



JANUARY 2009	
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## Crime in Woodland Waters.....

The Holidays are behind us and we are starting another New Year. Hopefully, it will be a good year for all of us. We are going through some tough economic times right now and crime is on the rise. With the current unemployment rate in Hernando County it will more than likely get worse.

Recently there have been some vehicle break-ins and theft in Woodland Waters. On Warm Wind Way, a woman and her son came up to the homeowners house late at night and asked for directions saying they were lost in Woodland Waters. The homeowner gave the woman directions to get to Nightingale. The next morning they noticed that their son's car had articles stolen from it and the license plate was gone. Another incident occurred on Whisper Ridge Trail, where someone stole an ipod and money from the homeowners vehicle park up near their garage. In addition, a couple suspicious vehicles have been spotted on several different occasions. A brown pick up truck has been sitting at the front entrance on US 19, and an older model blue grand caravan has driven up to homes and then sped away when they realized that the homeowner was home.

Neighbors, we all have to watch out for one another. Be observant at all times and get involved in the Crime Watch Program.

Always report ALL CRIMES! Remember when you call to report a crime **EXPECT TO TALK WITH A POLICE OFFICER.....**make sure to let the dispatcher know **you want to talk with the officer in person.** Taking an active role in preventing crime is the best way to keep criminals out of our area. Make sure you communicate with your neighbors if you will be out of town to help watch your property, and perhaps ask them to pick up any newspapers for you.....or you can suspend delivery of these services while you are gone.

**CRIME TIPS:**  
A quick, accurate description of events, vehicles, tag numbers and persons can make all the difference in apprehending a criminal. What should you look for?

- A stranger loitering in the neighborhood or a vehicle cruising streets repeatedly.....or late at night with headlights off.
- Someone sitting in a vehicle suspiciously or peering into cars or windows.
- An unusually high volume of traffic coming to or leaving from a home on a daily basis.
- Open and/or broken doors or windows at a house or a vehicle.
- Someone tampering with electrical, gas, telephone or cable systems without a company vehicle or uniform.

To learn more about Crime Watch in our community call Debbie Rubrecht at 596-3211.

**Remember to do your part in fighting crime. Report any suspicious activity to CRIME WATCH at 754-6850 or 911 IMMEDIATELY.**

**Litter on the Boulevard**  
Almost daily, one can see litter thrown along Woodland Waters Blvd. **Barbara Miller & Peggy Sue Rigby** pick up trash every day when they take their daily walk thru the community. **Thank you ladies** for taking the time and effort to keep Woodland Waters beautiful. We urge all of you to take pride in your neighborhood and keep the community litter-free.

**2008 WOODLAND WATERS ANNUAL HOMEOWNER ASSOC. MEETING.....**  
A **BIG thank you** to all the residents and homeowners who attended the October 9, 2008 Annual Homeowners Meeting.  
We appreciate the great turnout and response.

**Special points of interest:**

**Street Lighting** Josh Williams is our resident lighting manager. Should you notice a street light that is out or not working properly, write down the pole number and the address closest to the problem light, and give Josh a call at 597-5152. Josh will make sure that the light gets the proper attention.

**Welcome Committee** It's nice to receive a "Welcome to the neighborhood" when you move into a new area. Barbara Warren heads the committee and would like anyone that wants to be a part of welcoming new neighbors to our community or know of someone moving into your neighborhood, give her a call at 442-3979.

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

# Officers, Directors, & Committees

## The Association Officers, Directors & Committees

<b>Jane Heid, President</b>	<b>596-4383</b>	<b>Russ Coomer, Director</b>	<b>597-7110</b>
<b>Josh Williams, Vice Pres.</b>	<b>597-5152</b>	<b>Rodney Walters, Director</b>	<b>597-4545</b>
<b>Barbara Warren, Treasurer</b>	<b>442-3979</b>	<b>Brenda Elias, Director</b>	<b>596-4085</b>
	<b>Bobbi Callaghan, Secretary</b>	<b>592-5204</b>	

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### Board of Director Meetings

The WWHOA Board of Director Meetings are held at the Christian Church in Wildwood, 10051 Country Road at 6:30 PM **the 2<sup>nd</sup> Thursday of every even numbered month**. These meetings are open to all our members. If you want to join in and stay up with what's going on in our community, this is a good place to start. Please, come join us.

### Architectural Review Committee (ARC)

Please check with Mary Mazzuco at 592-5007 for an ARC consultation **before** you make any improvements to your property. (Some examples include: sheds, garages, driveways, additions, etc.) The Architectural Review Committee will help you compile the proper paperwork to simplify the first step with your project, and at the same time, keep you in compliance with the HOA guidelines and restrictions. If you're not sure, call Mary first.

### Lifestyle Enhancement Committee (LEC)

Contact Dave Jolliffe at 597-3376 if you would like to help with the beautification and maintenance of our community. We have a beautiful place to call home here in Woodland Waters and it's essential to keep it that way. Dave is always looking for a helping hand or two.

### Communications Committee

If you love to write or have experience with newsletters contact Jane Heid at 596-4383 or Barbara Warren at 442-3979 join the committee and get involved in the "Woodland Waters News". Or if you have something interesting that you would like to share with the community, we are always open to articles and opinions.

### Nomination Committee

The Nomination Committee is always looking for good people to help in making the nominations for the election of the Board of Directors, contact Natalie Gillespie at 727-674-0287 if you would like to help serve the community in this capacity.

### Deed Restriction Committee

Currently Rod Walters & Jane Heid Co-Chair this committee. The committee has worked very hard this past year to help bring about solutions to the deed restriction violations within the community. The more volunteers we have on this committee, the better. If you would like to volunteer your services, this is a great place to start. Call Rod at 597-4545 or Jane at 596-4383.

### Crime Watch

With crime on the rise in Woodland Waters and in the surrounding communities, it benefits all of us to have a working Crime Watch Committee. If anyone is interested in helping out or being a block captain, please call any Director on the Board or leave a message on the WWHOA voicemail at 592-5007. Neighbor looking out for neighbor and everyone getting involved and being observant is the principal key in keeping crime at a minimum in our community.

# ANNUAL MEETING MINUTES - OCTOBER 9, 2008

The Nineteenth Annual Meeting of the members of the Homeowners Association of Woodland Waters, Inc. was held at the Christian Church of the Wildwood, 10015 Country Road, Weeki Wachee, Florida on October 9, 2008 at 6:30 p.m. President Ambrose Tricoli opened the meeting with the Pledge of Allegiance. He welcomed everyone and announced that all members were entitled to speak for up to 3 minutes on any item posted in the agenda.

Mr. Tricoli then asked if there was any old business. Jane Heid moved to ratify the appointment of Brenda Elias to the Board seat vacated by Norm Hatch and to have it entered into our records. Rod Walters seconded the motion. The Board of Directors voted unanimously in favor, and Mr. Tricoli welcomed Brenda to the Board.

Josh Williams read the minutes of the eighteenth annual meeting, dated October 11, 2007. A motion was made by Jane Heid to approve the minutes and it was seconded by Bobbi Callaghan and the motion was carried.

Secretary Denise Jolliffe gave the attendance report. She explained to the members that it was her responsibility to see that we meet a quorum in order to proceed with the meeting. This had been achieved. We had 117 proxies and 49 present. This gave a total of 166. We needed to have 123 to reach a quorum, which is 30% of 410 members. Denise and her volunteers then were excused to count the votes for Board elections.

## **Treasurer's Report:**

The financial report for 2007 was given by Treasurer Jane Heid. This was for the period ending December 31, 2007. At the end of December we had \$73,218.73 in Association dues; \$10,000.00 in non-construct fees; and \$3,132.60 in mediation fees, for a total of \$86,351.33. Our operating expenses were: advertising \$489.40; bank charges \$95.00; business gifts \$163.78; legal fees \$4,165; lawn maintenance \$47,860.70; insurance \$3,602.29; mediation expense \$720.00; office supplies \$289.44; printing and reproduction \$3,602.28; taxes \$979.74; meeting expenses \$736.71; postage \$366.77; storage rental \$700.33; repairs and maintenance \$424.56; misc. supplies \$794.18; utilities \$6,339.63. This gave us a total operating cost of \$73,868.11. The gross profit operating income we had left over was \$15,483.22. To that we added interest income of \$1,126.69. This leaves \$6,609.91 profit. The current assets at the end of December are: \$14,815.51 in a CD at Sun Trust Bank; \$30,267.03 in checking; \$5,808.07 in savings. Total assets are \$50,890.61. Jane stated that many members pay their dues in December and that is why we have so much money showing in December.

President Tricoli asked if there were any questions concerning the budget. One resident asked why lawn maintenance was so high. Ambrose explained this figure includes more than grass cutting. It included tree cutting and trimming, pond upkeep, pump repair, etc. The actual lawn cutting was \$2,025.00 per month. The utilities expense covered streetlights, pump in pond, and sprinkler system.

Jane Heid was then called on to give the 2009 budget review. She indicated to the members that the dues may have to be increased by \$14.00 this coming year to meet expenses and not deplete our funds. Utilities and other expenses are on the rise. She did point out that the Board has not made a final decision on the increase. The Board will make every effort to conserve.

