

The meeting was adjourned at 8:20 p.m. & Approved by Denise Jolliffe, Secretary

## Meet the Candidates for the Board of Directors of WWHOA

Russ (James) Croomer is also a candidate for the Board of Directors.

Barbara Warren is a candidate for the Board of Directors. Barbara resides on Warm Wind Way with her husband John. She graduated from California State Polytechnic University with a degree in Business Administration and holds two Master Degrees. She retired this past March after serving almost 30 years in the federal government. During most of that time, she worked primarily as an internal auditor. Some of her interests are needle-crafts, gardening and card playing. You can often spot her walking through the neighborhood as she prepares for the up-coming Breast Cancer 3-Day Walk in Tampa. She is willing to bring her expertise to our board and looks forward to serving for three years in, as she puts it, "The best community in Hernando County."

Russ has lived on Ramble Ridge with his wife, Deborah, for over nine years. After attending college in Michigan, he worked for General Motors for over thirty years. Starting as a welder, painter and body repairman, he eventually moved into management as an engineer and general supervisor. Russ has served on the Architectural Review Committee since it was taken over by our Homeowners Association. He is willing to serve on our board and will bring his considerable experience to the position.

Make sure you come to the Woodland Waters Annual meeting and vote on Oct. 9 at 6:30 PM at the Church in Wildwood.



### Funny Bones \_\_\_\_\_

Oh, boy! I'm glad you're here," the little boy said to his grandmother on his mother's side.

"Why?" she asked.

"Because now Daddy will do the trick he's been promising us."

"What trick?" she asked.

"Well, he told Mommy that if you came to visit, he would climb the walls."

\_\_\_\_\_

A little boy watched, fascinated, as his mother covered her face in cold cream. "Why do you do that?" he asked.

"To make myself beautiful," his mother said.

When she began to rub it off, the little boy asked, "Why are you doing that? Did you give up?"

### Interesting Websites:

[www.Ehow.com](http://www.Ehow.com) A website that tells you how to do just about anything.

[www.fix-itclub.com](http://www.fix-itclub.com) Learn to repair or recycle household items that you might otherwise throw away.

[www.wordsmith.org](http://www.wordsmith.org) For the diehard word [lover](#).

[www.bubblesnaps.com](http://www.bubblesnaps.com) Adds captions to your digital photos.

[www.todoist.com](http://www.todoist.com) Simple online task manager that's useful, fast and easy to use.

[www.daytipper.com](http://www.daytipper.com) Tips for everyday life.

# ASSOCIATION BULLETIN BOARDS

Many homeowners have asked about posting information on the bulletin boards, and so the following guidelines were established by the Board.

1. The bulletin boards are for the exclusive use of the Homeowners of Woodland Waters. No outside persons are allowed to post on the bulletin boards.
2. There is no posting of business services, commercial services or commercial items on the bulletin boards. Example: real estate, lawn services, house cleaning etc. If you are a resident and your child would like to offer a service like babysitting that is allowed.
3. Only residents may post a charitable event or personal items for sale.  
Example: furniture, pets or church events.
4. When you do a posting you must include address, phone number and date of posting. If you would like to extend the date of the posting, you need to change the date. All postings are allowed to stay on the boards for one week. The bulletin boards are monitored and after a week, then your ad will be taken down.
5. Once you have sold your item or your event is over, please remove your posting.
6. If a resident has information that they feel would benefit all the homeowners, it may be posted. Example: bob cat alert
7. The locked bulletin boards are for the exclusive use of the Boards of Directors.
8. If you have a question on a posting you can call (352) 592-5007 or email the Board at [www.woodlandwaters.org](http://www.woodlandwaters.org)

The Board of Directors  
Woodland Waters Homeowners Association

## Smoothie's for a Healthier You.....

### Brain Booster:

The berries here aren't just super food for your brain; they offer an important cancer-fighting bonus.

1/2 c fresh or frozen blueberries

1/2 c fresh or frozen raspberries

1 c pineapple OJ

1/2 c low-fat vanilla yogurt

1 c ice

Blend together until desired thickness

### Heart Helper:

The fiber from the fruit teams with the artery protecting antioxidants and healthy monounsaturated fats of the peanut butter to keep your ticker tickin'.

1 Banana

1/2 c raspberries

1 Tbsp peanut butter

1/2 c nonfat chocolate frozen yogurt

1 c fat-free milk

Blend together until desired thickness





|                             |          |   |
|-----------------------------|----------|---|
| Al Garcia, President        | 596-2992 | <p><u><b>Enclave Homeowners Association Meetings</b></u></p> <p>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.</p> |
| Mike Cipko, Vice-President  | 596-8668 |   |
| Bob Lockett, Secretary      | 596-248  |   |
| Linda Wisniewski, Treasurer | 596-6505 |   |
| Kenneth Penn, Asst Sec'y    | 596-5388 |   |

## In Someone's Opinion.....

By Bobbi Callaghan

We live in a great neighborhood. In fact, it is one of the best in Hernando County. Just about everyone here takes pride in their homes and property. But something is changing..... not just in Woodland Waters....the entire county is suffering.

