

Woodland Waters, Inc.

10246 Woodland Waters Boulevard • Weeki Wachee, Florida 34613

Volume I, Issue II

www.woodlandwaters.org

February/March 2007

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 Ambrose Tricoli at 592-9788.

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

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Summary of February Meeting

February 8, 2007

President Eldon Ward called the meeting to order and read the Treasurer's report.

For the month of January, we had expenses of \$2,835.39 and income of \$31,625.09 primarily from 2007 dues assessments, leaving us with a net income of \$28,789.70. The Balance Sheet as of January 29, 2007 showed our current liabilities and equity to be \$63,420.80. Eldon Ward pointed out our C.D. will be renewed at a higher money market rate. Norm Hatch made a motion to approve the Financial Statement and Ambrose Tricoli seconded the motion. The motion carried.

Fred Strotjohann, Chair of the Architectural Review Committee gave the Board his report. Approval was given for one house and three sheds last month. Following his report, he officially resigned as head of the ARC. The Board thanked Fred for his two and a half years of excellent service during one of the busiest periods of development. A list of possible replacements was shared with the Board. Jane Heid suggested Ambrose Tricoli take over the committee. After a brief discussion, a motion was made and passed that Ambrose Tricoli become acting chairman of the ARC while a permanent replacement was found.

Next on the agenda was the status of deed restriction violations. Norm Hatch noted that some have been mediated and resolved. Others are in the hands of our attorney. Ambrose Tricoli noted that our deed restrictions should be more clear for enforcement purposes and that a definition of standards should be set up. Jane Heid agreed. Eldon Ward made a motion for Ambrose Tricoli to set up a sub-committee to define the standards of deed restrictions. Tom Schaffer, Jane Heid and homeowners will assist. The motion was seconded by Jane Heid and carried.

Norm Hatch reported that Bell South had contacted him regarding the telephone lines for Phase 6. Upgrades will occur on the south side of Woodland Waters Boulevard, beginning from the main mail box station into Phase 6. They plan to use an underground directional bore system, so disruption to property will be minimal. Bell South will replace any damage caused by their work, which should begin mid-year. Any questions or concerns should be directed to the Woodland Waters Board of Directors.

Eldon Ward noted that the waterfall at the entrance is being treated for stains but results will take a few months. Ambrose Tricoli said that the possibility of a solid surface is being investigated to see if this may also prevent the staining.

There was a discussion concerning the feasibility of building a guard shack near our entrance, to dissuade motorists from cutting through our development when commercial development begins. The structure would be located in the center median of Woodland Waters Blvd, just before the Enclave entrance. It would be similar to the structure at the entranceway to the Heather. There would be no gate, just a manned guard house. Ambrose Tricoli will check feasibility with Dave Jolliffe of the Lifestyle Enhancement Committee.

Ambrose Tricoli announced that the Geraci property to our south was going before the County Planning and Zoning Board on Monday, 2/12/07. All were in agreement that upon approval of the development, we would ask Mr. Geraci to make a proposal about joining our Association. Everyone was also clear that such approval was not to be discussed by Geraci before Planning & Zoning during the approval hearing.

Some Thoughts About Deed Restrictions

by Ambrose Tricoli

The Board of Directors is in its third year of being completely made up homeowners. We should be proud of our community and want to preserve the wonderful quality of life we have here in Woodland Waters. Each one of us has made a substantial investment in becoming a part of Woodland Waters. We all need to make an effort to ensure that our community maintains its character, and, protect the aesthetic integrity of the community for generations to come by voluntarily complying with our deed restrictions.

The first two years, we were handling deed restrictions/violations, acting only when we were in receipt of a written complaint. At that point, the situation was resolved by either a phone call or a personal visit by one on the Board members. In most cases, the matter was resolved. If the matter was not resolved, a letter was sent to the party in violation. The Board does not want to have to go to the extreme of having our attorney involved in a lot of deed restriction violations when we can address many of the issues in a calm, non-confrontational manner. Consistent use of an attorney could eventually end up being a costly step for all of us.

The situation of the development is changing, new people are moving in, many of whom, are not aware that this is a deed restricted community. The beginning stages in development of Woodland Waters, was envisioned as a retirement community. This has changed into an upper middle class to upper class neighborhood with many younger professional people moving in.

Many of the original residents are now cashing in and moving out.

As a result, a great many of the homes are being improved. The home values have receded somewhat, but Woodland Waters is still considered to be one of the most prestigious places to live in Hernando County.

We, as residents, have choices to make in regards to deed restrictions. We have deed restrictions in place as many of you are aware. Most are very clearly stated, while others are vague, however. Therefore, the Board of Directors has formed a committee to study the deed restrictions. The goal of the committee will be to evaluate and fine-tune restriction/violations, and to establish standards to seek constructive compliance and resolution of matters that are in the vague, "gray" areas, for clarification and enforcement.

Specific standards will help the Board and the ARC committee in their decision making when an exception, variance, violation or "gray" area is presented to them by a member. The committee will carefully explore and proceed with options in a reasonable, logical way to effectively preserve and protect the community to conform to the architectural character of the neighborhood with applicable regulations that blends with the natural beauty of our surroundings, and at the same time maintaining compatibility of our neighbors. The committee was not formed to change the existing deed restrictions, just to clarify standards and help implement them.

As an example, the deed restrictions call for our floratum lawns to be kept in lush condition. What constitutes lush condition is purely a subjective observation, and by whom? When this deed restriction was put into place, there were no SWIFTMUD restrictions on the length of time a lawn was to be irrigated. Restrictions as such will be defined more clearly by the committee, as new County restrictions could prove us all in violation in this case.

We should all be efficient stewards in keeping our community a place where implementing common sense is all it really takes to keep our vision alive, promote a safe and beautiful community while at the same time protecting the values of our investment.

The committee has three co-chairman and would like to ask for volunteers to help serve with them. Anyone interested in serving on the committee is welcomed. Please call or E-Mail the board of directors:

E-mail: board@woodlandwaters.org

Telephone: 352-592-5007

Other contacts:

Jane Heid 597-1665

janeheid@bellsouth.net

Ambrose Tricoli 592-9788
ambi@tampabay.rr.com

Tom Schaffer 592-9798
schaffertms@yahoo.com

Association Officers, Board of Directors, and Committee Heads

Eldon Ward, President	592-5117	<u>Architectural Review Committee</u>	<u>Safety Committee & Crime Watch</u>
Norm Hatch, Vice-Pres.	592-5131	Ambrose Tricoli 592-9788	Jack Sweeney 596-5531
Denise Jolliffe, Treasurer	597-3376	<u>Lifestyle Enhancement Committee</u>	
Elsie Kempsey, Secretary	596-3150	Dave Jolliffe 597-3376	<i>If you have any other technical or professional skill and would like to volunteer your services, please contact any board member.</i>
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>	<i>Protect your investment—<u>Get involved</u> in your community!</i>
		Tom Schaffer 592-9798	

Woodland Waters residents air their trespassing concerns

By TONY MARRERO lmarrero@hernandotoday.com (*Reprinted with permission from the Editor*)

The following article appeared in the February 15th edition of the Hernando Today and was the result of the Woodland Waters Crime Watch Meeting organized by our Director of Safety and Security and head of the Crime Watch, Jack Sweeney.

Over 50 members attended the February 8th Crime Watch Committee meeting. Jack Sweeney assembled a panel consisting of four representatives of the Hernando County Sheriff's Department, Gary Myers, representing Woodland Waters Development, Phase 6, and Justin Rooks, representing Tommie Bronson and the Lake Hideaway Development.

ROYAL HIGHLANDS — When Jim and Joan McHugh moved to Warm Wind Way in Woodland Waters, it was a much quieter place.

"The first four years, it was our own little paradise," McHugh said.

Then the trespassers started to come in trucks, motorcycles and other all-terrain vehicles. A large swath of mostly private land to the east of the subdivision is attracting motorcycle and ATV enthusiasts.

Often, the McHughs and their neighbors say, the trespassers tote guns to fire at animals in the area.

The roaring engines, exhaust fumes and gunshots have residents annoyed and even frightened for their safety. They say weekends are the worst and that the activity has picked up in the last six months or so.

"It's driving us nuts," Jim McHugh said. "Everyone on the block is scared."

The McHughs were among some 50 Woodland Waters residents who attended a forum held Thursday at the Christian Church in the Wildwood to voice their frustration to sheriff officials about the trespassers they say are degrading the quality of life in the 400-home development.

Officials with the Hernando County Sheriff's Office say they hear the residents' pleas for help and are trying their best with limited resources to have a presence in the area.

Capt. Mike Owens, who oversees the patrol division for the sheriff's office, told residents that the department often uses its helicopter to scan the area for trespassers, and deputies often mount their own ATVs to patrol.

"We just can't be out there all the time," Owens said. "Are we going to catch them all? Absolutely not. But we're going to continue trying."

Woodland Waters is located on the east side of U.S. 19, about three miles north of S.R. 50.

Brooksville developer Tommy Bronson owns roughly 880 acres just to the east of Woodland Waters. The land is the site for a 3,700-unit development in the works called Lake Hideaway.

Another 80 acres nearby is being developed for Phase 6 of Woodland Waters.

The trespassers are using both parcels as a playground.

Sheriff officials and residents say their encounters with the trespassers indicate they are a mix of Hernando County residents and others from outside of the county who have heard that the area is a good place to ride.

Several Woodland Waters residents — including the McHughs — have property that abuts Blanks Street. Others' property extends into the area under the power lines.

Norm Hatch, vice-president for the Woodland Waters Homeowners Association, lives on Woodland Waters Boulevard near the entrance to Phase 6 of the community. The power lines soar through the sky just yards from home.

Hatch said he had to resort to building a split rail fence from his property line to a fence on the other side of the power lines. On Friday, he pointed to a mangled portion of the fence's metal gate. Two weeks after he installed the fence, someone tried to ram it to continue along the power lines. The gate held.

"They think it's free rein and they can ride wherever they want," Hatch said.

Hatch suggested at last week's meeting that the homeowners association could pay for a deputy to work a private detail on the weekends.

"It doesn't have to be every weekend," Hatch said. "Hit them hard one weekend and then come back three months later."

That's a possibility, Owens replied.

Deputy Ignacio Velez mounts an ATV to patrol the area. When he catches someone, he'll issue a trespassing warning. The second offense is grounds for arrest, Velez said.

Owens said deputies will rarely give chase when trespassers flee. Many of the people riding the ATVs are juveniles, he said.

"We get equally as frustrated, but we're not going to endanger or kill somebody," Owens told residents.

He discouraged residents from approaching trespassers.

"You never know who you're going to be coming up to," Owens said. "Be careful."

Woodland Waters resident John Pullin said he left the meeting satisfied that the sheriff's office recognized the problem and would continue to take action.

"I think they're stretched very, very thin and doing the best they can with what they have," Pullin said.

Reporter Tony Marrero can be contacted at 352-544-5286.

Do we want to connect Woodland Waters to a “mini-city”?

The article below is reprinted from the Hernando Today and describes some of what is coming to our east and north. A high-density “mini-city” is slated to fill the vacant lands beyond Phases 1, 2, 4, 5, and 6. And if the County over-rules the developer, we will all feel the effects of this development.

As recent as February 8th, Justin Rooks, personal representative of Tommie Bronson, assured some Board members that they still have no plans to connect this “mini-city” to Woodland Waters. And that is great news for us.

But the County may have other ideas. Hernando Ridge Rd., Lazy Days Ct., and Wilderness Trail all have County-owned “stub-outs” ready to connect to the north. And Woodland Waters Blvd dead-ends at Phase 6, to the east. Phase 6 also has a northern stub off Pantera loop. Because these are public roads, the County may force them to connect to our community.

Let’s not allow Woodland Waters to become another “cut-through” community like Berkeley Manor, Forest Oaks, or East Linden Estates, to name a few. When the time comes, let’s work to preserve our privacy and the peace and tranquility of Woodland Waters.

3,700 more homes eyed for northwest Hernando

By MICHAEL D. BATES
mbates@hernandotoday.com
Published: Feb 3, 2007

BROOKSVILLE — It may not have garnered much attention yet, but when it goes before planning and zoning commissioners sometime early this year, Lake Hideaway is sure to get its share of headlines.

This proposed community is so big it will contain its own mini-city.