The figures she was about to give would reflect anticipated increases. Member assessment \$64,370.00; non-construct fees \$6,000.00; interest earned \$450.00; misc. income \$150.00; advertising income \$500.00; and we have the CD \$15,513.00. Total operation revenue would be \$86,983.00. Our total operating expenses for the coming year are projected to be: maintenance of common areas \$28,500.00; \$300.00 was allocated for the front entrance; \$1,350.00 for the boat area and lakeside park; \$300.00 for the tennis park; \$1,100.00 for beautification and misc.; \$2,200.00 for tree trimming; \$800.00 for irrigation repairs; \$1,000.00 for equipment repairs; \$7,800.00 for utilities; \$3,500.00 for insurance; \$300.00 for accounting; \$9,000.00 for attorney fees; \$2,000.00 for office expenses which includes postage and phone; \$325.00 for federal taxes; \$1,000.00 for real estate taxes; \$350.00 for meetings; \$500.00 for west side maintenance; \$2,500.00 for printing; and \$630.00 for storage rental fees. This is a total of \$67,155.00. The cash carried forward would be \$19,828.00 (this includes the CD).

Ambrose Tricoli asked if there were any questions pertaining to the budget. A member asked why the legal fees were projected at so much more than the previous year. It was explained that this was due to arbitration with the Enclave, and it is anticipated that the situation will be ongoing in the coming year.

Another resident asked why we rent a storage facility. Ambrose explained it is for keeping records, files and equipment belonging to the Association.

## **ANNUAL MEETING MINUTES -- October 9, 2008 Cont'd:**

Resident, Sean McVicker, asked how we solicit bids and who determines who gets awarded the contract for our lawn maintenance? Ambrose explained that we have to get bids for any contract that exceeds 10% of our budget. We don't need to necessarily accept the lowest bid, as several factors enter into it. As far as for the lawn maintenance, the LEC reviews the bids and makes its recommendation to the Board.

Member, Alex McClennan asked if the date of the annual meeting could be changed to later in the year so that we would not have to do so much "projecting" on the future budget. Jane Heid responded by stating that if we do this, we would have to get the approval of all the phases at a cost of about \$1,500.00 per phase. After further discussion, it was decided to table this for a future meeting.

Secretary Denise Jolliffe was called on to give the results of the election. James Coomer received 144 votes, Barbara Warren received 133. There were two write in votes. One for Russ Coomer (which is James) and the other was for Denise Jolliffe. Barbara Warren and James (Russ) Coomer were congratulated and welcomed to the Board.

President Ambrose Tricoli announced that we had refreshments donated by Publix and if there were any questions before adjourning.

A resident asked about the progress of the cell tower to be built at the neighboring campsite. Ambrose explained that it will be disguised as a flagpole and should only be visible to a couple of homes on Waters Edge. The Board does not object to it. He stated that if any individual members objected they could attend the hearings, which have not been announced yet.

Treasurer Jane Heid presented departing Board members, Denise Jolliffe (secretary) and Ambrose Tricoli (president) with a gift of appreciation from the Association for all their hard work and dedication they have put forth during their service to the Homeowners Association of Woodland Waters, Inc.

### **COMMITTEE REPORTS**

#### **Nominating Committee**

Karen Tricoli gave the Nominating Committee Report. She asked for volunteers to serve on her committee. She stated there were 2 candidates that went before the committee this year to fill the 2 Board vacancies. They were James (Russ) Coomer and Barbara Warren.

#### **Lifestyles Enhancement Committee**

Dave Jolliffe gave the report for the Lifestyle Enhancement Committee (LEC). He reported that the planting of the bushes along the boulevard is complete. A drip watering system had been added, followed by mulching and fertilizing. The committee installed new solar lights at the back of the mailboxes on Woodland Waters Blvd. The irrigation pump was replaced this year. The mailbox centers were repainted with marine paint. Dave also noted that resident Lou Rivera donated the labor to have this done. Dave told the membership that the Annual Clean-up and Holiday Picnic will be held on December 6, 2008. He asked for any volunteers to help with the holiday decorating to see him after the meeting. He also reported that we had several birds nesting in the birdhouses that his committee has built. Dave asked for any woodworking enthusiasts to please volunteer with this ongoing project.

#### **Architectural Committee Review**

The chairman of the ARC, Mary Mazzuco was unable to attend the annual meeting. That report was given by committee member, Russ Coomer. He said the committee had 24 requests for approval and granted 23.

#### **Communications Committee**

Jane Heid was called on to give the Communication Committee Report. Bobbi Callaghan first asked to speak. She wanted to thank Jane for doing such a great job with the newsletter after that position was vacated. It was noted that Jane did this entirely by herself. Jane then asked for any help in writing or constructing the newsletter.

#### **Deed Restriction Committee**

Ambrose Tricoli gave the Deed Restriction Committee report. They had 3 meetings this year. The amendment for the right to fine for violations was passed earlier this year. If a resident has a complaint concerning a violation it must be submitted in writing.

## ANNUAL MEETING MINUTES—OCTOBER 9, 2008 CONT'D:

Josh Williams moved to adjourn the meeting, which was seconded by Bobbi Callaghan. The motion was carried. The meeting was adjourned at 8:04 p.m.

## BOARD MEETING MINUTES - OCTOBER 9, 2008

A meeting of the Board of Directors of the Homeowners Association of Woodland Waters, Inc. was held at the Christian Church of the Wildwood, 10051 Country Rd. Weeki Wachee, Florida on October 9, 2008 at 8:30 p.m. The Treasurer, Jane Heid welcomed everyone to the meeting and announced that the meeting would be recorded.

All the members of the Board of Directors were present.

The purpose of the meeting was to hold the election of officers for a one-year term. Brenda Elias nominated Jane Heid for President and Barbara Warren seconded the nomination. The motion was carried. A motion was made by Rod Walters to nominate Josh Williams for Vice President. Brenda Elias seconded the motion and the motion carried. Bobbi Callaghan nominated Barbara Warren for Treasurer. The motion was seconded by Russ Coomer. The motion carried. Josh Williams nominated Bobbi Callaghan for Secretary. Brenda Elias seconded the motion. The motion carried.

After the voting Bobbi Callaghan made the suggestion that the Board hold periodic workshops to familiarize the Board with such things as Parliamentary Procedure and to prepare for upcoming meetings. All members agreed.

Josh Williams made the motion to adjourn the meeting. The motion was seconded by Bobbi Callaghan. The motion carried. The meeting adjourned at 9:05 p.m.

### Would you like to see your ad in this newsletter?

Ad space runs only \$30 per issue for a business card ad. To run an ad, please send your business card to the WW HOA address below, or send an email with your ad in a PDF format to our website at [www.woodlandwaters.org](http://www.woodlandwaters.org), then mail your check payable to Homeowners Association of Woodland Waters, Inc., 10246 Woodland Waters Blvd., Weeki Wachee, FL. 34613.

Questions? Call 592-5007 and leave a message.

**TRAFFIC SPEED WITHIN  
Woodland Waters is  
30 MPH  
PLEASE SLOW DOWN !!!!**



### **FREE PUBLIX ICE CREAM AT YOUR SHOPPES AT GLEN LAKES PUBLIX**

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### **Association Dues Packets Mailed**

By the time you are reading this article, you should have received your 2009 HOA Dues in the mail (if you *haven't* received it, please contact WW HOA immediately at 592-5007).

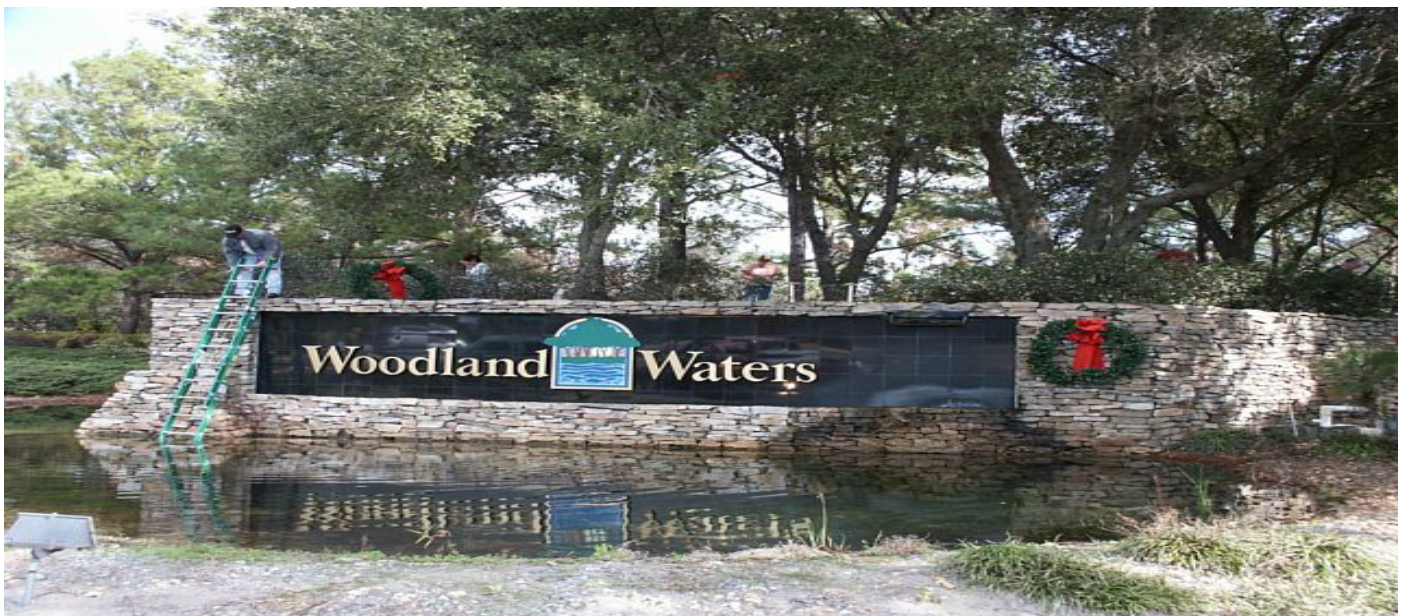
While a number of you have already returned your dues payment, many have not.