I'm sure everyone has noticed the "eyesores" popping up here and there throughout our neighborhood. They are the results of foreclosure. The grass is overgrown. The weeds are overtaking the lawns and flower beds. Everything is brown and dried out. The pools are turning mucky. It is frustrating, to say the least, to live next to, or across the street from one of these abandoned homes.

What can be done? I'm asked this question frequently. The WWHOA does not have the Right of Abatement. We voted that down. That would have given us the right to go on these properties to cut the grass and haul away the debris. We would have to pay to have this done, but we could have a lien placed on the property and collected the monies when the property sold. Now, if we attempt to do it, we would be trespassing. The mortgage companies aren't going to do it. At least not right now. And the county says they don't have the funds to do it.

I periodically check my property value at the Hernando County Property Appraiser's sight, and I don't like what I see. The market value of my home has dropped dramatically and so has yours. That decrease in property taxes they told us we were getting did not amount to a hill of beans. And those "eyesores" aren't helping matters.

Is there anything that we can do? Yes. We can start by calling the county. Call your Commissioners. Some of them are up for re-election. Get in touch with the mortgage companies. We pay more in taxes every year and get less and less for it. Maybe, if they're hounded enough, they will begin to do something about it.

The next best thing is to reconsider the Right of Abatement Amendment. I do agree with the many who said that if this comes to a vote again, the wording has to be very specific.

## Yummy dishes .....

### Strawberry Spinach Salad

#### Ingredients

1/3 cup oil  
 2 Tbsp. honey  
 dash cinnamon  
 3 Tbsp. lemon juice  
 1 tsp. Dijon mustard  
 1/8 tsp. salt  
 10 cups baby spinach leaves  
 2 cups sliced strawberries

#### Preparation

In small clean jar with a tight-fitting lid, combine oil, honey, cinnamon, lemon juice, mustard, and salt and shake well. Refrigerate until serving time.

Combine spinach and strawberries and toss gently. Just before serving, drizzle with dressing and toss gently to coat. Serves 12; Prep Time: 25 minutes

You can use the dressing for other green salads too.

## Did you know.....

- Instead of cleaning your paint brush or roller up at the end of the day, wrap it in aluminum foil, put it in a plastic bag and put it in the freezer. The next day, take it out of the freezer, let it thaw for an hour and you're ready to paint again.
- Clean your silver jewelry by placing it in 2 cups of water and add 2 Alka-Seltzer tablets. After it stops fizzing, leave it there for 5 minutes. When the 5 minutes are up, take your jewelry out, rinse it thoroughly and dry it with a soft cloth.
- Buy a pot or pan at the flea market and you're not sure if it's aluminum or stainless steel? Take a knife and carefully scrape along an edge of the item. If some metal flakes off, the item is aluminum.
- As a presoak for removing perspiration stains from white clothes. Dissolve 5 adult aspirin (325 mg) in a plastic tub of hot water and soak your white clothes in it. When you're ready to wash, pour all the contents of the plastic tub (including the water) directly into your washing machine and wash as usual.

To remove dust mites from your children's stuffed toys, put the toys in a plastic bag and put the bag in the freezer for 24 hours.
- To remove dust mites from your children's stuffed toys, put the toys in a plastic bag and put the bag in the freezer for 24 hours.
- To wash your baseball caps, use your dishwasher. Take several pans and turn them upside down in the dishwasher, place your caps on top of the pans and then wash them with the dishwasher detergent just as you would your dishes. This keeps the shape of the caps as well as cleaning them.
- Ever go into a public restroom and wonder which one is the cleanest? It's usually the stall closest to the door.
- To keep a toilet from overflowing when you see the water rising after a flush, quickly turn on the cold water in the sink, and bathtub/shower area. The cold water coming through the pipes will cause a vacuum that will suction the water in the toilet down the drain.
- To sharpen your paper shredder, take 2 pieces of aluminum foil about the size of a sheet of paper (8 1/2" X 11") and put them through the shredder.
- Use a potent lavender oil to wipe your cabinets and drawers if you have silverfish. They usually stay away for up to a year.
- To make weeds stay away, sprinkle table salt or baking soda in to the cracks of your patio or sidewalks.
- House plants love the left over water from boiling eggs. Just remember to let it cool down before you douse your plants with it.

*The uses of these remarks are not a substitute for professional services. They are opinions of expert authorities in many fields.*

### Holiday Season....

**Be who you are and say what you feel, because those who mind don't matter, and those who matter don't mind.**

Kids are back to school and the holiday season is upon us. Halloween is right around the corner. A little tip for those that give out to the trick or treaters. Have your lights on and be sure to give goodies that are sealed. Many driveways within Woodland Waters are very long and many a times parents are reluctant to send their children down dark driveways. By turning your driveway lights all on, you are giving the children's parents a sense of security for the kids. Keeping our children safe is always a priority for each of us.

Also Christmas is not far off either. We would like to hear your thoughts about having a few pages dedicated to showing off some of the homes all decorated for the holiday season. Or even having a committee to vote on the best house made up for the Christmas holiday. Let us know via email ( [woodlandwaters@yahoo.com](mailto:woodlandwaters@yahoo.com)) or a call to one of the directors.

Thank you, and have a safe holiday season.



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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. There's a lot of information at your fingertips.

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

[www.woodlandwaters.org](http://www.woodlandwaters.org)