When it is built, Lake Hideaway in northwest Hernando County will have an estimated 2,400 single-family homes and 1,300 townhouses and apartments.

This 3,700-home development is expected to be a huge magnet for families and create even more of a demand for a new regional park in that part of the county.

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

For example, the Withlacoochee Regional Planning Council (WRPC) must review the developer’s application to see how it would affect the surrounding community.

To date, the WRPC has completed two reviews and has asked Metro to address several concerns, including more specific details about wetland protection sites, pedestrian walkways, water supply and hurricane shelters.

Metro was granted a 30-day extension of time to address those and other concerns.

The zoning request is expected to go before planning and zoning commissioners early this year. They will then make a recommendation to the county

board.

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 Road, which could be extended to Hexam.

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. Reporter Michael D. Bates can be contacted at 352-544-5290.

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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.

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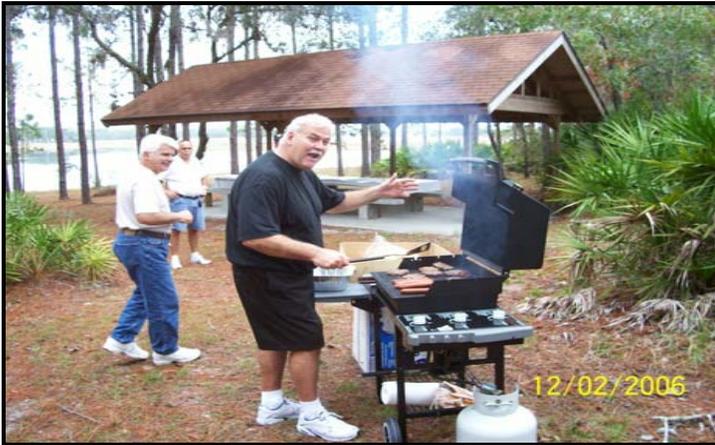
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The second annual Woodland Waters Homeowners holiday gathering was held at the boat ramp on Dec. 2nd. The weather was perfect and about 60 to 70 people attended. Everyone brought a dish to share, so we had plenty of food from appetizers to desserts.

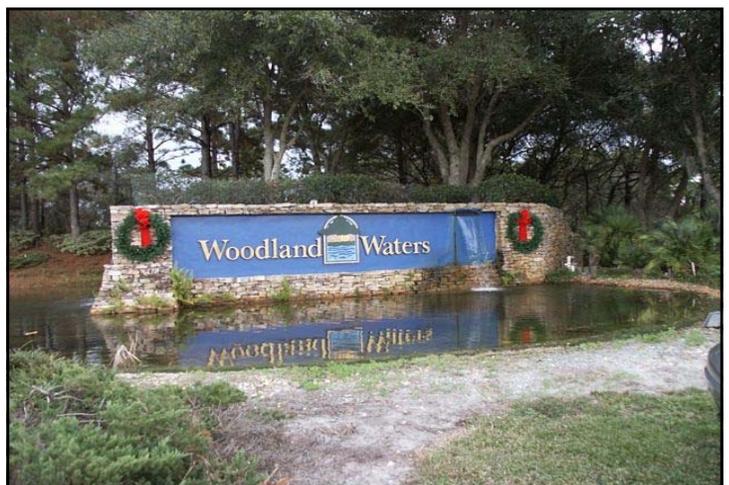
These gatherings usually follow a community cleanup. This year we're proud to say there were not enough cleanups to keep the number of homeowners who showed up busy.

During the later part of the get-together, the holiday decorations were put up by members of the LEC committee. By evening the entrance to Woodland Waters was glistening and welcoming.

A special thanks to Sammy Alvino & Paul Nyitrai for their help in setting up and cooking. An extra special thanks for Paul's choice of the gourmet mustard for the event.

It has been suggested that we have a gourmet barbecue if there is enough interest. Please let us know your feelings or suggestions by contacting any board member or calling the homeowners association at 592-5007.

Look on the bulletin board soon for information on the spring cleanup and barbecue.



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Mr. Curtis

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Mr. & Mrs. Hooter

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For those who do not have a computer, contact us at:
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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>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.</p>
Maria Palamaro, Sec'y/Treas.	596-2570	
John Palamaro, Director	596-2353	
Al Garcia, Director	596-2882	
Tony Frasca, Director	596-1975	

Open Letter from the President of the Enclave

January 30, 2007

Dear Members,

I have, for your review, enclosed copies of Restated Actual and Projected financial figures for the years ended December 31, 2006 and December 31, 2007.

The purpose of these restated statements is to depict the series of events that caused the difference of projected income for 2006 and 2007 from October 12, 2006 (Enclaves' annual meeting) to date.

Our original projection for the year ended December 31, 2007 indicated net income available for operating expenses of \$1,909.38, however due to a series of unexpected legal fees and costs for meetings our restated statement for the year ended December 31, 2007 shows a loss of (\$2,087.88).

This will necessitate a special assessment to provide ample funds to maintain our common area. The increase in legal fees to date, projected between the years 2006 and 2007 (\$4,240.00) is the direct result of, poorly prepared petitions presented by a small group of members for (1) an amendment to our Declaration of Covenants,

Conditions and Restrictions, (2) Recall of Board Members in office on November, 2006.

It is the Board of Directors fiduciary responsibility, upon receipt of legal documents requiring a change to our documents or structure, to ascertain that they are legally correct. To do so, we must present them to an attorney for his opinion. We did and our Association attorneys' opinion was that the petitions were not valid. Due to his opinion, the Board, on December 6, 2006, voted not to certify the recall petition presented to us. We then filed a petition with the State of Florida, as is required by law, for arbitration.

It is my opinion, that this small group of members is trying to avoid the adoption of a much needed and properly funded road, gate and fence reserve fund that should have been adopted at the inception of this Association. It is clear that a recall of Board Members or an amendment to our Declaration of Covenants, Conditions, and Restrictions will not solve that need.

Their efforts have only resulted in a serious deterioration of our operating funds

to the point that there will not be sufficient funds to maintain our common area or worse yet, if they continue, we will be left with no funds at all.

The Board Members that were petitioned for recall have been physically threatened by a member at a Special meeting to address the recall, and a small group of members continue to conduct themselves in a disorderly manner at our meetings. This has made it necessary to hire a Deputy Sheriff to be present at each Enclave meeting at the cost of \$69.00 a meeting.

By legal maneuvers and disorderly conduct, this small group of members will cost our association, to date, \$4,440.00 and will make it necessary for the Board to ask for a special assessment to maintain our common area and remain liquid.

Sincerely,

Alberto Rivera, President

Enclave Financial Statements appear on the following pages.

Enclave 2006 Financial Statement

RESTATED PROJECTED INCOME AND EXPENSES FOR THE YEAR ENDED 12/31/06

Summary

	Actual	Budgeted	Over/Under	Notes
Total income	\$15,858.71	\$15,858.94		
Total expenses	\$9,381.26	\$8,228.00		
Income less expenses	\$6,477.45	\$7,630.94		

Income

	ACTUAL	BUDGETED	Over/Under	Notes
*BEGIN BALANCE RESERVE	\$5,007.93	\$5,007.93		NOTE *
BEGIN BALANCE CHECKING	\$3,473.38	\$3,473.38		
DUES	\$7,360.00	\$7,360.00		
INTEREST ON RESERVE	\$17.40	\$17.63		
Total income	\$15,858.71	\$15,858.94		

Expenses

AS OF 10/12/06

	Actual	Budgeted	Over/Under	Notes
ACCOUNTING	\$100.00	\$100.00		
BANK CHARGE	\$52.00	\$39.00		
LEGAL FEES	\$1,060.00	\$320.00		
INSURANCE	\$474.94	\$400.00		
ELECTRIC	\$422.19	\$420.00		
WATER	\$63.22	\$63.00		
LAWN	\$2,080.00	\$2,080.00		
GATE MAINTENANCE	\$0.00	\$0.00		
SPRINKLER SYSTEM	\$0.00	\$0.00		
MEETING ROOM	\$150.00	\$160.00		
OFFICE SUPPLIES	\$378.70	\$200.00		
LANDSCAPING PLANTS	\$389.32	\$360.00		
POSTAGE	\$326.62	\$200.00		
ANNUAL REPORT (FLA)	\$61.25	\$61.00		
WELL INSTALLED	\$3,243.00	3243		
TELEPHONE	\$580.02	\$582.00		
Total	\$9,381.26	\$8,228.00	1,153.26 over	
Percent of expenses	100.00%	100.00%		

*** BALANCE RESERVE FOR ROAD/FENCE/GATE**

THE DIFFERENCE BETWEEN ACTUAL AS OF 12/31/06 AND BUDGETED NET INCOME AS 10/12/06	
(\$1,153.26) IS DUE TO (1) INCREASE IN LEGAL FEES DUE TO LEGAL OPINION FOR A POORLY PREPARED	
PETITION FOR RECALL AND FILING FOR ARBITRATION WITH THE STATE OF FLORIDA AS REQUIRED	
BY LAW (\$740.00). (2) INCREASE IN OFFICE SUPPLIES AND POSTAGE DUE TO ANNUAL MEETING	
MAILING AND COPIES OF DOCUMENTS AND RECALL MEETING MAILING WITH COPIES OF	
DOCUMENTS.	

Enclave 2007 Original and Restated Budget

HOA OF THE ENCLAVE OF WOODLAND WATERS, INC.			
***RESTATED			
PROJECTED INCOME AND EXPENSES FOR THE YEAR ENDING 12/31/07			
INCOME		BUDGETED 1/29/07	BUDGETED 10/12/06
NET INCOME		\$ 25,937.45	\$ 29,934.94
LESS ROAD RESERVE		\$ (28,025.33)	\$ (28,025.56)
INCOME AVAILABLE FOR OPERATING FUNDS		\$ (2,087.88)	\$ 1,909.38
BEGIN BALANCE OPERATING A/C		\$ 1,452.12	\$ 2,605.38
BEGIN BALANCE RESERVE A/C*		\$ 5,025.33	\$ 5,025.56
DUES FOR RESERVE A/C 46x\$500.00		\$ 23,000.00	\$ 23,000.00
DUES OPERATING A/C 46x160.00		\$ 7,360.00	\$ 7,360.00
TOTAL INCOME		\$ 36,837.45	\$ 37,990.94
EXPENSES		BUDGETED	BUDGETED
ACCOUNTING		\$ 100.00	\$ 100.00
BANK CHARGES		\$ 36.00	\$ 36.00
INSURANCE		\$ 400.00	\$ 400.00
ELECTRIC		\$ 460.00	\$ 460.00
TELEPHONE		\$ 580.00	\$ 580.00
LAWN		\$ 3,000.00	\$ 3,000.00
SPRINKLER SYSTEM		\$ 300.00	\$ 300.00
LANDSCAPING/PLANTS		\$ 1,000.00	\$ 1,000.00
MEETING ROOM/ DEPUTY		\$ 464.00	\$ 120.00
OFFICE SUPPLIES		\$ 300.00	\$ 300.00
POSTAGE		\$ 200.00	\$ 200.00
ANNUAL REPORT		\$ 60.00	\$ 60.00
LEGAL FEES		\$ 4,000.00	\$ 1,500.00
TOTAL BUDGETED EXPENSES		\$ 10,900.00	\$ 8,056.00
*RESERVE FUND CAN ONLY BE USED FOR THE REPAIR OF OUR ROADS, FENCE AND GATE. RESERVE FUNDS CANNOT BE USED FOR OPERATING EXPENSES.			
**THE REMAINING FUNDS \$8,812.12 CAN BE USED FOR OPERATING EXPENSES. NET INCOME AVAILABLE AFTER			
TOTAL EXPENSES WILL BE A DEFICIT OF- (\$2,087.88) AND WILL REQUIRE A SPECIAL ASSESSMENT TO COVER THIS DEFICIT. *** THE MAIN CAUSE FOR THE DEFICIT IS UNEXPECTED LEGAL FEES DUE TO A POORLY PREPARED PETITION FOR A RECALL AND COST FOR THE ASSOCIATION'S ATTORNEY TO ATTEND A SPECIAL MEETING REQUESTED BY MEMBERS.			

New County watering restrictions in effect

Yes, the new restrictions are confusing.

Just check the Woodland Waters community and you will find many members still don't understand them.