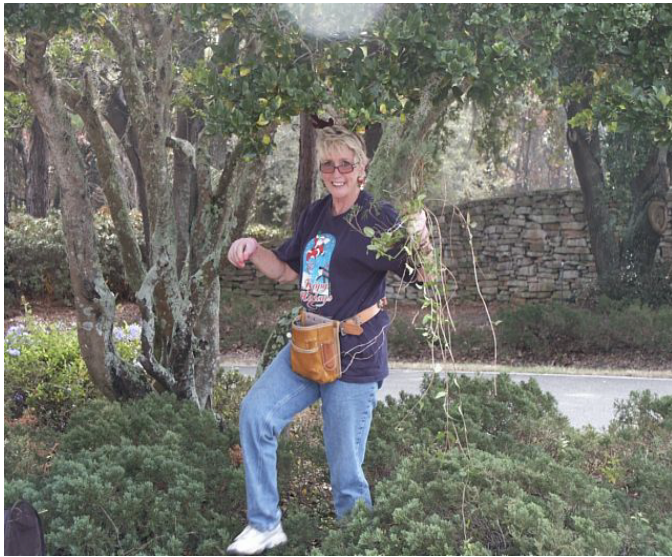
**After January 31st, your dues are late**, so if you have not mailed your payment, please send it in ASAP.

# Fall Clean-Up and Christmas Party

December 6, 2008

This year clean-up was a tremendous success. We had a great turn-out and a lot of work was accomplished. The front entrance was spruced up by trimming the shrubs, pulling stink weed, and cutting down large weeds, trimming tree limbs and cleaning up the trash along the Boulevard. We also installed the Christmas lights, hung the wreaths and changed the filters in the fountain. In the picnic area, we removed and replaced the broken split rail fence and cleaned up trash and limbs. Following the clean-up there was a Christmas party at the picnic area. Many thanks to all the members who came out and helped.







Al Garcia, President	238-4833
Mike Cipko, Vice-President	596-8668
Bob Lockett, Secretary	596-2448
Linda Wisniewski, Treasurer	596-6505
Kenneth Penn, Asst Sec'y	596-5388

**Enclave Homeowners Association Meetings**

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

**Happy New Year to all our friends and neighbors in Woodland Waters!**

This is the first of what I hope will be columns from the Board of Directors in all our newsletters. The purpose of this column will be to keep everyone up to date on what's going on in our community through the eyes of your Board Directors. As some of you know, I joined the Board at our annual meeting in October. I was appointed to fill the remaining term of Norm Hatch which occurred when he resigned. Although I wasn't looking to take on this task, when I was asked to fill in and got to know the caliber of people who were already serving on the Board, I was so impressed by their ability and commitment, I had to say yes. Having served as an elected official in the past, I have seen how few people actually want to put in the time that is required into learning their job as a representative of the people, and how few actually carry things through. Thankfully that is not the case in our development. I can assure everyone that the members of your Board of Directors take their jobs seriously and want to do the best for our community that they possibly can.

Some of the things that the Board has been working on since the October meeting have been voted on and passed and some things are still pending. The most important issue with perhaps the most immediate benefit we addressed is that, for the first time, we put the lawn maintenance contract out to competitive bid. Doing that is not only required by Florida Statute, but good business sense as well. In our personal lives, most of us wouldn't dream of spending any substantial amount of money without first getting competitive bids. Since the board of Directors not only wanted to comply with the law, but also felt strongly about spending the Association's money wisely, we put an ad in the newspaper and ultimately received about one dozen bids. After reviewing them all, including the company we had been using, we narrowed it down to the finalists, spoke with them and made a choice based not only on price, but several other criteria as well. We wanted to make sure that we chose the company we felt would continue to keep our common areas looking attractive and well maintained. We feel proud of what we accomplished and that the end result is that the new contract will be saving our community approximately \$7,000 per year over the past year's contract. We expect there might be a "learning curve" with the new company, but everyone who has met them feels confident that they are eager to do a good job for us. Although it was quite a process for us to go through, we hope that most everyone will be pleased.

Another change will be that we will be having monthly meetings of the ARC Committee and the Deed Restriction Committee. We felt that these are two very busy and important committees and want to set monthly meetings so interested residents can keep up with the activities of these two committees. We will be posting dates on the bulletin boards and also in the newsletters as soon as we meet the next time and set the schedules.

Remember, your Board of Directors is here for you and wants to keep our community as wonderful as it has always been. Feel free to contact any of the Board Directors with your questions or concerns.

Brenda J. Elias





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**Mission Statement of the Architectural Review Committee**

***“Our mission is to ensure harmony of design, to protect and preserve the aesthetics and value of properties in Woodland Waters, and to promote and preserve the health, safety and general welfare of the owners and enhance the desirability of Woodland Waters as a residential community.”***

The ARC continues to be devoted to our community. The ARC meets on a monthly basis. We would be happy to answer any and all questions. Before starting your improvements, we wish to encourage all residents to contact us for any exterior changes to your home, no matter how small.

The ARC  
Mary Mazzuco, Chair

**Good Neighbors – Good Friends:**

Please keep in mind that other residents living around your home have the same right to privacy and a quiet environment that you wish to enjoy. Loud vehicles, late night activities, dogs barking and loud music/stereos can be easily reduced if everyone in the community makes an effort to show common courtesy. We have had several complaints of barking dogs and loud speeding vehicles in the neighborhoods lately. It is also advisable to know your neighbors in the event an emergency should occur. Be a good neighbor.

**Interesting Websites**

[www.newseum.org](http://www.newseum.org) - Front page news from many different countries.

<http://terraserver-usa.com> - High resolution satellite photos of the USA, for free. Get an aerial view of where you live.

[www.healthfinder.com](http://www.healthfinder.com) - Free reliable health information.

[www.allexperts.com](http://www.allexperts.com) - Free question and answer website. Ask any question ??

[www.consumerworld.com](http://www.consumerworld.com) - Public service, non-commercial guide with over 2000 useful consumer resources.

[www.gaspricewatch.com](http://www.gaspricewatch.com) - Monitor gas prices across the country so you can get the best deal in your area. Search our database to find the lowest gas prices in your area.

\* \* \* \* \*

**M-m-m-m-m Quick and Easy and Good for you !!**

Cut and Acorn Squash in half and scoop out the seeds. Put 1 Tablespoon of olive oil and 1 Tablespoon of orange juice in the well of each half. Sprinkle liberally with fresh ground pepper. Cover and bake at 350 degrees until soft. (About 1 hour)

**“Woodland Waters Cookbook”**

We are thinking about doing a “Woodland Waters Cookbook” this year. Proceeds from the sales of the cook-books could go to a local charity of our choosing. If you have any really good recipes that you would like to share with us, please email the recipe to Jane Heid at the following email address: [j.heid36@yahoo.com](mailto:j.heid36@yahoo.com)

## SPRING CLEANUP IS JUST AROUND THE CORNER.....

It's that time of year again, when we begin looking to different contractors for help with our homes and property. Remember when seeking the services of a contractor, it is important to ask questions and look for the following:

- 1) Ask to see their current license and liability insurance policies. Verify the information you receive!
- 2) Get a detailed written quote for all work to be done. Be sure to discuss cleaning up and hauling away responsibilities. Don't get stuck with a mess you don't want!
- 3) Ask for references -- and by all means call them! These calls can be your best insight into the work you will receive.
- 4) Ask to make installment payments as the work progresses. No progress - no payment!
- 5) Finally, check with the Better Business Bureau to see if any complaints have been filed against the company or contractor. When in doubt, check it out! Don't forget to talk to some of your neighbors about the work you're getting ready to do. Often times contractors will give a discounted price if they can get more than one customer on the street to do similar work. Or you may just find that you can get a good reference (or tip) from someone you know!

See you soon neighbor.....and Happy Spring Fix-ups!

**NOTE: RV parking is allowed for 12 hours for cleaning only....**

## Identity theft starts with your wallet.....

Following is an article recently appearing in the *Oklahoman* by author Marshall Loeb, writing for *MarketWatch*. The article bears repeating, what with all of the occurrences of identity theft in our country of late.

"Not every identity thief is trolling for your personal and financial information on the Internet. Most are looking in a much more accessible place..... your wallet. Stolen or lost wallets, checkbooks, purses and credit cards collectively are the leading means of identity theft, according to a recent Identity Fraud Survey Report, conducted by the Better Business Bureau and Javelin Strategy and Research.

The study found that 68.2% of cases of identity theft were committed with information obtained offline, including 48.8% from such lost or stolen items. To protect yourself, clean out your wallet.

Take out your Social Security card, and put it somewhere safely at home. Carry it with you only if you know you're going to need it that day. Limit the number of credit cards you carry. Not only will this help you curb the urge to charge on impulse purchases, but you'll have fewer accounts affected in case of a theft.

Make sure you know what is in your wallet as well. If you make a list of the credit card numbers and the 800 number on the backside of the card, and a theft does occur, it will be less time consuming to retrieve the information to make the call to report the stolen card(s). Thieves now a days are thinking of every aspect of the perfect identity crime.

Stay one step ahead of them by being proactive."

## FUNNY BONES.....

**A woman got on a bus holding a baby. The bus driver looked at the child and blurted out...**

"That's the ugliest baby I've ever seen!"

Infuriated, the woman slammed her fare into the fare box and took an aisle seat near the rear of the bus. The man seated next to her sensed that she was agitated and asked her what was wrong.

"The bus driver insulted me," she fumed.

The man sympathized and said, "Why, he shouldn't say things to insult passengers. He could be fired for that."

"You're right," she said. "I think I'll go back up there and give him a piece of my mind!"

"That's a good idea," the man said. "Here, let me hold your monkey."

There is a wealth of information on our Association Website at [www.woodlandwaters.org](http://www.woodlandwaters.org) You will find past newsletters, ARC Guidelines, General Documents, which include deed restrictions and by-laws for each of our phases, financial documents, minutes from previous board meetings and information on how to contact the board. You will also find some interesting things about Woodland Waters. If you haven't checked out our website before, please do so. The information is at your fingertips and a click of your mouse.

**Homeowners Association of Woodland Waters, Inc.**

**10246 Woodland Waters Blvd.,**

**Weeki Wachee, FL 34613**

**(352) 592-5007**

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**Special points of interest:**

**Street Lighting** Josh Williams is our resident lighting manager. Should you notice a street light that is out or not working properly, write down the pole number and the address closest to the problem light, and give Josh a call at 597-5152. Josh will make sure that the light gets the proper attention.

**Welcome Committee** It's nice to receive a "Welcome to the neighborhood" when you move into a new area. Barbara Warren heads the committee and would like anyone that wants to be a part of welcoming new neighbors to our community or know of someone moving into your neighborhood, give her a call at 442-3979.

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

\* \* \* \* \*



**Life in Woodland Waters.....**

We are definitely in tough economic times right now and there doesn't seem to be much good news out there. We realize that everyone is working hard trying to get through their own difficulties, but we also need to remind everyone that we need to be aware of the deed restrictions that we all agreed to when we purchased our homes in Woodland Waters. Most of the homes in Woodland Waters are following the guidelines and look great. We would like to commend the homeowners that are keeping their properties in great condition. However, there are some homes in Woodland Waters that need some dire attention. Some homes have mold or mildew on the home or garages. Some of the sheds really need attention. Maybe your shed needs a facelift, like a coat of paint or just a few bushes or some plantings around it. It doesn't take much and would make all the difference in appearance.

There are several foreclosures in Woodland Waters and much to our dismay, some of them are very dismal looking. Please know that your Board of Directors are in contact with the respective banks and realtors trying to get them to clean up these properties. Some of these institutions and owners are cooperating while others don't even bother to return our calls. We've had neighbors ask if they could go clean up those neighboring yards, but we have to say "thanks, but you can't". Not only would you be trespassing, but the liability would be horrific if someone got hurt. We don't like it any better than you do, but sometimes, there just isn't an answer we want to hear.

All of our lawns have been hard hit with the drought and the tough watering restrictions. It's hard to have a lush green lawn with the amount of water that our yards are receiving, and we understand that. It seems that the only green that is growing in our lawns are the weeds. The weeds have to be controlled though. There are some properties in Woodland Waters that currently have weeds growing to unacceptable heights and need to be cut down. We want to remind everyone that not only does it look awful, your neighbors do not want the seedlings from your weeds to spread to their yards. So please cut those weeds so we do not have to fine you for that deed violation. If we all cooperate and keep our properties neat and well-kept, we can maintain the beautiful development we have here in Woodland Waters.

If you just moved into Woodland Waters, have misplaced or forgotten what is in your deed restrictions, please go to our website at [www.woodlandwaters.org](http://www.woodlandwaters.org) and click on **Deed Restrictions**, find your phase and the information is right there. There are other Association documents, newsletters and financial reports listed there as well. If you don't know what Phase you are in, you may email us at [board@woodlandwaters.org](mailto:board@woodlandwaters.org) and request the information or call 592-5007 and leave us a message. We will return your call.

The Board of Directors and Committees have been meeting for workshops on a regular basis to help us stay abreast of our regular duties and some unexpected situations that we are confronted with. We are all committed to doing the best that we can for the community and appreciate the cooperation of every member in the community. Thanks to each and everyone of you for the extra support and positive comments. It's nice to see those of you that come to our Board Meetings and participate in our meetings.

**Jane Heid,  
President**

**Deed Violations:** Over the next couple of weeks the Deed Restriction committee will be checking the neighborhood for any obvious violations. As you know, last year the Association voted to give the Board the right to fine for any ongoing deed restriction violations. These fines can accrue and become quite costly. Please check your deed restrictions to make sure that if you are allowed to have boats, rv's or trailers, that they are parked in the proper and allowable areas on your property.

# Officers, Directors, & Committees

## The Association Officers, Directors & Committees

Jane Heid, President	596-4383	Russ Coomer, Director	597-7110
Josh Williams, Vice Pres.	597-5152	Rodney Walters, Director	597-4545
Barbara Warren, Treasurer	442-3979	Brenda Elias, Director	596-4085
Bobbi Callaghan, Secretary 592-5204			

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### Board of Director Meetings

The WWHO Board of Director Meetings are held at the Christian Church in Wildwood, 10051 Country Road at 6:30 PM **the 2<sup>nd</sup> Thursday of every even numbered month**. These meetings are open to all our members. If you want to join in and stay up with what's going on in our community, this is a good place to start. Please, come join us.

### Architectural Review Committee (ARC)

Please check with Mary Mazzuco at 592-5007 for an ARC consultation **before** you make any improvements to your property. (Some examples include: sheds, garages, driveways, additions, etc.) The Architectural Review Committee will help you compile the proper paperwork to simplify the first step with your project ,and at the same time, keep you in compliance with the HOA guidelines and restrictions. If you're not sure, call Mary first.

### Lifestyle Enhancement Committee (LEC)

Contact Dave Jolliffe at 597-3376 if you would like to help with the beautification and maintenance of our community. We have a beautiful place to call home here in Woodland Waters and it's essential to keep it that way. Dave is always looking for a helping hand or two.

### Communications Committee

If you love to write or have experience with newsletters contact Jane Heid at 596-4383 or Barbara Warren at 442-3979 join the committee and get involved in the "Woodland Waters News". Or if you have something interesting that you would like to share with the community, we are always open to articles and opinions.

### Nomination Committee

The Nomination Committee is always looking for good people to help in making the nominations for the election of the Board of Directors, contact Natalie Gillespie at 727-674-0287 if you would like to help serve the community in this capacity.

### Deed Restriction Committee

Currently Rod Walters & Jane Heid Co-Chair this committee. The committee has worked very hard this past year to help bring about solutions to the deed restriction violations within the community. The more volunteers we have on this committee, the better. If you would like to volunteer your services, this is a great place to start. Call Rod at 597-4545 or Jane at 596-4383.

### **Burglar Caught in Woodland Waters.....**

Recently, member Bill Tsompanidis held a burglar at bay until the sheriff's office responded to a call made by his wife, Kim . There were two burglars attempting to rob Bill & Kim's home and a neighbor's home, when their security system alerted them of the intruders. One of burglars got away, but Bill was successful in holding the other one until help arrived. The burglars had been stealing items from vehicles in Woodland Waters for some time, coming into our development on bicycles and then stashing the stolen goods in a home under construction. They would then come back at a later time and retrieve their stolen goods. We all need to be vigilant, as these two are not the only intruders that have been caught stealing from residents of Woodland Waters. Keep your eyes open and pay attention to everything that's going on around you and your neighbors.

## Water Conservation Efforts

# Southwest Florida Water Management District

WATERMATTERS.ORG · 1-800-423-1476

### **District encourages stepping up conservation efforts during extremely dry season.**

Water supplies continue to dwindle as the Southwest Florida Water Management District's 16-county region experiences the impacts of a three-year drought.

In an effort to ensure a safe, uninterrupted water supply during the drought and for many years to come, the District is urging all residents to make an extra effort to conserve water.

About half of the region, including Citrus, Hardee, Hernando, Highlands, Lake, Levy, Marion, Polk and Sumter counties, is under a Phase II or "Severe" Water Shortage Alert. River flows, aquifer and lake levels in these counties remain significantly below normal.

Residents who live in these counties must continue to follow the one-day-per-week watering restrictions that have been in effect since January 2007. The restrictions have been extended until June 30, 2009.

However, you don't have to water one-day-per-week just because you are allowed to do so. In fact, residents should turn off their irrigation systems when it rains. With outdoor irrigation accounting for as much as 50 percent of residential water usage, skipping a week of water can result in a significant water savings.

If you have questions about your watering day or the watering restrictions in your area, please contact your local utility or visit the District's website at [WaterMatters.org/restrictions/](http://WaterMatters.org/restrictions/).

Here's a look at the other general restrictions that are included in the Phase II restrictions:

Fountains and other aesthetic-only water features may only operate 8 hours per day.