So, as a reminder, here are the watering days, based on the last digit of our home address:

0 or 1 — Monday

2 or 3 — Tuesday

4 or 5 — Wednesday

6 or 7 — Thursday

8 or 9 — Friday

There is no system watering permitted on Saturday or Sunday. Watering is allowed only before 8 a.m. or after 6 p.m. on the designated day. There are no restrictions on hand-watering and microirrigation of non-lawn plantings.

For more information, call the water district at 800-848-0499 or 800-423-1476, Ext. 4498. Or visit the agency's Web site at www.WaterMatters.org. The new restrictions are also available on the County's Web site at www.co.hernando.fl.us.

This and that.....

Should Woodland Waters build a club house?

Members occasionally inquire about the possibility of having a club house in Woodland Waters. The primary use of a club house will be for Association-related meetings and activities, thereby eliminating meeting expense from our budget.

A club house can be used for recreational activities. It could also be rented by members, or others, to defer operating costs.

So, what's your opinion? Would you be willing to pay a one-time special assessment of say \$350 to build a club house? We want to hear from you. Please tell us your views by e-mail Board@WoodlandWaters.org or call us at 592-5007.

Speeders Beware!!

We tried to warn you in the last issue. Two members got nabbed in radar traps on Woodland Waters, and not just on Woodland Waters Blvd.

The **MAXIMUM SPEED** in our community is 30 MPH. Obey the law. Set a good example for your children.

Bumps, Humps, or Round-A-Bouts?

At the last board meeting, the directors discussed ways to curb speeding on Woodland Waters Blvd. Speed bumps, speed "humps" and the County's favorite, "round-a-bouts" were discussed. No conclusions were reached, but the Board believes something may have to be done in the future to slow-down drivers on Woodland Waters Blvd.

Homeowner Association of Woodland Waters, Inc.

10246 Woodland Waters Blvd

Weeki Wachee, FL 34613

Woodland Waters, Inc.

10246 Woodland Waters Boulevard • Weeki Wachee, Florida 34613

Volume I, Issue I2

www.woodlandwaters.org

April/May 2007

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 Ambrose Tricoli at 592-9788.

Clubhouse Comments—We received several negative comments on the idea of installing a clubhouse. All negative.

Inside this issue:

Deed Restrictions	2-3
Front Entrance	4
Spring Clean-up	6-7
Geraci Development	8
Enclave Issues	9-11

Summary of April Board Meeting

April 12, 2007

The President called the meeting to order and the reading of the minutes of the February 8, 2007 meeting was dispensed with as the Board members had previously received a copy from the Secretary.

The President then directed the Treasurer to review the year to date Financial Report ending March 31, 2007. After payment of expenses this month, there was \$35,056 left in the treasury.

The next matter to come before the Board was the annexation of the Geraci development. There was an extensive discussion as Mr. Geraci would like the development to become part of Woodland Waters. ***For a more complete review of this item, please see the article on page 8.***

Ambrose Tricoli gave the report of the ARC Committee. They approved an RV garage and also approved a wall connecting the garage with a house. They had another concern where a member placed staggered sections of 8' X 8' lattice which he says is trellis, to form a fence. He is going to grow grapes, etc. on it. It was the feeling of the ARC Committee that it was technically not a fence and therefore not a deed restriction violation.

Denise Jolliffe from the Lifestyles & Enhancement Committee gave their report. She told the members we will have a spring clean-up on April 21, 2007 from 9:00 a.m. to 1:00 p.m. They will be concentrating on the front entrance to the development, as well as, cleaning up the vacant lots. She further notified us that there was no water coming out of the fountain, because the water was turned off to drain the pond to clean the algae, etc.

Ambrose Tricoli noted that we had problems with the well that feeds the south pond which is filled with water from the ground (we have another pump for irrigation). Mr. Tricoli notified the Board that the 5 hp pump went bad and it had to be replaced. It was paid with the general funds, along with the two control valves that also were replaced.

Norm Hatch gave the report for the Communications Committee. The last newsletter took a loss due to printing and postage as it was a bit larger than usual. Mr. Hatch advised that when the dues assessment letters went out last year, we asked members for their e-mail addresses. We received approximately 200 e-mail addresses, giving us a more efficient means of communicating with the membership. In the future, non-resident members will receive the newsletter via e-mail to cut down on printing and postage costs. There are presently about 80 non-residents out of the 405 members. Roughly half of both residents and non-residents provided e-mail addresses. We will encourage more members to furnish e-mail addresses to facilitate communication and reduce newsletter printing and postage costs (***page 3 bottom***).

Jack Sweeney of the Safety Committee gave his report. The Sheriff issued 11 warnings to people with recreational vehicles by the power lines, and made 13 traffic stops. In addition, they conducted a survey of missing reflectors marking fire hydrants. The County also notified us they were doing a trip characteristic survey to see the traffic patterns in the area.

(Continued on page 3)

New Deed Restriction Committee Tackles Tough Issues

by Ambrose Tricoli and Jane Heid

The newly formed Deed Restriction Committee had its second meeting on Thursday, April 26th. Although there are many different views about our Deed Restrictions, we are all in unison that every member in this community needs to read their Deed Restrictions and recognize their duties as homeowners and neighbors. The more of us in the community that become aware of what is happening within our community, the better off we will all be. Every homeowner in Woodland Waters has a responsibility to follow the Deed Restrictions and some of us are not doing that.

This committee was formed to go through the Deed Restrictions with a fine tooth comb so to say, to make members aware and to make the restrictions easier to enforce. We have discussed several different items that seem to be the most problematic, such as, parking boats, Rv's, and commercial vehicles in driveways and on the lots where they are not to be parked, or even allowed. We have also addressed garages, pool enclosures, fences, and sheds. We are addressing the need to be aware of

what could potentially become a problem with our lawns with complying with Hernando County guidelines to water only one time per week.

Therefore, we have compiled a comparison sheet of the Phases within Woodland Waters and will be posting it soon in the glass encased bulletin boards for member viewing. We are asking each of you to read it so you can have a better understanding of our deed restrictions. We have been discussing the option to combine all the phases to one common phase so that the community is unison. Some of you will probably welcome the idea while others may not.

The committee has decided to take our findings to the Board and request that these views be addressed with the possibility of having the ideas put to vote in October on the ballot. We want the community as a whole to be very well informed with what our committee findings are, and extend an invitation to every single

homeowner to come join us in our discussions. If you don't want to join the committee, but wish to voice your opinion, feel free to attend one of our meetings so we may have your input. The more constructive ideas that we have to work with, the more we will accomplish. If you are interested in attending our next meeting and would like details regarding date, time and place, we will post the information on the bulletin board for our May meeting or feel free to contact:

Ambrose Tricoli 592-9788

ambi@tampabay.rr.com

OR

Jane Heid 597-1665

janeheid@bellsouth.net

OR

Tom Schaffer 592-9798

schaffertms@yahoo.com

We have a beautiful community, let's all get involved to keep it that way.

Association Officers, Board of Directors, and Committee Heads

Eldon Ward, President	592-5117	<u>Architectural Review Committee</u>	<u>Safety Committee & Crime Watch</u>
Norm Hatch, Vice-Pres.	592-5131	Ambrose Tricoli 592-9788	Jack Sweeney 596-5531
Denise Jolliffe, Treasurer	597-3376	<u>Lifestyle Enhancement Committee</u>	
Elsie Kempsey, Secretary	596-3150	Dave Jolliffe 597-3376	<i>If you have any other technical or professional skill and would like to volunteer your services, please contact any board member.</i>
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>	<i>Protect your investment—<u>Get involved</u> in your community!</i>
		Tom Schaffer 592-9798	

A Member's View on Deed Restrictions

This article was written by Tony Gonzales, a member of the Deed Restriction Committee.

As homeowners and residents of Woodland Waters we have common interests and hopes with respect to this community. For example, we all value the openness and beauty of our surroundings; we enjoy the natural “tucked-away” setting, combined with the accessibility, which this unique location offers. However, if we hope to maintain the character and quality of this neighborhood, we need to recognize significant challenges looming on the horizon; challenges resulting from the sizable developments that are soon to sprout all around us and for which we need to prepare.

An important first step is for all of

us to recognize that the developer of Woodland Waters established our various phases in piecemeal fashion. Applicable regulations governing each phase were drafted and recorded without using a comprehensive approach, one that recognized that we are a *single community*. As a result, every phase harbors differences to every other in specific regulations that govern its existence.

Though most of these differences are minor, they complicate management by the board and to some degree, undermine our one home-one vote system; for while significant changes require approval from a majority of all Woodland Waters homeowners, the particular regulation subject of the vote might only exist in one phase. In essence, people can vote on matters that don't regulate them and

those being regulated have to contend with the vote of others who are not so affected.

We believe it to be in the best interests of all our residents, for the regulations of all five phases to be harmonized and a single and uniform body of regulations to be established.

As previously stated, the differences are not significant, but anything less than a uniform set of laws will make it increasingly difficult for us to maintain the character of this wonderful community going forward, given all that will be happening around us.

** Abraham Lincoln once said: a house divided cannot stand—so to a Homeowner Association.

April Board Meeting

(continued from page 1)

Ambrose Tricoli of the Deed Restriction Committee gave their report. They had a meeting on March 29th and will have another meeting on April 26th. Sixteen people showed up at the March 29th meeting. Norm Hatch brought up the question of whether the Board should handle the deed restrictions, or if we should entertain the possibility of having a management company handle this for us. After some discussion, Mr. Tricoli advised the Board that the Committee is looking into a management company to handle the deed restriction problems. They are presently obtaining quotes. There may be a need to update the

deed restrictions and the Committee is addressing this issue.

A matter concerning the bulletin board being shared with the Enclave was addressed. In a recent incident, there was a difference of opinion as to what should be posted, and the liability assumed by the Homeowners Association of Woodland Waters, Inc. if something is posted by the Enclave and construed as potentially libelous. After a discussion, it was suggested that we table this for now as Mr. Hatch and Mr. Ward will discuss this with the Enclave in a separate meeting.

We Need Your E-Mail Address

E-mail is by far a more efficient means of communication with our membership. It is not only faster and more efficient, but less costly to the Association.

We currently have e-mail addresses for approximately 50% of our membership. If you would like to receive this newsletter and other periodic notifications and announcements by e-mail, please send an e-mail to: Board@WoodlandWaters.org and include the word “E-Mail” in the subject line. You will then be loaded in our e-mail directory.

If you received this newsletter electronically this month, then we already have your e-mail address on file.

Front Entrance Gets A Face-Lift

I'm sure many members are wondering, "What's going-on at the front entrance?" Well, the front waterfall is getting a well-needed face-lift.

For several years now, we have been faced with a maintenance nightmare at the waterfall. The painted background keeps blistering and peeling. And, the algae staining of the background continues. And, now the pond in front of the sign is full of muck and weeds.

Volunteers from the community initiated the messy clean-up effort during the April 21st spring clean-up day, which marked the start of the rehabilitation of the entrance.



See story photos on pages 6-7 for more on the spring clean-up.

Chairman of the Lifestyle Enhancement Committee, Dave Jolliffe, presented to the Board of Directors his vision of the new sign. Dave advised the Board that we need a background material that is both durable but smooth, so that mildew and algae will not adhere. Various material fit that definition, like ceramic tile, Corian, or granite. But Corian and granite were cost prohibitive, so large ceramic tiles were thought to be the material that best fit our budget.

While searching for tile that met our needs, members Tom and Diane Rich-

ards found a 12" black granite tile that was priced equally with ceramic tile.

After discussion with the Board, it was decided that the new entrance sign will now have a black granite background and continue to sport gold lettering.

Following removal of the lettering and logo, we will have to sand-blast and seal the entire structure, which will be done by members. Then, Enclave member John Palamaro has volunteered to lay the granite tiles to form the new backdrop.

After the tiles are laid, the gold let-

tering and logo will be repainted and set back in place. Then, we'll be ready to fill the pond and crank-up the waterfalls.