Hours of operation must be posted.

Car washing is limited to once per week; however, fundraiser events are still allowed. Car washing at residential properties is only allowed on certain days: even-numbered addresses may wash only on Tuesday or Saturday; odd-numbered addresses may wash only on Wednesday or Sunday.

For more information about the drought and for tips on how you can conserve water inside and outside, please visit the District's website at [WaterMatters.org/drought/](http://WaterMatters.org/drought/).

## 5 Things You Never Knew Your Cell Phone Could Do .....

For all the folks with cell phones. (This should be printed and kept in your car, purse, and wallet. Good information to have with you.) There are a few things that can be done in times of grave emergencies. Your mobile phone can actually be a life saver or an emergency tool for survival. Check out the things that you can do with it:

- 1.) **The Emergency Number worldwide for Mobile is 112.** If you find yourself out of the coverage area of your mobile network and there is an Emergency, dial 112 and the mobile will search any existing network to establish the emergency number for you, and interestingly, this number 112 can be dialed even if the keypad is locked. Try it out.
- 2.) **Have you locked your keys in the car?** Does your car have remote keyless entry? This may come in handy someday. Good reason to own a cell phone: If you lock your keys in the car and the spare keys are at home, call someone at home on their cell phone from your cell phone. Hold your cell phone about a foot from your car door and have the person at your home press the unlock button, holding it near the mobile phone on their end. Your car will unlock. Saves someone from having to drive your keys to you. Distance is no object. You could be hundreds of miles away, and if you can reach some one who has the other 'remote' for your car, you can unlock the doors (or the trunk).
- 3.) **Imagine your cell battery is very low.** To activate, press the keys \*3370#. Your cell phone will restart with this reserve and the instrument will show a 50% increase in battery. This reserve will get charged when you charge your cell phone next time.
- 4.) **How to disable a STOLEN mobile phone?** To check your Mobile phone's serial number, key in the following Digits on your phone: \*#06#. A 15-digit code will appear on the screen. This number is unique to your handset. Write it down and keep it somewhere safe. When your phone gets stolen, you can phone your service provider and give them this code. They will then be able to block your handset so even if the thief changes the SIM card, your phone will be totally useless. You probably won't get your phone back, but at least you know that whoever stole it can't use/sell it either. If everybody does this, there would be no point in people stealing mobile phones.
- 5.) **Free Directory Service for Cells** Cell phone companies are charging us \$1.00 to \$1.75 or more for 411 information calls when they don't have to. Most of us do not carry a telephone directory in our vehicle, which makes this situation even more of a problem. When you need to use the 411 information option, simply dial: (800)FREE411, or (800) 373-3411 without incurring any charge at all. Program this into your cell phone now.

We would like to give a big **THANK YOU** to the Committees and the area residents who are volunteering their time this year to help keep Woodland Waters a wonderful neighborhood. Anyone else interested in volunteering, please contact any one of the Board of Directors, or leave a message on the Homeowner Association's voicemail at 592-5007.

### A message from the Lighting Committee .....

I have received several calls over the last couple of months and I wanted to share some information regarding our street lights. Our current street lights are solar powered. As a result, our lights may occasionally blink thru the night for a variety of reasons. The lights can be triggered by things such as car headlights or lightning or even due to lack of sunlight during the day. For this reason, I ask that anyone concerned with light outages should confirm that the light remains completely off for at least 48 hours before placing your call. If you do need to call for a street light outage please provide the closest street address to the offending light as well as the number that will be plainly marked on the pole itself. Thank you for your understanding in this matter.

Joshua Williams  
Lighting Committee  
597-5152



We need YOU!



To Help



Woodland Water Residents, VOLUNTEERS are needed for our Safety and Crime Watch Committees.

We will meet on June 11th at the Christian Church in the Wildwood from 6:00pm to 6:30pm before the Woodland Water's Home Owners Association's Board Meeting at 6:30pm

Our Sheriff's Department will have a representative Deputy Mike Little.

The Crime Watch and Safety group wants to assist our Sheriff's Department by watching over and protecting our Families and our community. We need to help our Sheriff's Department with our eyes and ears, but only to relay the incidents to them, so they can arrest the perpetrators without incident.

Residents must call the Sheriff's office # 754-6830 or 911 directly if you witness a crime, trespass, hear shooting, atvs, dirt bikes, trucks or see any individuals acting in a dubious manner.

The Committee needs Block Captain's for which each Block Captain will have a certain area of responsibility in Woodland Waters. Each Captain on a rotating basis will also attend meetings with one of the Coordinators of the Safety and Crime Watch Committee.

Woodland Waters is one of the most beautiful areas in Hernando County and hopefully with your help we will keep our Families, Neighbors and our investment safe. Call (352) 428-2923 for more information.

Joan McHugh & Norm Hatch  
Safety and Crime Watch Coordinators

**TRASH DAYS .....**

**WHEN YOU'RE GOING TO BE AWAY  
THE EVENING OF GARBAGE DAY,  
ADVISE A FRIEND OR NEIGHBOR..**

Remember trash receptacles are to be placed out on Monday & Thursday mornings and put away that same evening. If necessary ask a friend or neighbor to accommodate you during your absence.

**PLEASE KEEP PETS ON LEASH/CLEAN UP THEIR MESS**

We wish to remind all residents that Woodland Waters HOA covenants require all dogs and cats must be physically leashed when outside your property. In addition, pet owners are required to clean up after their pet immediately. Owners are ultimately responsible for their pets. Pets are not allowed to run wild or allowed to bark uncontrollably. This includes the pets of all visitors and guests.

**For a complete list of the covenants, rules and regulations see the Woodland Waters website:  
[www.woodlandwaters.org](http://www.woodlandwaters.org)**

**Mexican Layered Salad.....**

- |  |                                      |
|--|--------------------------------------|
| 4 cups torn Romaine lettuce  | 1 1/2 cups mayonnaise                |
| 1 large cucumber, peeled, halved & sliced  | 1/4 cup canned chopped green chilies |
| 3 medium tomatoes, chopped   | 2 tsp. chili powder                  |
| 2 medium ripe avocados, peeled & sliced  | 1/2 tsp. onion powder                |
| 2 large green peppers, chopped   | 1/4 tsp. garlic powder               |
|  | 1/4 tsp. salt                        |
| 1 cup crushed tortilla chips & 1/2 cup shredded cheddar cheese (these are for topping) |                                      |

In a 2-qt. trifle bowl or glass serving bowl, layer the first five ingredients. Combine the mayonnaise, chilies and seasonings and spread over the top. Sprinkle with crushed chips and cheese. Serve Immediately. PREP/TOTAL TME: 20 MIN. YIELD: 10 SERVINGS.

# Board Meeting Minutes - February 12, 2009

A meeting of the Board of Directors of the Woodland Waters Homeowner's Association, Inc. was called to order at 6:30 p.m. on Feb. 12, 2009, at the Christian Church in the Wildwood, at 10051 Country Road, Weeki Wachee, Florida. Jane Heid welcomed everyone and stated the meeting will be recorded. All members of the Board were present. The meeting opened with the Pledge of Allegiance.

First on the agenda was the reading of the minutes of the meeting held on December 11, 2008 by Secretary Bobbi Callaghan. Josh Williams noted an error in the minutes pertaining to the start date of our contract with Bogen Lawn and Maintenance and requested a correction. The date was changed to read 2009 instead of 2008. Josh then moved to approve the minutes. Brenda Elias seconded the motion. Motion carried and entered into the record.

Treasurer, Barbara Warren gave the Treasurer's report (Exhibit A), which is attached. She stated about eighty percent of the Enclave have paid their dues. Josh Williams moved that we accept the Treasurer's report. Russ Coomer seconded the motion. The motion carried and was entered into the record.

The Committee reports are as follows:

## LEC

Chairman, Dave Jolliffe, reported that our lawn company wanted to change its mowing day from Tuesdays to Wednesdays. Lately the weather conditions have prohibited grass cutting. Dave noticed that the Bogen Lawn and Maintenance has not been cleaning the waterfall pump and they must be reminded to do so.

The Spring Clean-up is coming soon. No date was given. The new plantings along the Boulevard survived the winter's freezing temperatures. Fertilizing will begin soon. Dave noted that the price for fertilizer has dropped slightly. We will not begin any trimming until danger of freeze is gone. Russ Coomer volunteered to help with the fertilizing.

Jane Heid noted that she has seen Bogen employees doing clean-up in the development.

## ARC

Mary Mazzuco reported there was no new business to pass on to the Association.

## WELCOME COMMITTEE

Barbara Warren said she received County maps and information booklets from Bobbi Callaghan to pass on to new residents. She will also include a small houseplant to the welcome packages. She stated she had about five new residents to visit. Barbara asked that Association members notify her if they know of any new move-ins.

## DEED RESTRICTION COMMITTEE

Bobbi Callaghan said two violation letters were typed and ready to be sent out the following day.

A member noted there is a commercial vehicle on Tooke Shore that may need a letter.

Bobbi Callaghan stated that when a renter is in violation of a deed restriction the Association deals directly with the property owner. The owner is the responsible party and must see that their tenants comply.

## SOCIAL COMMITTEE

Bobbi Callaghan stated that Glen Lakes Country Club might be able to offer discount memberships and other amenities to residents of Woodland Waters. She is to have a meeting with them in the near future.

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President Jane Heid explained that the Homeowner's Association has the use of this room at the church one evening each month. We are only utilizing it every other month for our Board of Directors Meetings. She went on to say that the committees could begin to utilize this room on the off months for their meetings and/or workshops. The committees can also meet prior to our Board meetings.

## Board Meeting Minutes—February 12, 2009 Cont'd.

Jane Heid brought up the issue of putting business cards on the bulletin boards at the mailbox pavilions. She said the Board, at a previous workshop, agreed that this could be permitted. A notice of bulletin board posting requirements will be added at each site.

A resident may post services or sale items. Each posting must be dated and may remain for up to ten days. Size will be limited to 4x6 inches.

Next on the agenda was the status of non-construct properties and what action is to be taken. One non-construct property has been on the books since 2007. Jane explained that the lawyer stated that if a bank were foreclosing on any property we may have a lien on; we probably wouldn't see any of the monies owed us. We will be the low man on the totem pole. At this point with the condition of the housing market and the economy, the Board is strongly discouraging foreclosures on homes.

Jane next explained the issue at hand with the Enclave. We are the Master Association and will continue to collect assessments due us. More than eighty percent of the residents in the Enclave are paid up to date. We will proceed with liens on unpaid assessments.

Jane Heid and Barbara Warren gave an update on the status of overdue assessments and non-constructs. Two foreclosed properties have been sold. One property is in bankruptcy.

The last item to be addressed is our Webmaster gave his notice. He will no longer be available to us. Jane Heid has talked with a couple of new prospects that have shown an interest in working with us for approximately the same amount of money.

No other business was put before the Board. Josh Williams moved to adjourn the meeting. Brenda Elias seconded the motion. The motion carried.

The meeting adjourned at 8:05 p.m.

Bobbi Callaghan, Secretary

### Famous Quotes.....

"We don't like their sound, and guitar music is on the way out." by *Decca Recording Co. rejecting the Beatles, 1962.*

"640K ought to be enough for anybody." by *Bill Gates, 1981.*

"I'm just glad it'll be Clarke Gable who will be falling on his face and not me". by *Gary Cooper on his decision not to take the leading role in "Gone With the Wind".*

"This **"telephone"** has too many shortcomings to be seriously considered as a means of communications. The device is inherently of no value to us." in a *Western Union internal memo, 1876.*

"I think there is a world market for maybe five computers." by *Thomas Watson, Chairman of IBM, 1943.*

Glen Lakes Country Club (just north of us on US 19) has made a very generous offer to the residents of Woodland Waters. Any resident from our community is able to purchase a golf club membership for the same rates that apply to the residents of Glen Lakes. The same amenities would be available, except swim club privileges.

The Glen Lakes Country Club is a lovely facility that offers fine dining and a wide spectrum of social activities. For example, this month the calendar lists an Easter Sunday Brunch and a bus trip to Tampa to see Fiddler on the Roof. In May there is an outing to see the musical, All That Jazz.

Throughout the month the menu offers a wide arrange of dining experiences. In the past they have offered Italian night, as well as Greek and Mexican, to name just a few. They offer a wonderful Mother's Day Brunch. This I can vouch for, as my family has taken me there for the last three years. The Club is also the perfect place to celebrate a special occasion.

We will continue to post the calendar in our newsletter. So, if you are interested in a golf club membership, or, just a dining card, please contact Roseanne at the Glen Lakes Country Club at 597-9200. You won't be disappointed.

Bobbi Callaghan



Al Garcia, President	238-4833
Mike Cipko, Vice-President	596-8668
Bob Lockett, Secretary	596-2448
Linda Wisniewski, Treasurer	596-6505
Kenneth Penn, Asst. Secretary	596-5388

**Enclave Homeowners Association Meetings**

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

**Through the eyes of your Board of Directors..... by Brenda Elias**

Greetings Everyone!

It's great to finally have spring here with no more freezing weather in sight!

It has been a particularly rough winter for all of our lawns and landscaping. Most of us have had some significant damage in our yards as a result of the past few months.

I have had many phone calls from residents concerned about the conditions of their neighbor's yards over the past couple of weeks and want to take a moment to assure everyone that the Board of Directors has been quite busy trying to address this matter.

This past week there was a "drive around" done by members of the Board of Directors and Deed Restriction Committee to see the overall condition of the development. Although there are some yards in quite serious condition, a good number of residents have either tried to get back on top of the damage or are aware of it and are in the process of repairing the damage.

There will be letters sent out to remind folks that we need to try to get our yards cleaned up, weeds mowed and removed, sod repaired and winter kill removed from our palms and landscaping. It's not only required by our deed restrictions, but the beautiful yards and park like atmosphere are some of the reasons why we all bought homes here in the first place.

We have some good news to share this month as well.

In another column from Bobbi Callaghan in the newsletter, you will find information about an offer from Glen Lakes to residents of Woodland Waters. In her column, you will see that they have offered to have us participate in some of the activities of their development. Bobbi has been busy meeting with them to work out the details. Your Board of Directors is happy to be able to offer this to all of our residents.

Also, just as a little additional information..... It seems that a bobcat was sighted walking up Woodland Waters Boulevard this week and walked into a resident's yard at the corner of Tooke Shore Drive. Those of us who have children or pets should be extra careful.

Finally, those of you who know me, know that I always try to be available to anyone who calls with a question of complaint. Please feel free to continue to do so. However, as some of you may know, my husband, Bill has been fighting cancer for almost two years. This week he will be going in the hospital in Tampa to begin dialysis and I will be going with him and will be staying in the hospital with him so I will not be available for the rest of the week. The doctors say he will be in there about one week and then we should be home. It's just another step in this journey we are on and we are positive he will feel better after he begins treatment. I can't tell you how much everyone's prayers have helped. Thank you all!

Feel free to call be anytime after next week.

Brenda

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Luxury bath, shampoo, clipping, nail and ear care.  
Dogs up to 40 lbs. only.

Call Debbie **686 5123**

Your Advertisement Here

Paid advertisements -- The Homeowner Association of Woodland Waters, Inc. assumes no liability for the content of these ads.

There is a wealth of information on our Association Website at [www.woodlandwaters.org](http://www.woodlandwaters.org) You will find past newsletters, ARC Guidelines, General Documents, which include deed restrictions and by-laws for each of our phases, financial documents, minutes from previous board meetings and information on how to contact the board. You will also find some interesting things about Woodland Waters. If you haven't checked out our website before, please do so. The information is at your fingertips and a click of your mouse.

**Homeowners Association of Woodland Waters, Inc.**  
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**(352) 592-5007**

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

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

**Your Board of Directors  
Woodland Waters HOA**

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

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

\*\*\*\*\*

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

\*\*\*\*\*

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

\*\*\*\*\*

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

**Special points of interest:**

**Street Lighting** Josh Williams is our resident lighting manager. Should you notice a street light that is out or not working properly, write down the pole number and the address closest to the problem light, and give Josh a call at 597-5152. Josh will make sure that the light gets the proper attention.

**Welcome Committee** It's nice to receive a "Welcome to the neighborhood" when you move into a new area. Barbara Warren heads the committee and would like anyone that wants to be a part of welcoming new neighbors to our community or know of someone moving into your neighborhood, give her a call at 442-3979.

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

\*\*\*\*\*

# Officers, Directors, & Committees

## The Association Officers, Directors & Committees

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

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### Board of Director Meetings

The WWHO Board of Director Meetings are held at the Christian Church in Wildwood, 10051 Country Road at 6:30 PM **the 2<sup>nd</sup> Thursday of every even numbered month**. These meetings are open to all our members. If you want to join in and stay up with what's going on in our community, this is a good place to start. Please, come join us.

### Architectural Review Committee (ARC)

Please check with Mary Mazzuco at 592-5007 for an ARC consultation **before** you make any improvements to your property. (Some examples include: sheds, garages, driveways, additions, etc.) The Architectural Review Committee will help you compile the proper paperwork to simplify the first step with your project ,and at the same time, keep you in compliance with the HOA guidelines and restrictions. If you're not sure, call Mary first.

### Lifestyle Enhancement Committee (LEC)

Contact Dave Jolliffe at 597-3376 if you would like to help with the beautification and maintenance of our community. We have a beautiful place to call home here in Woodland Waters and it's essential to keep it that way. Dave is always looking for a helping hand or two.

### Communications Committee

If you love to write or have experience with newsletters contact Jane Heid at 596-4383 or Barbara Warren at 442-3979 join the committee and get involved in the "Woodland Waters News". Or if you have something interesting that you would like to share with the community, we are always open to articles and opinions.

### Nomination Committee

The Nomination Committee is always looking for good people to help in making the nominations for the election of the Board of Directors, contact Natalie Gillespie at 727-674-0287 if you would like to help serve the community in this capacity.

### Deed Restriction Committee

Currently Rod Walters & Jane Heid Co-Chair this committee. The committee has worked very hard this past year to help bring about solutions to the deed restriction violations within the community. The more volunteers we have on this committee, the better. If you would like to volunteer your services, this is a great place to start. Call Rod at 597-4545 or Jane at 596-4383.

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

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



# Meeting Minutes - June 11, 2009

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

June 11, 2009

A Meeting of the Board of Directors of the Woodland Waters Homeowners' Association, Inc. was called to order by President Jane Heid at 6:40 pm on Thursday, June 11, 2009 at the Christian Church in the Wildwood, at 10051 Country Road, Weeki Wachee, Florida. She welcomed everyone and stated the meeting will be recorded.