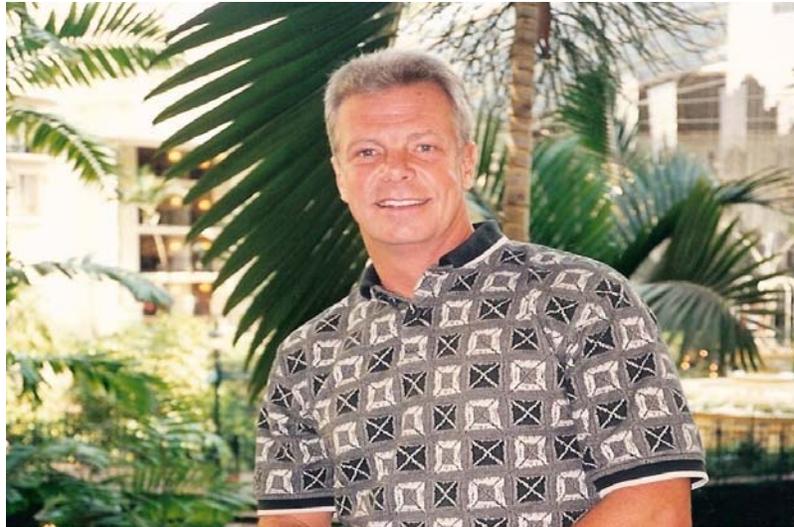
In addition to Tom and Denise Richards, John Palamaro and Dave Jolliffe, many thanks to the following members who assisted in rehabilitating the waterfall:

- | | |
|-----------------|------------------|
| Ambrose Tricoli | Pete Suskind |
| Bob Eisenhauer | Norm Hatch |
| Denise Jolliffe | Doris Schuck |
| Bill Schuck | Fred Strotjohann |
| Tom Schaffer | |

<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.

In Loving Memory of
John Pullin



Associate, Colleague, Friend
You were always there for the Community



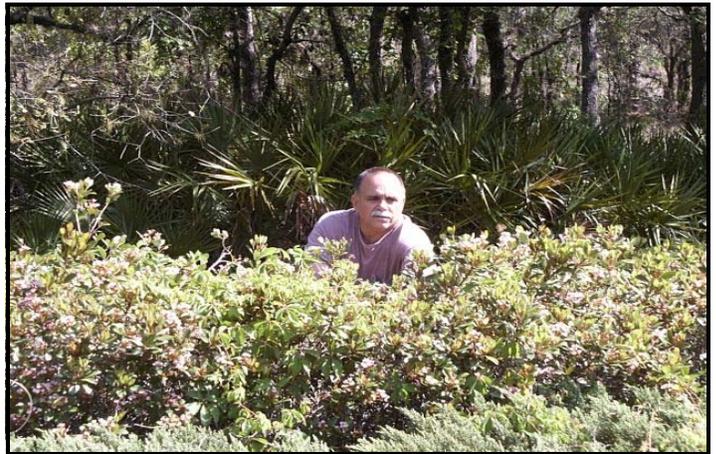
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room addition or garage***



Spring Clean-up

April 21, 2007

We had a great showing and got much accomplished during this year's spring clean-up. At least 30 people volunteered their time to spruce-up the community. Photos of some of the activities are on the opposite page. Lunch followed, consisting of Quiznos subs and cold drinks at the lakeside park.

Most of the work was centered at the front entrance, but others helped with general trash pick-up at vacant lots.

The largest project was the front waterfall wall and pond, including cleaning-out the pond and replacing the sign backing. For a more complete description of that project, see the story on page 4.

You may also notice other activities occurring along the Woodland Waters Blvd corridor. The Lifestyle Enhancement Committee is beautifying the tree line along the north side of the Boulevard, across from the Enclave.

The tree line is being trimmed back and will be enhanced with a row of viburnum. The plantings will start across from the Enclave and continue east to the mailbox station turn-around. This will help block the view of Camp-A-Wyle and the adjacent drainage retention area as you drive along the Boulevard.

The new shrubs will be enhanced by a drip irrigation system. You might have noticed an irrigation well drilled in this area late last year. The well was included in last year's budget and the shrubs and irrigation were budgeted in this fiscal year.

The addition of the shrubs and new waterfall signs will further enhance the beauty of Woodland Waters.

Many thanks to the Lifestyle Enhancement Committee and to all the volunteers who continue to devote their personal time to improve the Woodland Waters community. And a special thanks to Monda's Landscaping for donating their morning to help with the clean-up.

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Mr. & Mrs. Quigley

We had our house listed with another realtor for almost a year! So, we were concerned about listing our house again with another realtor. Mr. Galbo said it would sell and he sold our house in 5 days.

Mr. & Mrs. Hooter

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New Developers Ask To Join Woodland Waters

Charles Geraci and his partner, Robert Burbank, have approached Woodland Waters about joining our homeowner association. They are developing 17-one acre lots on approximately 20 acres to our southeast.

The development will connect to Golden Eagle Ave. off Bunting Rd. Golden Eagle Ave. will be extended and connect to Madrid Rd, which comes up from the south along the power lines. We will now have another exit to the south in case of emergencies. See the proposed subdivision map below for details.

This is an example of the type of consolidation the Board of Directors envisioned when the membership voted last year to allow annexation of new prop-

erties into our Association by motion and vote of the Board.

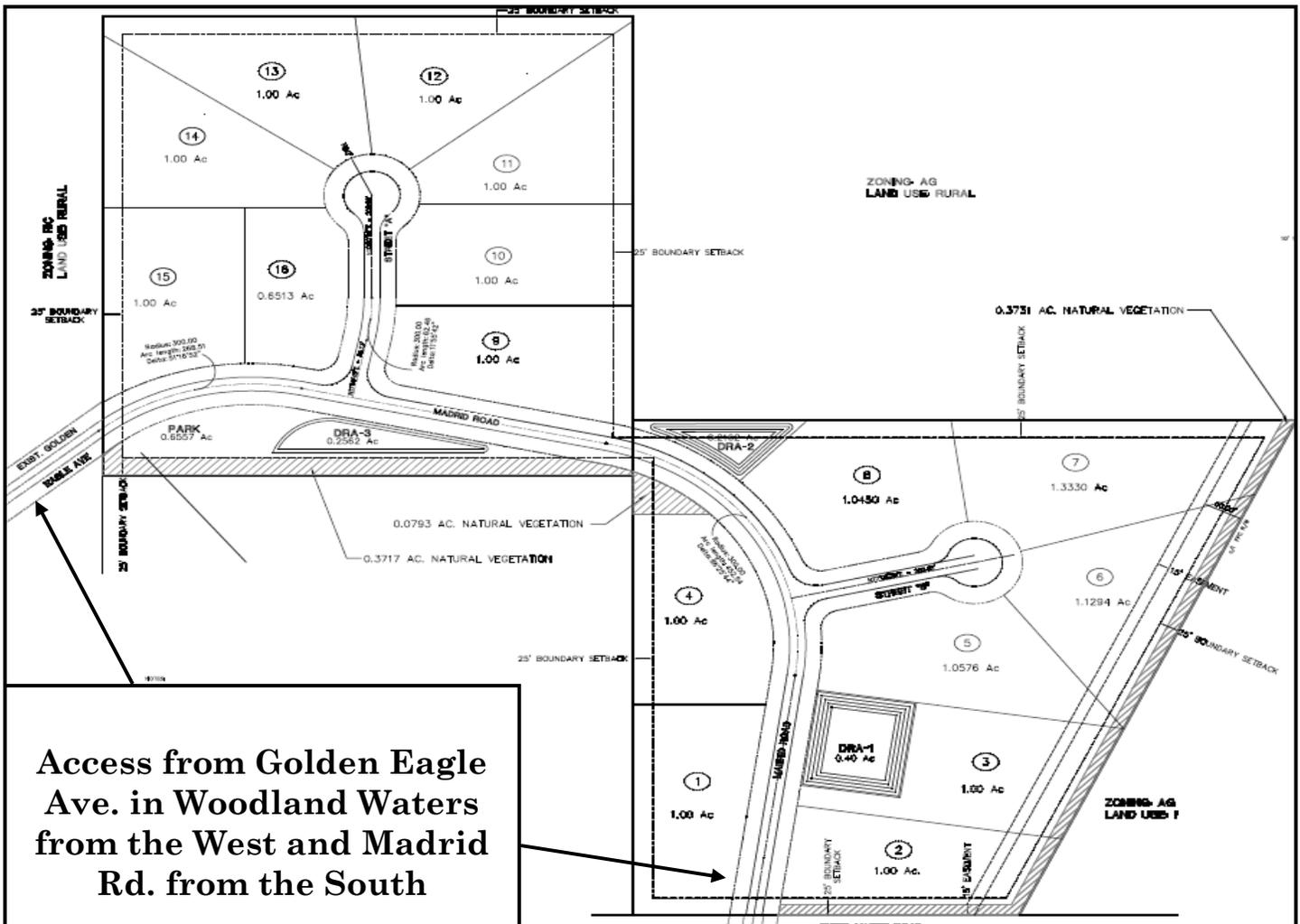
For our Association, we have the ability to collect dues on 17 additional lots with minimal common area maintenance expense. And since these 17 lot owners will be driving through Woodland Waters, we believe it is only proper that they pay for that privilege.

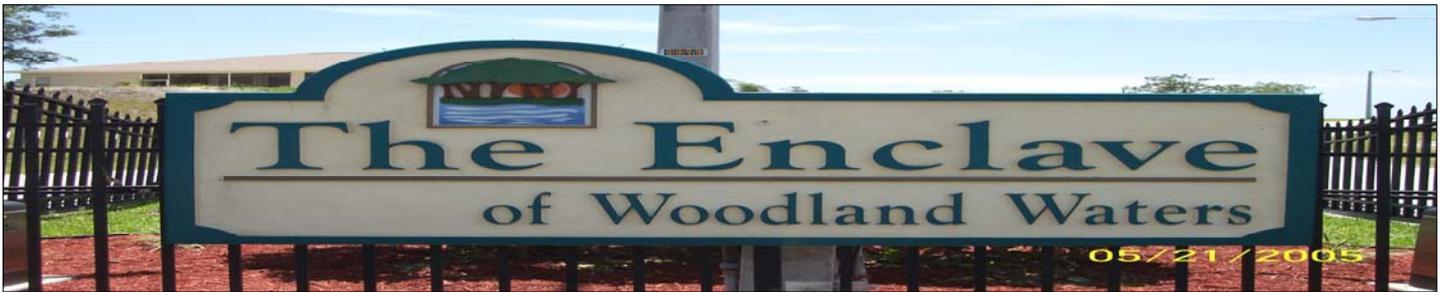
Further, by being part of our Association, we can now guarantee that these properties will be of the same size and design as our homes and abide by our architectural review standards. It will also ensure that our property values are maintained as this subdivision will have to abide by our deed restrictions.

This is also a win for the developers, as they can market their properties as part of Woodland Waters, which will command a higher sale price.

During the Board of Directors meeting of April 12th, the Board voted to annex this development, subject to certain conditions.

The Board moved to attach Phase V deed restrictions to this development, limited to one vote per lot, and the developer pays all legal fees for the preparation and filing of deed restriction documents. Second, the developer must immediately pay dues assessments of \$143 per lot. Third, the developer must clear-up an easement issue on the eastern boundary, along the power lines.





Enclave Bulletin Board

Your Enclave Officers, Board of Directors

Al Garcia, President	596-2992	<u>Enclave Homeowners Association Meetings</u>
Mike Cipko, Vice-President	596-8668	All meetings will be held on the third Tuesday of every month at 6:30 pm.
Robert Evers, Secretary	200-8824	<i>Please note: meetings will no longer be held at the Nativity Lutheran Church. A new location will be announced in the near future.</i>
Tony Frasca, Treasurer	596-1975	
Kenneth Penn, Director	596-5388	

Letter From The New President of The Enclave

In the interest of fairness and equal time, the following letter is being published at the request of the new Enclave Board.

April 26, 2007

Dear Members,

First and foremost, I would like to thank each and every one of my fellow Enclave Association Members, who took the time and effort to stand up and support their community with regard to the Recall Petition. I would also like to convey to Association Members that the current Board of Directors is committed to maintaining and preserving not only the community, but also the integrity of the Enclave as well.

The following is a response with regard to a letter published in the March/February edition of the Woodland Waters Newsletter by the Enclave's former President of the Board. This letter, in my opinion, was a poor attempt to shift the blame for the En-

clave's legal expenses onto the shoulders of the Enclave Association Members, by giving the impression that it was the former Board's fiduciary responsibility to hire an Attorney, in order to resolve all differences or issues with their Association Members.

It seems that the former President wants everyone to believe, that due to a small group of Association Members the former Board had no other choice, than to seek the services of an Attorney, which completely depleted the Enclave's operating funds.

The Former President's letter began by stating that he had, for your review, enclosed copies of actual and projected financial figures/reports for the years ended December 31, 2006 and December 31, 2007. He wrote that the purpose of these statements were to depict the series of events that caused the difference in the projected income for 2006 and 2007. Furthermore, The former President wrote that due to a series of unex-

pected legal fees and costs for meetings, The Enclave (according to his estimates), will be in the red in December of 2007, over \$2,000.00. He goes on to state that this will necessitate a special assessment to provide ample funds to maintain the Enclave's common area.

The former President states that this deficit in operating funds is a direct result of poorly prepared petitions presented by a small group of members. According to his letter, the former President is of the opinion that the Recall Petition, and the petition to amend our governing documents, are an attempt by this small group of members to avoid the adoption of a road, gate, and fence reserve fund.

The former President of the Board states that the Board Members that were petitioned for recall have been physically threatened by a member at a special meeting to address the recall.

(Continued on page 10)

Letter from new Enclave President

(Continued from previous page)

He also states that (once again), because a small group of members continued to conduct themselves in a disorderly manner at Board meetings, this made it necessary for the Board to hire a Deputy Sheriff to be present at each Enclave meeting.

The former President brings his letter to a close by stating, that due to legal maneuvers and disorderly conduct, this small group of members will cost our association over \$4400.00 making it necessary for the board to ask for a special assessment to remain liquid.

It is my opinion that the former President's letter is very misleading. Time and time again he states that a so called "small group" along with two "poorly prepared petitions" are responsible for the excessive legal fees that were spent by the former Board of Directors.

I have been perplexed as to what small group the former President was referring to. The reason I say this is because I am only aware of two groups in the Enclave that I have had the pleasure of being affiliated with. Those two are as follows:

1. Group A - This group was formed for the sole purpose of signing a Petition to Amend the Covenants, Conditions, and Restrictions, in order to bring back majority rule to Association Members. This group consisted of over 75% of the voting interest in the Enclave.

2. Group B - This group was formed for the sole purpose of signing a Recall Petition to recall the former Board of Directors. This group consisted of a majority of the voting interest in the Enclave.

It is my opinion that there were no poorly prepared petitions, only poor judgment on the part of the Board, that the residents of the Enclave are now paying for.

It is my opinion that the legal fees below could have been avoided if the former Board had chosen to resolve issues with Association Members, **without** the advice of an Attorney.

1. August, 2006: The former President of the Board conferred with the Association Attorney to make sure that the Board could charge a special assessment for reserves, **without** the approval of the Association Members. **Cost: \$320.00**

Note: In October, 2006 at the Enclave's Annual Meeting, the former Board made and carried a motion to charge a special assessment of \$500.00 to all homeowners for a Road Reserve Fund, **without** the approval of Association Members.

Association Members were concerned that their right to have a say in Association business was being taken away, and they felt if nothing was done to resolve this issue it would only get worse. This was the purpose of the following petition.

2. The first Petition to Amend the Covenants, Conditions, and Restrictions, met and complied with the policies and procedures of our governing documents with regard to Amendments. When Association Members presented the signed petition to the Board, the

Board, instead of holding a meeting with Association Members to try and resolve the issues, **chose** to seek the legal advice of an Attorney. **Cost: \$740.00**

3. When the Attorney gave the Board his legal opinion on the Petition to Amend, the Board sent a response via certified mail to me, simply stating that the petition was unenforceable. No further explanation was given. Instead of explaining the Attorney's response to Association Members, the Board **chose** to withhold this information. When Association Members couldn't get an explanation as to why the Petition was unenforceable, they asked to see the Attorney. The Board agreed to invite the Attorney to a meeting, knowing full well, **that they had the Attorney's complete response to the petition in their possession.** The Attorney attended the meeting, at which time he simply read the response that he had already sent to the Board. **Cost: \$2,020.00**

Continued on next page)

3. The second Petition for Recall was approved by an Arbitrator employed with the State of Florida. It is my opinion that the former Board, upon receipt of this petition, **should have chosen to certify the recall and step down**, considering the fact that a **Majority** of the community was requesting the recall. Instead, the Board **chose** to once again, seek the advice of an Attorney. The decision by the former Board to **reject** the recall petition, and fight their own community with an Attorney that was **paid for with Association Operating funds**, was the single most expensive legal fee incurred in 2007. **Cost: \$2,760.00. These fees could have been totally avoided.**

4. The former Board continued to spend the communities money, **even after they were ordered to step down by the State of Florida**. They did this by asking the Attorney to file an emergency motion to amend the Recall Order. **Cost: \$640.00**

LEGAL FEES INCURRED BY THE FORMER BOARD ARE IN EXCESS OF \$6,500.00.

It is my opinion that no Association member ever physically threatened the recalled Board members, nor was there so much disorder at the former Board’s meetings, that it was necessary to hire the Sheriffs Department to attend our meetings. This ended up costing the community another **\$207.00.**

I hope everyone understands that the residents of the Enclave have no adversity to maintaining their community, they just believe that they, as Association members and homeowners, should have a say in any major decisions that affect their community.

In closing, I am of the opinion that the **“small group”** that the former President repeatedly refers to in his letter, is undoubtedly, the former Board. This is the only small group I know of that has relied on legal maneuvers, which in turn, **have resulted in a total depletion of our Operating Funds.**

Sincerely,

Al Garcia - President

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Volume I, Issue I3

www.woodlandwaters.org

June/July 2007

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 Ambrose Tricoli at 592-9788.

Summary of June Board Meeting

June 14, 2007

A meeting of the Board of Directors of the Homeowners Association of Woodland Waters, Inc. was held at the Nativity Lutheran Church, Commercial Way, Weeki Wachee, Florida on June 14, 2006 at 6:30 p.m.

All of the members of the Board of Directors were present except for Thomas Schaffer.

The President called the meeting to order and the reading of the minutes of the April 12, 2007 meeting was dispensed with as Board members had previously received a copy from the Secretary. A motion was made to approve the minutes, which was seconded and carried.

The President then directed the Treasurer to review the Financial Report ending May 31, 2007. After some discussion regarding the possibility of unplanned legal expenses, Norm Hatch made a motion to approve the Financial Statement and Ambrose Tricoli seconded the motion. The motion carried. The Treasurer reported to date there are nine owners who have not paid their dues. The matter was referred to our attorney and liens have been filed on these properties. There are also eight non-construction assessments that are due this year.

Next on the agenda was the preparation for the Annual Meeting. The Annual Meeting will be held on October 11, 2007. The Treasurer will prepare the proposed 2008 budget for review and approval at the August board meeting.

The Nominating Committee has posted the open positions for the upcoming election and will be interviewing candidates. A brief resume of the candidates will be included in the September issue of the newsletter so the members can have the background of these candidates before voting. It was noted that there are three open positions this year to fill.

The Board received an e-mail from a member suggesting that we install an illuminated map and exit signs in the subdivision. After a discussion of the Board, it was the decision of the Board that besides being costly to illuminate, the County would have a problem with the signage. Eldon Ward suggested that in the future, we link a map to our web-site. After discussion, the matter was tabled and it may be addressed at a later date. Eldon Ward also asked that we have signs made up for the park and tennis court asking the members to lock the gates when they leave along with the operating hours of dawn to dusk.

Next on the agenda was the discussion of Woodland Waters joining the United Communities of Hernando County, which is an organization whose members are homeowner associations within the County. They address particular issues of concern for homeowner associations.

Benefits of joining include training for new homeowner association directors, networking with other associations, and learning more about county governance. Norm Hatch made a motion that Woodland Waters join the United Communities of Hernando County and Ambrose Tricoli seconded the motion. The motion carried.

Next came the committee reports. The Architectural Review Committee only had one building request last month. It was from a member who is delinquent in their dues and guilty of deed restriction violations. Their request was denied pending payment of delinquent dues, correction of deed restriction violations, and reimbursement of related legal fees.

A discussion ensued regarding voting rights of members who have not paid their dues. *(continued on top of page 2)*

Inside this issue:

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June Meeting

(continued from page 1)

The governing documents give the Board of Directors the power to suspend their voting rights. A motion was made, seconded, and passed that any member who has received a second notice and still not paid their dues will have their voting rights suspended until payment is received.

Dave Jolliffe of the Lifestyles Enhancement Committee gave his report. The front entrance was finished and everyone remarked that it was a job well done. The irrigation system will be installed in a couple of months and the plantings thereafter, to complete the beautification of the Boulevard. It was decided that we should hire a company to install the plantings.

Mr. Jolliffe was concerned that we should have a letter from the developer giving us permission to install the irrigation system and plantings on his property. Eldon Ward believed such a letter existed and was going to check into the matter further.

Norm Hatch gave the report from the Communications Committee. Since half of the newsletters were e-mailed last month, we spent only half the normal cost on postage. The total cost to produce and distribute the newsletter was \$458.31, which was offset by advertising revenue of \$451.00. Total cost to produce the newsletter was \$7.31. We normally print 400 hard copies, but due to e-mailing this edition, we had about 100 copies left-over. So Norm will gradually reduce the number of printed copies to reduce printing costs.

Jane Heid and Ambrose Tricoli of the Deed Restriction Committee gave their report. There was considerable discussion about combining the deed restrictions to have one set of restrictions for all five phases. The committee suggested that we put the matter before the membership for a vote at the annual meeting. It was agreed that this issue should be presented to our attorney for review. A motion passed to authorize up to five hours of legal expense to start the process.

Eldon Ward advised that he was in touch with developers Burbank/Geraci, who wanted to join Woodland Waters. Upon learning of payment of all dues assessments up-front, they decided to come back to us in the future with a counter-proposal.

Community Bulletin Board

Phone Books!!!

Yes, we're all sick and tired of looking at the junky telephone books dumped at the Hernando Ridge and Warm Wind mail stations.

After two unsuccessful attempts in the last 6 weeks to have Verizon remove them, the Board complained to County Code Enforcement, only to be told that they "do not have jurisdiction." Since when is littering not an ordinance violation?

The matter has now been escalated to the Sheriff's department. We have also sought help from Commissioner Diane Rowden. Perhaps we need to have our members flood Verizon with toll-free calls all at the same time. Jamming-up

their telephone system might get their attention (1-800-888-8448).

E-Mail List

Want to get on the Woodland Waters e-mail distribution list? If you received a digital copy of this newsletter, you are already on the list. If you picked-up your copy at the mail station and want to be on the mailing list, please send an e-mail to board@woodlandwaters.org and we'll add you to our e-mail distribution.

Street Lights Out?

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

Bell South Construction

Bell South will be installing fiber-optic cable along the south side of Woodland Waters Blvd. The cable will stretch from the main mail station east to the entrance to Phase 6. There is no need to excavate, as they will be using a directional bore system. However, there may be minor damage to irrigation systems. The work will begin in about two months,

Phase 6 Developer Installs Fence

The developer of phase 6 has installed a fence and gate on the north end of the power lines. They have also installed a fence along Star Rd. on the southern boundary. This is will hopefully eliminate the ATV, dirt-bikes and off-road vehicles trespassing on member properties.

Association Officers, Board of Directors, and Committee Heads

Eldon Ward, President	592-5117	<u>Architectural Review Committee</u>	<u>Safety Committee & Crime Watch</u>
Norm Hatch, Vice-Pres.	592-5131	Ambrose Tricoli	592-9788
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

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

Protect your investment—Get involved in your community!

Looking for Board of Director Nominees

The terms of three members of our Board of Directors are coming to an end in October. Retiring are President Eldon Ward, Secretary Elsie Kempsey, and Director Tom Schaffer.

We are looking for members to fill these positions. If you are interested in serving as a director, the process is simple. All you have to do is submit a resume to the Nominating Committee, who will arrange to meet you for a short interview. After that, the Nominating Committee will forward the names of the prospective candidates to the Board.

Nominees may be asked to answer questions concerning their views. Their responses may be published in our newsletter to better familiarize the voters with the candidates. Nominations may also be made from the floor at the Annual Meeting. The ballots will be tabulated and those candidates receiving the most votes will be elected to fill the empty seats on the Board.