First on the agenda was the reading of the minutes of the meeting held February 12, 2009. It was moved and seconded to approve the minutes, as they had been sent via email to the Board members to read. The motion was carried and entered into record.

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

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

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

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

The Board discussed several crimes within Woodland Waters.

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

### **ICE Stands for: "IN CASE OF EMERGENCY"**

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

### Enclave Homeowners Association Meetings


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

Al Garcia, President	238-4833	Mike Cipko, Vice-President	596-8668
Bob Lockett, Secretary	596-2448	Linda Wisniewski, Treasurer	596-6505
Kenneth Penn, Asst. Secretary		596-5388	

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

There is a wealth of information on our Association Website at [www.woodlandwaters.org](http://www.woodlandwaters.org) You will find past newsletters, ARC Guidelines, General Documents, which include deed restrictions and by-laws for each of our phases, financial documents, minutes from previous board meetings and information on how to contact the board. You will also find some interesting things about Woodland Waters. If you haven't checked out our website before, please do so. The information is at your fingertips and a click of your mouse.

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



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**Tony Davidson**                      **(352) 346-8370**

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**Special points of interest:**

**Street Lighting** Should you notice a street light that is out or not working properly, write down the pole number and the address closest to the problem light, and give Russ Coomer a call at 597-7110. Please make sure to leave a message and Russ will make sure that the light gets the proper attention.

**Welcome Committee** It's nice to receive a "Welcome to the neighborhood" when you move into a new area. Barbara Warren has been a one-person committee for the past year and would **love** someone to step forward and steer this committee, welcoming new neighbors to our community. In the meantime, if you know of someone moving into your neighborhood, give Barbara a call at 442-3979.

**Suspicious Activity** If you notice any suspicious activity in the community, please call the Hernando County Sheriff's Department non-emergency number at 754-6850, and provide as many details as possible. Of course if it is an emergency, call 911. Stay safe and alert with eyes wide open.



**Summary of the 20th Annual Meeting On October 8, 2009**

The Board of Directors would like to give "Special Thanks" to the Woodland Waters homeowners who took the time to come out to our 20th Annual Meeting and to those of you who returned your proxy by mail. We met the quota for the quorum to hold the Annual Meeting. Although the Amendment that was proposed did not pass this time, the Board will be putting it up again for a membership vote in the very near future. We felt that many of you did not understand the intent of the proposed Amendment, so we will be putting forth extra efforts to make sure everyone understands why our Association must see that this Amendment is understood and how very important it is to the community. So, in the near future, there will be Officers, Directors and members going around the community to explain in more detail the same proposed Amendment that we will again put to a membership vote.

The members applauded as Treasurer Barbara Warren stated that the dues for next year will not be increased and will remain at \$143.00 for 2010. Barbara gave the financial reports and another round of applause went up from the members when she stated that we saved close to \$ 7,000 this year due to the fact that we changed lawn care services. Thanks to Brenda Elias, Sean MacVicar, Russ Coomer & Dave Jolliffe for searching endlessly for the new company, E. Bogen Property Maintenance. They met with many lawn care companies before the search was final. We also saved printing costs estimated to be about \$1,400 due to printing our own election ballots and our newsletter. Members were quite pleased with this year's financial results and asked the Board if we wanted to go to Washington and straighten out the budget there.

Jane Heid and Brenda Elias were again elected to the Board of Directors and ran unopposed for another 3-year term each. The officers for the coming year will be Jane Heid, President; Brenda Elias, Vice President; Barbara Warren, Treasurer; Sean MacVicar, Secretary; Rod Walters, Director; Russ Coomer, Director; and Bill Tsompanidis, Director.

While the votes were being tallied, everyone enjoyed finger sandwiches, soft drinks, chips and cookies from Publix. **"THANK YOU"** to Denise Jolliffe, Sandy Cooper, Faye Strotjohan, Ken Lavitka, Joe Mazzuco & Carol Spada for helping us with the distributing & counting of the ballots this year ! We appreciate your help ! A copy of the full minutes will be on the website.

**Your Board of Directors**

**We wish you a Happy, Healthy Prosperous New Year in 2010 from your Board of Directors !!**

Last year was a year of great change for many people in our country as well as in our community. Some of the change was good and some of it, not so good. We have seen many homes in Woodland Waters fall into foreclosure either going back to the banks or being sold at a sales price that none of us would ever have imagined when we purchased our properties here in Woodland Waters. We sincerely hope that there will soon be a change in the housing market. Being optimistic, we hope it will be sooner rather than later, as we all have taken a huge hit on the value of our homes. That it is why it is so important for us to abide by our Deed Restrictions within the community. It is of utmost importance to make sure that our community is well taken care of. Each one of us has the duty to ourselves and to the community to make sure our properties are in tip-top shape.

The Board is working with the banks and lending institutions on the homes in foreclosure to keep the properties mowed and free from debris, and with curb appeal that we can all appreciate. Some of the banks work very well with us and some of them refuse to spend another dime on some particular properties. But the Board does not give up. We continue to call and make requests for their continued cooperation and support.

So please, take a look at your property, and if it needs a coat of paint, pressure-washed, or whatever, let's get it done and keep the pride in our community at an all-time high. It helps to keep our home values as high as they can be in these tough economic times.

# Officers, Directors, & Committees

## The Association Officers, Directors & Committees

Jane Heid, President	596-4383	Russ Coomer, Director	597-7110
Brenda Elias, Vice Pres.	596-4085	Rodney Walters, Director	597-4545
Barbara Warren, Treasurer	442-3979	Bill Tsompanidis, Director	686-6460
Sean MacVicar, Secretary		727-244-4334	

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### Board of Director Meetings

The WWHOA Board of Director Meetings are held at the Christian Church in Wildwood, 10051 Country Road at 6:30 PM **the 2<sup>nd</sup> Thursday of every even numbered month**. These meetings are open to all our members. If you want to join in and stay up with what's going on in our community, this is a good place to start. Please, come join us.

### Architectural Review Committee (ARC)

Please check with Mary Mazzuco at 592-5007 for an ARC consultation **BEFORE** you make any improvements to your property. (Some examples include: sheds, garages, fences, driveways, additions, etc.) The Architectural Review Committee will help you compile the proper paperwork to simplify the first step with your project and, at the same time, keep you in compliance with the HOA guidelines and restrictions. If you're not sure, call Mary first.

### Lifestyle Enhancement Committee (LEC)

Contact Dave Jolliffe at 597-3376 if you would like to help with the beautification and maintenance of our community. We have a beautiful place to call home here in Woodland Waters, and it's essential to keep it that way. Dave is always looking for a helping hand or two.

### Communications Committee

If you love to write or have experience with newsletters contact Jane Heid at 596-4383 or Barbara Warren at 442-3979. Join the committee and get involved in the "Woodland Waters News". Or, if you have something interesting that you would like to share with the community, we are always open to receiving articles and opinions.

### Nomination Committee

The Nomination Committee is always looking for people to help in making the nominations for the election of the Board of Directors. Contact Brenda Elias at 596-4085 or Natalie Gillespie at 727-674-0287 if you would like to help serve the community in this capacity.

### Deed Restriction Committee

Currently, Rod Walters & Jane Heid Co-Chair this committee. The Board has been handling the deed restriction violations due to not enough volunteers for a committee.. If you would like to volunteer your services, this would be a great place to start. Call Rod at 597-4545 or Jane at 596-4383.

### Enclave Homeowners Association Meetings

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

Al Garcia, President	238-4833	Mike Cipko, Vice-President	596-8668
Bob Lockett, Secretary	596-2448	Nelson Mendez, Treasurer	
Kenneth Penn, Asst. Secretary	596-5388	Scott Lettis, Director	

# Meeting Minutes - August 20, 2009

## MINUTES OF THE MEETING

### OF THE BOARD OF DIRECTORS

#### OF THE HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

August 20, 2009

A Meeting of the Board of Directors of the Woodland Waters Homeowners' Association, Inc. was called to order by President Jane Heid at 6:35 pm on Thursday, August 20, 2009 at the Christian Church in the Wildwood, at 10051 Country Road, Weeki Wachee, Florida. She welcomed everyone and stated the meeting will be recorded.

First on the agenda was the reading of the minutes of the meeting held June 11, 2009. It was moved and seconded to approve the minutes, as they had been sent via email to the Board Directors to read prior to the meeting. The motion was carried and entered into record.

Next on the agenda was the Treasurers report, Barbara Warren was out of town and had sent the report to the Board Directors via email and stated that a copy of the report was at the meeting for review by the members. It was moved and seconded to accept the treasurer's report, and the motion was carried and entered into record.

A motion was made by Brenda Elias to adjourn the general Board meeting. It was moved and seconded to adjourn, and the motion was carried and entered into record.

Woodland Waters Homeowners Association Attorneys Jacobs & Fenton were present for discussion with the Board from the Enclave and several Enclave members. President Jane Heid then called to order a closed meeting with Attorneys Jacobs & Fenton. The Woodland Waters Board & the Attorneys left for the closed session outside of the building. After a brief discussion with the attorneys, it was moved and seconded to adjourn the closed session, and the motion was carried and entered into record.