The criteria for becoming a Board member are as follows:

- 1) Must have lived in community for at least one year
- 2) Must have the time to devote to the community business
- 3) Must be a member in good standing (dues up-to-date)
- 4) Must be able to work with others in a democratic way
- 5) It is important to keep the board free from individuals who have their own agenda
- 6) Board members should not have been convicted of any felonies or more serious crimes
- 7) Must have good communication and listening skills

We hope many will be encouraged to share your time and talents with the community by serving on the Board. Anyone interested in running or if anyone has any questions, please contact Karen Tricoli at 5929788 or by e-mail at ambi@tampabay.rr.com.



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Pictured from left to right are: George Cooper, Herb Baynon, Dave Jolliffe, Tom Richards, Denise Richards, Bob Eisenhaur, John Palamaro, RJ Eisenhauer, Doris Schuck, and Bill Schuck. Not pictured but also contributing to the work on the front entrance: Ambrose Tricoli, Fred Strotjohann, Denise Jolliffe, Lee Anderson, Tom Schaffer, and Pete Suskind.

Front Entrance Waterfall Rehab Project Complete

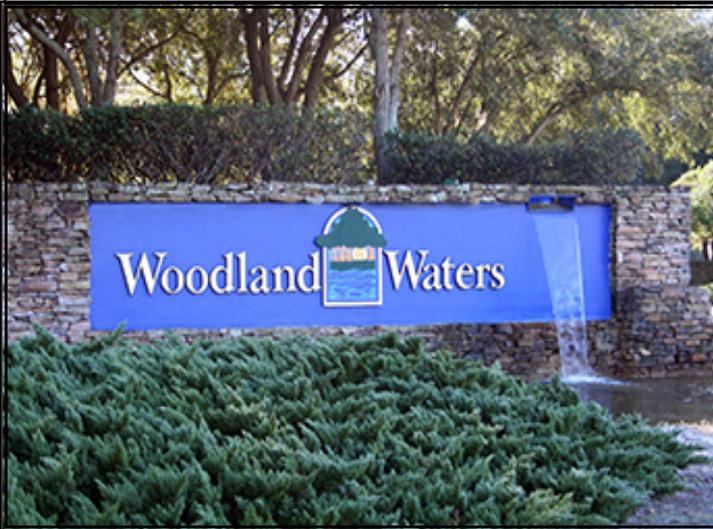
As reported in the last issue of the Woodland Waters newsletter, reconstruction of the front entrance waterfall is now complete. All labor to complete the project was donated by members. The only cost to the community was for materials and equipment rentals.

Individual members and our association web site have received numerous compliments from residents, realtors, vendors, and visitors on the new look of the waterfall back-drop.

We are very fortunate to have such talented, dedicated people in Woodland Waters. We owe all who worked on this project a debt of gratitude for a tremendous accomplishment.

Pictured above are just some of those members who helped during the rehab project. The Board of Directors would like to extend our personal thanks to Dave Jolliffe and Ambrose Tricoli for leading the effort. John Palamaro of the Enclave laid the granite tiles.

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Mr. Curtis

We had two homes & had to sell one quickly. We were afraid to "List" our home with any other Realtor, but Bob said he could sell it quickly. We were amazed. Bob sold our house in 1 day at Full Price!

Mr. & Mrs. Quigley

We had our house listed with another realtor for almost a year! So, we were concerned about listing our house again with another realtor. Mr. Galbo said it would sell and he sold our house in 5 days.

Mr. & Mrs. Hooter

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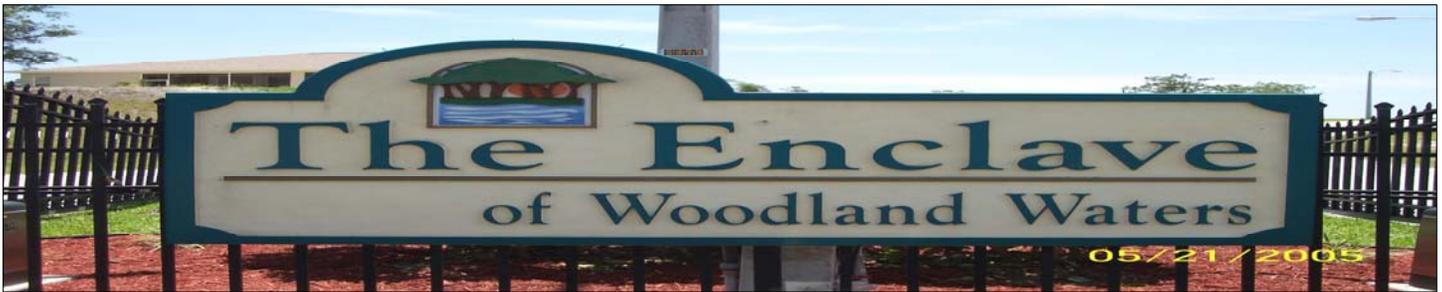
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Enclave Bulletin Board

Your Enclave Officers, Board of Directors

Al Garcia, President	596-2992	<u><i>Enclave Homeowners Association Meetings</i></u>
Mike Cipko, Vice-President	596-8668	All meetings will be held on the third Tuesday of every month at 6:30 pm at the Camp-A-Wyle recreation hall.
Robert Evers, Secretary	200-8824	
Tony Frasca, Treasurer	596-1975	
Kenneth Penn, Director	596-5388	

Letter From The Enclave President

Dear Association Members.

On behalf of myself and my fellow Board Members, we would like to thank everyone for their support in passing the recent "Special Assessment" which will enable the Association to properly operate, and meet it's financial obligations, in order to maintain this community in the manner in which it was intended.

We as Board Members, with the continued support of our Association Members, are now able to concentrate on the business at hand, working together, so that we may regain a sense of pride in our community.

Patience, understanding, and cooperation will be a key factor, in getting the community back up to par. This of course will include, among other things, enforcement of our

deed restrictions. This is vital to ensure we remain fair and unbiased to each Association Member, at the same time, abiding by our Governing Documents.

I believe our community will continue to prosper from this point on, moving forward, with one common goal in mind, which is to preserve and maintain The Enclave.

Sincerely,

Al Garcia - President
Board of Directors
The Enclave

NOTE:

Our monthly Enclave Board of Directors Meetings will continue to be held on the third (3rd) Tuesday of each month, at 6:30 p.m., at the Camp-A-Wyle Clubhouse, just north of the Woodland Waters entrance. (Turn right at the B.P. gas station off U.S. 19).

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Volume 1, Issue 14

www.woodlandwaters.org

August/September 2007

Quick Notes

HAWW Meetings

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Summary of August Board Meeting

August 9, 2007

A meeting of the Board of Directors of the Homeowners Association of Woodland Waters, Inc. was held at the Christian Church in Wildwood, Country Road, Weeki Wachee, Florida on August 9, 2007, 6:30 p.m. The President, Eldon Ward, welcomed everyone to the meeting and announced that the meeting would be recorded.

All of the members of the Board of Directors were present except for Norm Hatch and Elsie Kempsey.

The President called the meeting to order and the reading of the minutes of June 14, 2007 meeting was dispensed with as the Board members had previously received a copy from the Secretary. A motion was made by Ambrose Tricoli to approve the minutes which was seconded by Jane Heid and the motion was carried.

The President then directed the Treasurer to review the Financial Report ending July 31, 2007. A motion was made by Tom Schaffer to approve the Financial Statement which was seconded by Ambrose Tricoli. After allowing Denise Jolliffe to provide all details of the Financial Report, Eldon Ward asked Denise Jolliffe how the Association was doing expense wise in comparison to the Association's budget. Denise Jolliffe answered that the Association would have money left over and was in a favorable position.

The Board discussed the preparations for the Annual Meeting. With reference to the 2008 budget, Eldon Ward asked for discussion or comments.

Ambrose Tricoli first addressed the increased maintenance that would be required for the

common areas. He reviewed the problem areas in Woodland Waters that would require dead tree removal. Dave Jolliffe explained the issues that the Association is currently facing regarding tree removal, etc. He went over cost and gave a ballpark figure of at least \$2,000.00. Ambrose Tricoli then asked that consideration should be given for a separate category to be called Tree Maintenance with a funding of \$3,000.00.

After discussion, the Board members concluded that the Association's budget could handle this change. Ambrose Tricoli made the motion for a separate category to be added for Tree Maintenance with a funding of \$3,000.00 which was seconded by Jane Heid and the motion carried.

Ambrose Tricoli then asked whether the assessment fee for the Homeowner's Association would be changing. Eldon Ward responded that they were going to consider the current assessment fee as part of the budget and not change the amount.

The Annual Meeting will be held on October 11, 2007, at 6:30 p.m. at the Christian Church in Wildwood.

The Nominating Committee then thanked Karen Tricoli for covering for Tom Schaffer during his time away from Woodland Waters. Ambrose Tricoli then introduced the four people that are running for the three positions available on the Board of Directors. These individuals are as follows:

Continued on page 2

Special Annual Meeting Issue—See coverage beginning on page 4

August Meeting

Continued from page 1

- A. Bobbi Callahan has lived in this community for 4 years. She has been very active on the Architectural Review Committee.
- B. Jack Sweeney is the Chairman of the Woodland Waters Crime Watch. He has been living in this community for about 2 years. He has been very active in our community.
- C. Rod Walters has lived in this community for 2 years. He is on the Architectural Review Committee and is becoming more active in the community.
- D. Josh Williams has lived in this community for approximately 6 years. He is interested in taking a more active role in the community.

Each of the nominees has written a resume and will explain his or her background. This will be in the Association's newsletter as well as in the packet that will be mailed out.

Ambrose Tricoli further stated that although a person may not get elected to the Board, he or she will be on standby in case there is an opening on the Board of Directors later on. Ambrose also brought up the fact that the Nominating Committee takes applications all year and any member of the association is free to submit a resume at any time. Ambrose further stated that there was a need in the community for more active members. Eldon Ward was in agreement with this point.

It was pointed-out that members of the

Association had to be notified within 15 days of the Annual Meeting concerning the nominees; however, Denise Jolliffe stated that while that time period was in compliance, it would not be enough time for members voting by proxy. Therefore, the association would try to get the mailing out to the members of the association 30 days in advance.

The next item on the agenda were the amendments to the governing documents. Ambrose Tricoli reviewed his interaction with the association's attorney, James De Furio. The attorney is in the process of drawing up the proxy for the changes to be made in Woodland Waters. These are as follows:

A. In Phases 3, 4 and 5, a vote will be put to the members on whether to allow boats and RVs to park on the side of the house or at the rear of the property, versus in an enclosed garage.

B. In Phases 1 and 2, a vote will be put to the members on disallowing commercial trucks to be parked in driveway or side of house.

With regards to Item B, Ambrose Tricoli further stated that he is trying to find out if this is a county ordinance.

Ambrose then addressed Statute 720 and its affect on homeowner's associations in dealing with deed restriction violations in the State of Florida. He reviewed a system of fines to be set up with regards to deed violators in the community. The fines would range from \$100 per day not to exceed \$1,000.00, and that a change in the covenants would be required. The Board would only require a quorum to have these fines instituted.

Ambrose further added that a separate

committee would need to be set up to manage these violations and the administration of the fines.

Several questions followed. Peter Siskind asked what mandates a fine. Ambrose Tricoli responded that the Florida Statute 720 mandates guidelines for homeowners associations. Dave Jolliffe asked how these fines would be collected. Eldon Ward responded that homeowners associations cannot lien with regards to fines; they can only lien for assessments. Eldon Ward further stated that the homeowners association could take a violator to court for fines not paid.

Dale Valone asked if the community could use the Association's monies to keep the vacant lots cut. Denise Jolliffe responded that this was private property and that the association would be in violation of trespassing.

Ambrose Tricoli stated that there are properties in Woodland Waters that are currently in foreclosure. He would address the issue with the attorney, James De Furio, with regards to the Association cutting the grass and billing the mortgage holder. However, this would require a change in the Association's governing documents with approval of 75% of the community.

Sandy Cooper asked if the fines were not paid by the violator while living in community, how would these fines be collected? Eldon Ward stated that at the closing of the house, the association would be paid by the title company.

Ambrose Tricoli then addressed the vote proxies for the Annual Meeting.

(continued on next page)

Association Officers, Board of Directors, and Committee Heads

Eldon Ward, President	592-5117	<u>Architectural Review Committee</u>	<u>Safety Committee & Crime Watch</u>
Norm Hatch, Vice-Pres.	592-5131	Ambrose Tricoli 592-9788	Jack Sweeney 596-5531
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	428-2379	<u>Nomination Committee</u>	
		Tom Schaffer 592-9798	

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August Meeting

Tom Schaffer made the motion to nominate Elsie Kempsey to vote the proxies, which was seconded by Eldon and the motion was carried. Lamar Sprouse volunteered to oversee voting at the annual meeting.

Attendance at the Annual Meeting was then addressed. Sandy Cooper, Karen Tricoli, and Fay Strotjohann will be handling the sign-in.

Next item on the agenda was refreshment at the Annual Meeting. The Board opted for Quiznos and that it would be handled by Jane Heid and Denise Jolliffe. There was sufficient monies in the budget for refreshments should Quiznos decide not to donate the sandwiches this year.

Moving to the committee reports, Ambrose Tricoli then stated that the Architectural Review Committee approved house plans for one home on Whisper Ridge Trail, fur-

ther stating that it was already under construction.

At the request of Norm Hatch, the Board addressed the need for a new Deed Restriction Committee, separate from the Architectural Review Committee. These individuals would assign the fines and take care of the violations. Ambrose Tricoli made a motion that the Deed Restriction Committee becomes a permanent committee which Denise Jolliffe seconded and the motion was carried.

The Lifestyles and Beautification Committee was represented by Dave Jolliffe. He reviewed the irrigation system that would be installed along Woodland Waters Boulevard and that the committee would be planting viburnums if the budget allowed. He further addressed the Bird Sanctuary and the building of bird houses by Ambrose Tricoli, Fred Strotjohann, Bill Shuck, Eric Miller, and Dave Jolliffe. There were 38 birdhouses built out of cypress wood that have already been installed. In addition, there would

be a raffle at the Annual Meeting of the birdhouses. Eldon Ward thanked everyone for their efforts in this area.

Eldon Ward then asked if there were any other issues for discussion. Peter Siskind asked whether consideration would be given to replacing the street lights with more efficient lights. He presented bulbs made with LED lights that last longer and cost less to operate. He gave a demonstration of these lights. It was agreed that Peter and Eldon would meet with WREC concerning the situation. Each light costs \$200.00.

Homeowner Alex Mango asked whether he could park a boat in right-of-way for 2 days. The Board agreed that this was okay.

The meeting adjourned at 7:35 p.m. A motion to adjourn was made by Tom Schaffer and motion was seconded by Jane Heid and the motion was carried.



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Annual Meeting Preparation and Coverage

The 18th annual meeting of the Homeowners Association of Woodland Waters, Inc will be held on October 11, 2007 at 6:30PM at the Christian Church in the Wildwood, Building D, 10051 Country Road, Weeki Wachee, FL.

This year there are three Director seats up for election.

As always, everyone is encouraged to attend the annual meeting. If you cannot attend in person, 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.

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

To learn more about the nominees, the Nominating Committee has asked each to explain why they want to be on the Board of Directors. You can find their answers to these questions beginning on page 5.

Since we have more nominees than vacancies, the Board would like to personally thank all nominees for agreeing to give of their time to serve our community.

Some years we have new Board openings between elections. So, whomever is not elected now may be called upon to fill an unexpected vacancy that might occur during the year.

A sample two page proxy ballot is included on pages 4-5. For those voting by proxy, please use the proxy ballots included in your annual meeting packet and return in the self-addressed envelope.

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 proxy ballots and vote twice.

Refreshments will be provided at the conclusion of the meeting. We hope to see everyone there and thanks to all the volunteers who helped organize this year's meeting.

Sample Director Proxy Ballot Page 1

Homeowners Association of Woodland Waters, Inc.
10246 Woodland Waters Boulevard, Weeki Wachee, Florida 34613
(352) 592-5007 E-mail: Board@WoodlandWaters.org

Annual Meeting – October 11, 2007

LIMITED PROXY

PLEASE SEND IN ONLY IF YOU ARE **NOT ATTENDING** THE MEETING. If you are attending, you will vote **in person** at the meeting.

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

(Check one)

_____ a) Elsie Kempsey, 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 11, 2007, 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(ES) 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 three (3) vacancies on the Board.

The Board requests that you VOTE FOR ANY THREE (3) candidates in the box next to that candidate's name. More than three votes will nullify this proxy ballot.

1. Election of Director: BOBBI CALLAGHAN <input type="checkbox"/> for a three (3) year term.	4. Election of Director: JOSH WILLIAMS <input type="checkbox"/> for a three (3) year term.
2. Election of Director: JACK SWEENEY <input type="checkbox"/> for a three (3) year term.	5. Election of Director: _____ <input type="checkbox"/> (write-in name) for a three (3) year term.
3. Election of Director: RODNEY WALTERS <input type="checkbox"/> for a three (3) year term.	

Page 1 of 2 3-2007 Limited Proxy Director Election

Annual Meeting Preparation and Coverage

Who Are The Nominees?

To assist members in casting their ballot, we asked the nominees to answer the following question. Their answers begin on column three of this page and continue on page 6.

What are your reasons for wanting to be a member of the Board of Directors of the Woodland Waters Homeowners Association?



Sample Director Proxy Ballot Page 2

Bobbi Callaghan

11221 Woodland Waters Blvd.

My name is Bobbi Callaghan and I am running for a position on the Board of the Woodland Waters Association. My husband and I have been residents of this wonderful community for three and a half years. After several years in a military/government career, my husband is semi-retired and we chose to settle in this area. We spent a few years in Spring Hill before discovering the charm of Woodland Waters.

Brian and I have raised three children and are blessed with six grandchildren. A son and daughter live in Hernando County, and our other son is following in his father's footsteps and has a career in the Army with the Special Forces.

Since moving to this community I have taken an active role as a member of the Arc committee for more than 2 years, and also the Woodland Waters Deed Restriction Committee. Since serving on these committees I have realized how important it is to keep the

residents informed of what is going on in and around our neighborhood. I feel that I am thorough in my research and fact-finding before making an informed decision and/or vote. I should also point out that I do not work and I have the time to devote to community business and I encourage input from all members.

In just the few short years that we have lived here, we have seen Woodland *(continued on top of page 6)*

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.

Annual Meeting Preparation and Coverage

Who Are The Nominees? (continued)

Waters grow tremendously and property values increase by leaps and bounds. I am dedicated to keeping it one of Hernando County's loveliest areas and protecting home values. I have met some wonderful people here and find they all share the same philosophy. I would like to be given the chance to represent them.

Jack Sweeney

10072 Airy Oaks Ct.

My prime reason for wanting to be a member of the Board of Directors of the Woodland Waters Homeowners Association is desire to serve the community I live in. Over the last year I coordinated the Hernando County Sheriff's Department's Crime Watch for Woodland Waters and the Safety and Security Committee. During this tenure I have hosted two meetings in which the members of the community have been able to meet with ranking members of the Hernando County Sheriff's Department and Justin Rooks who represented Tommie Bronson who owns the two and half square miles surrounding Phases Four and Five. Through these meetings we have been able do away with the gunfire that was once ever present and suppress the use of ATVs.

My second reason for wanting to be a member of the Board of Directors is that I feel not having been part of any prior cliques or factions, I can enter the position without preconceived notions that would cloud my judgment.

My third reason for wanting to be a member of Board of Directors of the Woodland Waters Homeowners Association is I feel that there should be more done to foster community involvement in the Association. People should take an active role in the decisions that involve their community and not just complain after a decision is made.

Rodney Walters

10134 Breezy Pines Ct.

If elected to the board, I will be in a better position to help maintain the beauty and good quality of life that Woodland Waters is now enjoying.

I have been working with the Architectural Review Committee & recently served on the deed restriction committee. I feel strongly that we need to have a strong homeowners association.

Problems that arise must be addressed in a logical and fair manner. My education and long experiences as a law enforcement officer has given me the ability to deal with people in a fair and level manner.

I am totally retired. I will be able to spend as much time as necessary on community problems. I always believed that communications with a person on a one to one basis is the best approach to handling most problems.

I work well with others and will strive, if elected to the Board, to approach each problem with an open mind. In the years I spent in law enforcement I have learned to be a good listener. The world would be a better place if people would just take the time to listen.

I would, as problems occur, ask my fellow homeowners their opinion for a solution. If the majority of their convictions are different then my own, opinion I would vote in favor of the majority's opinion. Working with others is the best way to achieve a positive result for the residents of Woodland Waters.

Josh Williams

10366 Ramble Ridge Ct.

My name is Joshua Williams and I am 36 years old. I was born and raised in Massachusetts and moved to Florida in June of 2001. I have resided at 10366 Ramble Ridge Court here in Woodland Waters since moving to Florida six years ago.

Being a "younger" homeowner in the Woodland Waters community I hope to bring a fresh approach to all issues that would affect the community and its residents.

I would agree to be accessible to all homeowners at any time as I feel communication throughout the community is vital to the success and enjoyment of our residents.

One of my top goals would be to try to establish a way to increase communication throughout the community and its residents so everyone would be aware of any issues or concerns facing our residents.

I promise to vote on any issues that would affect our neighborhood by listening to residents and voicing those concerns to other board members prior to any vote.

In closing, I would like to thank those who have already offered their support in this endeavor

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Coming from out of state, it's difficult to know who to trust. Mr. Galbo walked me through the whole buying process with ease.

Mr. Curtis

We had two homes & had to sell one quickly. We were afraid to "List" our home with any other Realtor, but Bob said he could sell it quickly. We were amazed. Bob sold our house in 1 day at Full Price!

Mr. & Mrs. Quigley

We had our house listed with another realtor for almost a year! So, we were concerned about listing our house again with another realtor. Mr. Galbo said it would sell and he sold our house in 5 days.

Mr. & Mrs. Hooter



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Serving the Hernando area for thirty years.



*Seamless Integration...
Our additions look like
they've always been there!*

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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Woodland Waters Is For The Birds

By Karen Tricoli

Board of Directors member, Ambrose Tricoli, believes Woodland Waters is for the birds. When moving into this subdivision in 1999, he noticed the "Bird Sanctuary" signs posted around the development. In keeping with this theme, he recently teamed up with the Lifestyle Enhancement Committee Chair Dave Jolliffe, and they came up with a plan to encourage more birds to reside in Woodland Waters. Their plan was to build and put up bird houses.

Dave and Ambrose visited Crosswinds Sawmill in Pasco, where they loaded up the pick-up with scrap cypress, which is ideal outside wood. After consulting books and the internet to get correct information on dimensions, slant, openings and placement, they called in their team. On Saturday, July 21st, John Palamaro, Fred Strotjohann, Eric Miller, Bill Schuck, Dave and Ambrose began working in Ambrose's workshop. By the end of the day, over 20 bluebird and screech

(continued on next page) ➔



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owl houses were completed and ready to be put up. Some were placed in the boat-ramp area, some in by the tennis courts, some at the entranceway and many in people's backyards. The remaining scraps of wood were donated to a Spring Hill neighbor who uses them to stake orchids.

This spring, when new residents arrive to live in Woodland Waters, we hope a lot of them will be covered with feathers. Their new homes will be move-in-ready and absolutely free. Thanks guys!

One of these birdhouses will be raffled-off at the Woodland Waters Annual Meeting on October 11th.

Pictured at right with their birdhouses are Dave Jolliffe, Eric Miller, Bill Schuck, Fred Strotjohann, and Ambrose Tricoli. Not pictured is John Palamaro.



Al Garcia, President	596-2992
Mike Cipko, Vice-President	596-8668
Robert Evers, Secretary	200-8824
Tony Frasca, Treasurer	596-1975
Kenneth Penn, Director	596-5388

Enclave Homeowners Association Meetings

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



4055 Mariner Blvd.
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receive a complimen-
tary glass of wine, beer,*



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Homeowner Association of Woodland Waters, Inc.
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Volume I, Issue 15

www.woodlandwaters.org

November/December 2007

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. **NO MEETING IN DECEMBER**

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 Mary Mazzuco at 592-5007.

Inside this issue:

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New Officers Elected	2
Reconvened Annual Meeting	2
President's Message	3
Assoc. Activities	4-5
Pavilion Damage	6-7

Low Attendance at the 2007 Annual Meeting

The eighteenth annual meeting of the membership took place on October 11, 2007 at the Christian Church in the Wildwood.

Board members were met with an unpleasant surprise at this year's annual meeting. The meeting did not include a quorum of members necessary to conduct membership business. Luckily, there was only one piece of official business on the agenda this year, and that was the election of three director position to the Board.

Our governing documents require that a majority of members "attend" the annual meeting either in person or by proxy. Obtaining a majority of our 409 members will probably never occur. Fortunately, the Florida laws governing homeowner associations state that the lesser of 30% of the membership or whatever is stated in the governing documents, shall constitute a quorum of the membership.

So, each year we shoot for the magic number of 122 members to obtain the necessary quorum to conduct business.

The attendance at this year's meeting was regrettably low. At final tally we had only 49 members attend by proxy and 56 members in person for a total of 105, 17 short of the number necessary to hold a legal meeting.

The Annual Meeting was Reconvened on November 8, 2007 to re-establish a quorum, recount the original and additional votes, and re-certify the election. See the article on page 2.

Out of respect for the 56 members in attendance, the Board of Directors decided to con-

duct the meeting. However, they made it clear that the election of new directors might not be legal and binding in the absence of the quorum. The results would be reviewed with the association attorney for his advice and counsel.

There were three director openings this year. President Eldon Ward, Secretary Elsie Kempsey and Director Tom Schaffer's terms were expiring. Nominees on the ballot were Bobbi Callaghan, Jack Sweeney, Rodney Swanson and Josh Williams.

When the unofficial ballots were counted, the results were as follows: Bobbi Callaghan - 84 votes; Josh Williams - 74 votes; Rodney Walters - 73 votes; and Jack Sweeney - 64 votes.

The Board congratulated the winners but reminded them that these results could not be certified without first being reviewed with our attorney.

Other business included a raffle of birdhouses built by Woodland Waters Residents. The group made one large and four small birdhouses that were raffled-off to those who attended the annual meeting.

Winner of the large birdhouse was Bobbi Callaghan. Winners of the four small birdhouses were Jack Sweeney, Alex Manzo, Bobbi Martinez, and Sharon Badrian.

Following the election, the raffle, and reports from committee chairs, the members were treated to refreshments consisting of Quiznos subs, chips, drinks and cookies.

We once again wish to thank Quiznos for the generous discount they gave the Association.

Board of Directors Elects New Officers

Immediately following the Annual Meeting of October 11, 2007, the Board of Directors convened a meeting to elect new officers to a one year term.

Elected as President was Ambrose Tricoli. Ambrose has been a director for the past two years and has chaired the Architectural Review and Lifestyle Enhancement Committees.

Norm Hatch was elected as Vice-President. Norm was Vice President and President in the last two years respectively and chairs the Communication Committee.

Jane Heid was elected Treasurer. This is Jane's second year on the Board. She co-chaired the newly formed Deed Restriction Committee this year.

Denise Jolliffe was elected Secretary. This is Denise's second year as a Director and last year Denise was the association Treasurer.

All votes were unanimous and all officers were duly elected by the four sitting board members.

Board of Directors Reconvene Annual Meeting

After lacking a quorum at this year's annual meeting, the Board of Directors asked the association attorney how best to proceed.

The attorney advised that in this situation, the Board has the power to reconvene the annual meeting and recount the votes until a quorum has been established.

The proxy ballots are good for up to 90 days, so any late or undelivered proxies could be counted at the reconvened annual meeting.

Furthermore, anyone wishing to change their proxy is free to do so, and, any persons in attendance could also recast their in-person ballot. Any persons who did not vote and not attend the first meeting but attending the second meeting, could also cast in-person ballots.

The Board of Directors called a reconvening of the eighteenth annual meeting and set the date for November 8, 2007. Agendas were posted within the prescribed time.

The new president, Ambrose Tricoli, asked two members of Woodland Waters with extensive accounting experience, Ken Lavicka and Diane Richards, to recount the votes and certify the election.

While the count was taking place, Mr. Tricoli asked for any new ballots from members in attendance who had not voted during the previous meeting. Several members completed and handed-in their ballots, which were given to the ballot counters.

Mr. Tricoli then asked if there were any other questions from the attending members. There were none.

The vote was completed and secretary, Denise Jolliffe, announced that a quorum was established. The Board needed 122 to make the quorum, and there were 140 now in attendance.

The election results were as follows: Bobbi Callaghan - 107 votes; Josh Williams, - 100 votes; Rodney Walters - 98 votes; Jack Sweeney - 78 votes; and George Cooper, one write-in vote.

A motion was made by Vice President, Norm Hatch, that the vote be accepted, which was seconded, and the motion was carried. Mr. Tricoli congratulated the new board members and invited them to join the dais.

With there being no further business before the membership, Mr. Tricoli thanked the election certifiers and all nominees for their patience and the meeting was adjourned.

Association Officers, Board of Directors, and Committee Heads

Ambrose Tricoli, President	592-9788	<u>Architectural Review Committee</u>	<u>Safety Committee & Crime Watch</u>
Norm Hatch, Vice-President	592-5131	Mary Mazzuco	592-5007
Jane Heid, Treasurer	428-2379	<u>Lifestyle Enhancement Committee</u>	Joan McHugh
Denise Jolliffe, Secretary	597-3376	Dave Jolliffe	597-3376
Bobbi Callaghan, Director	592-5204	<u>Communications 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>
Rodney Walters, Director	597-4545	Norm Hatch	
Josh Williams, Director	597-5152	<u>Nomination Committee</u>	<i>Protect your investment—<u>Get involved</u> in your community!</i>
		Karen Tricoli	

From the Desk of the President

This October marks the fourth year that our Homeowners Association has been run completely by the homeowners. We will be faced with many challenges in the coming years.

The lackluster economy is slowly taking its toll even in Woodland Waters. Many of you may not be aware that some foreclosures have begun in Woodland Waters. This is a problem to our community because when people walk away from their homes, the banks or mortgage companies fail to maintain the outside appearance.

Our current deed restrictions do not address this issue. The Deed Restriction Committee will be meeting in the next few weeks to draw up several changes to our covenants. One of these changes will be the RIGHT of ABATEMENT. This will allow the Association to go on to foreclosed properties and other properties that are not maintained and cut grass and clean up the landscaping. The bill for these services will then be placed in the form of a lien or other legal filing to be paid by the homeowner when the property is sold and transferred to new owners

Other changes that are needed are a system of fines for deed restriction violations. These fines will be levied for any violation of our deed restrictions.

Anyone receiving a fine will have the opportunity to appeal to the Deed Restriction Committee within 14 days. This action is needed to give a wake-up call to the few of our residents who consistently break our deed restrictions.

Our current documents that define our deed restrictions were given to us by the developer of Woodland Waters. They are a quagmire of different restrictions for each phase. The Deed

Restriction Committee has recommended to the board that a vote be taken to align the current restrictions. The major differences are that Phases 1 & 2 allows boats, trailers and RVs to be parked on the side and back of properties. The Enclave and Phases 4 & 5 do not. The Enclave and Phases 4 & 5 do not allow commercial vehicles to be parked overnight. This issue is not addressed in Phases 1 & 2.

You will be asked in the near future to vote on the issues that pertain to your Phase only. Each Phase will need a 75% majority vote to change the current documents. When you receive these proxies and other mailings from your Association, please vote and mail the documents back as soon as possible.

Woodland Waters Homeowners Association is run by the homeowners. We have the lowest dues of any Homeowners Association of this size in the county. Our contract with the county of Hernando, to provide a Homeowner's Association, runs till 2019. If for whatever reason the Association folds, the County will step in and hire an outside management firm to provide homeowners services. The rate for these services can run as high as \$450 per household or higher, per year.

Come see your board in action. Times and dates of our board meetings are posted on our bulletin boards. We are always in need of people to serve on committees. We welcome ideas and respect everyone's opinion. This is your association, so come get involved.

Ambrose Tricoli, President

Homeowners Association of Woodland Waters, Inc.

Community Bulletin Board

New Crime Watch Leader

Jack Sweeney has stepped-down as head of the Woodland Waters Crime Watch.

Succeeding Jack will be current crime watch member Joan McHugh.

Jack Sweeney has agreed to stay on the committee and act in a consulting role to Joan McHugh.

The Crime Watch meets every other month at 6:00 PM, just before the bi-monthly Board of Directors meeting.

Poinsettias Mark Memorial for Loved Ones at Front Entrance

As part of the holiday decorations at our front entrance, it was suggested that this year we plant silk poinsettias.

Some members have taken that suggestion one step further and decided to plant the poinsettia as a memorial to a loved one.

Anyone wishing to have a memorial poinsettia planted for a loved one should contact Tom Richards at 592-9811. The plants cost \$10 plus tax. We have a limited supply so order your plant as quickly as possible.

Street Lights Out?

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



Dec. 8, 2007

Fall Cleanup



8:00am to 12:00pm

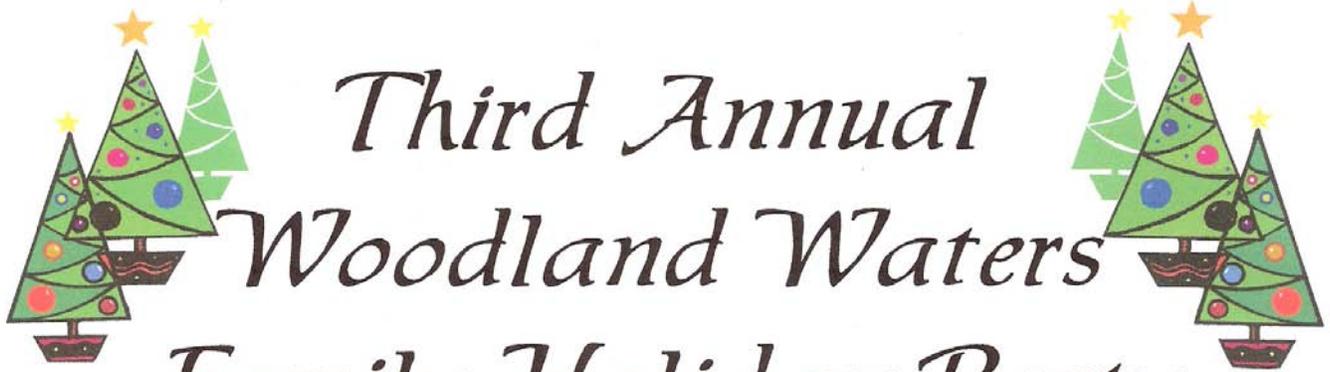
We will be working on the front entrance to WW pulling stink weed & putting up holiday decorations.

Holiday Party to follow at the picnic area



**Bring Work Gloves, Cutting Shears, Shovels
Meet at the Front Entrance**

Info Call Dave: 597-3376



*Third Annual
Woodland Waters
Family Holiday Party*

Dec. 8, 2007

12 noon - 3 pm

WW Picnic Area

*Ham, Turkey, Plates & Flatware will be Supplied
Bring Your Favorite Side Dish, Salad or Desert
Beverages & Chairs*

We will start serving food at 12:30 pm



We will be having a raffle



Call Denise Jolliffe

597-3376



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FREE hardwood flooring with a new room addition (up to 150 sq. ft.) valid through May 31st, 2007 on contracts signed with this ad.



Serving the Howard area for thirty years.



Seamless Integration...

Our additions look like they've always been there!

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.
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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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- We can arrange financing for qualified customers.
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Storm Damage Strikes Picnic Area/Park

In September, a heavy wind and rain storm caused a pine tree, in the lake side park, to crash onto one of the picnic pavilions.

Dave Jolliffe, chair of the Lifestyle Enhancement Committee, assisted by Director and now President Ambrose Tricoli, hired the necessary contractors to remove the tree and lift the roof off the pavilion to prevent further damage to the concrete table and benches.

Total cost of the repairs were approximately \$3,500. Fortunately, the Board of Directors had the foresight to establish a casualty fund when our insurer cancelled our property insurance two years ago. Because of that fund, we did not have to increase dues in 2008 nor issue a special assessment to pay for the repairs.

Three photos to the right show the extent of the damage. The photo on the lower right shows the equipment that was required to lift the roof to make the repairs to the vertical supports.



Sana Margieh
Licensed Mortgage Broker

sanamargieh@gmail.com
www.sanamargieh.com

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Enclave Homeowners Association Meetings

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



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 7331 Spring Hill Dr. - 24053 Cortez Blvd.

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Elsie Kempsey
 Realtor / Associate
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