A Special Meeting was then called to order by President Jane Heid. Attorneys Jacobs & Fenton then lead a discussion explaining the Woodland Waters Board of Directors stance regarding the current differing views presented by The Board of Directors of the Enclave. Several members of the Enclave made public statements and some members of the Woodland Waters HOA requested more information regarding the topic at hand. The discussion ending that the Directors of the Enclave had an attorney reviewing their documents and would respond to the Woodland Waters Attorneys within a week.

No other business was put before the Board. It was moved and seconded to adjourn the meeting, and the motion carried and entered into record. The meeting was adjourned.

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#### **Woodland Waters Entrance Holiday Decorations & Lights.....**

Didn't the Entrance at the front of Woodland Waters look wonderful this holiday season? A **special "Thanks Guys"** to Dave Jolliffe, Chair of our Lifestyle Enhancement Committee (LEC), Fred Strotjohan, Ambrose Tricoli, Frank Enos, John Palamaro, Russ Coomer & Eric Bogan for working hard planting, cleaning up and decorating. The guys took out all the old bushes up above the fountain and planted the two new Japanese Blueberry trees and a bunch of Dwarf Burford Holly plants. It isn't news to any of us who know these guys that they spend hours and hours volunteering up there in the front area of Woodland Waters working on the waterfall, pumps, irrigation system and sprinklers. We just want everyone to know that these guys donate hours and hours volunteering their services and they always have a smile and a wave for the rest of the Association while they are working. Dave, we can't tell you how much we appreciate you and your gang ! You save our Association mega bucks !! Another **"Thank you"** as well to Russ & Deb Coomer for donating extra lights for the front entrance this year to make it even nicer.



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### **Paid Advertisements & Articles within the newsletter or website:**

The Homeowner Association of Woodland Waters, Inc.  
assumes no liability for articles or recommendations, the performance or non-performance  
of any individuals or entities, nor endorses any (and all) content of these ads & articles.

**Sinkhole Issues..... (This article is not a solicitation but a COURTESY SUMMARY of a presentation made to the WWHOA Board at the Board Meeting held on December 10, 2009 by Mr. John S. Watson. FOR INFORMATION PURPOSES ONLY.**

**FAS3**

The Florida Association of Sinkhole Stabilization Specialists (FAS3) is a group of geologists, engineers, contractors and other companies that are interested in how the sinkhole repair business is conducted. It has as its' mission to establish codes of ethics, business practices and minimum standards to raise the level of professionalism. Also included in its' mission is to educate governmental entities, insurance companies, mortgage companies and the general public about the sinkhole business.

FAS3 has made an impact in a short period of time. We have worked with local governments to improve reporting that benefits everyone. FAS3 conducts classes for permitting officials to improve their knowledge of the sinkhole fix process. Seminars are held for the general public and those people who have an interest in the business of repairing settlement damaged properties.

**Causes**

Settlement problems can be caused by sinkholes which are geological occurrences that develop because the underlying limestone has eroded and weakened to the point it can not support the soil above it. Once in a while, the news media will dramatically present a house that has sunk into a sinkhole. This does not happen often. More often, the problems develop slowly due to gradual settling which causes the cracking and breaking.

There are other causes of settlement issues that are not related to sinkholes:

- Organics – a lot of matter has decomposed in low lying and swampy areas. This makes the soil unsuitable for building.
- Buried Construction Debris – cement block, trees, shrubs, boards, metals, etc. are buried during site preparation. Some of these materials decompose and some do not which causes the soil to ravel and shift.
- Expansive Clay – clay expands and contracts due to moisture content.
- Shoddy Foundations – poor construction methods can cause a house to shift and bend.
- Trees – trees too close to the house can cause the foundation to move because of roots and, also, they need a large amount of water which can make soil move.

It may not be a sinkhole that causes settlement or subsidence issues but they can still damage your house. Only a geologist or engineer can determine what the cause is.

**Insurance**

Insurance laws are changing constantly. Now, insurance companies are allowed to drop the sinkhole coverage from their standard policy. **However, they are required to offer sinkhole coverage as a separate endorsement for an additional premium.** Now the standard policy will only cover Catastrophic Ground Cover Collapse which entails four criteria, they are:

- It must be an abrupt collapse of the ground cover, AND
- There has to be a clearly visible depression in the ground cover, AND
- There must be structural damage to the building, AND
- The home must be declared uninhabitable by a government agency.

If these four criteria are not met, then there is no insurance claim under the standard policy. According to research done by FAS3, less than 1% of the sinkhole/settlement claims would be covered under this provision.

The newest changes in the sinkhole law, effective January 1, 2010, provide for two items if you select sinkhole coverage.

First, there will be a separate deductible of 1%, 2%, 5% or 10% of the Schedule A for a sinkhole claim. The Schedule A is the insured replacement value of the house. That means if you have a 10% deductible and your home is insured for \$200,000 then you would have to pay the first \$20,000 of the cost of the fix.

Second, the law gives the insurance company the right to have your house inspected before confirming coverage. The law did not state what constitutes an inspection or who pays for it.

To complicate matters further, mortgage companies are now starting to require sinkhole insurance in the same way they require flood insurance.

To the question, if a house has a sinkhole and it is fixed, does it qualify for insurance? The answer is that the only opportunity to insure it again is with a proper and documented fix.

Some of the indicators that you may have a settlement problem:  
Significant cracking appears in walls, floors, or ceilings.

Doors and windows that do not open and close properly.  
Nail pops appearing.  
Depressions appearing in the lawn.

If you have any of these then you should file an insurance claim.

Continued Next Page.....

Sinkhole Issues Continued.....

**Fix Process**

The process to fix a house is:

- When a claim is filed with the insurance company, an adjuster is assigned to work with the homeowner and the various people involved.
- Geologic testing is done to determine the cause and scope of the settlement.
- An engineer reviews the geologic report and determines what methods are to be used to fix the settlement and the house.
- Request for bids go out to the sinkhole and cosmetic contractors.
- The contractors review the reports and submit their bids.
- The insurance adjuster determines how the claim will be paid.
- The sinkhole contractor, who is selected by the homeowner, will do their work in accordance with the engineer and the applicable laws.
- After the settlement has been fixed, then the cosmetic contractor, also selected by the homeowner, will repair the structural and cosmetic problems in the house.

When the settlement problem and the house have been fixed the homeowner should have:

- A. Permit documentation for the sinkhole and cosmetic contractors.
- B. A Notice of Commencement (NOC) and a Termination of Notice of Commencement (TNOC). These are signed by the homeowner.
- C. An engineer's completion report with the engineer's seal describing the fix that was done.
- D. Any warranty or guarantee documents the contractor may have promised.

AND a fixed house.

**Minutes Board Meeting  
(Following Annual Meeting)  
October 8, 2009**

President Jane Heid opened the meeting and stated that the meeting would be recorded into record. She stated that at the Annual Meeting just prior to this Board Meeting, Jane Heid & Brenda Elias were elected again to serve on the Board of Directors for another 3-year term each. A motion was made to elect new officers by Brenda Elias for the coming year, and was seconded by Russ Coomer. The motion carried. The Board voted Jane Heid as President, Brenda Elias as Vice President, Barbara Warren as Treasurer, and Sean McVicar as Secretary for the coming year. A motion was made by Brenda Elias and seconded by Russ Coomer to vote to fill the vacancy of Josh Williams by Bill Tsompanidis, who volunteered to serve the remainder of Josh's term (1 year). The Board vote was unanimous and put into record that Bill Tsompanidis will serve the remainder of Josh William's term, especially since no one else volunteered to run for the Board.

The Board then discussed the issue of having stickers made for Woodland Waters resident's automobiles to make it easier to identify vehicles traveling within Woodland Waters due to the increase of home invasions within our community. Bill Tsompanidis volunteered to check into the printing costs of printing the stickers so the Board could make a more informed decision.

The Board also discussed the serious issue of the non-payment of non-construct fees and legal threats by various attorneys brought about by the non-paying members. A motion was made by Brenda Elias and seconded by Sean MacVicar that even though economic times are dire for some people, it is not fair to the people who have been paying the non-construct fee for years to allow members now to stop paying this fee, a fee that is clearly stated in our HOA documents, and includes the non-construct in the Enclave as well. The motion carried to continue the current process of collecting the non-construct fees and to utilize the HOA attorney for the legal threats received from the other various attorneys regarding these issues.

A motion was made by Brenda Elias to adjourn the meeting and seconded by Rod Walters, the motion carried and the meeting was adjourned.

Board of Directors  
WWHOA

**DISCLAIMER:** Articles and ads in this newsletter or on the Homeowners Association Woodland Waters, Inc. Website express the opinions of their authors and do not necessarily reflect the opinions of the Homeowners Association of Woodland Waters, Inc., Officers, Directors or Committees. The Homeowners Association of Woodland Waters, Inc., Officers, Directors or Committees are not responsible for the accuracy of any facts stated in the ads or articles submitted by others. Under no circumstance shall the publisher of this newsletter or Website (WWHOA) be held liable for incidental or consequential damages, inconvenience, loss of business or services or other liabilities. All warranties and representations made in the content of these articles and ads are solely that of the author and any such claims regarding this content should be taken up with that particular author and not the Homeowners Association of Woodland Waters, Inc., its Officers, Directors or Committees.



## News from The ARC

### **Mission Statement of the Architectural Review Committee**

*Our mission is to ensure harmony of design, to protect and preserve the aesthetics and value of properties in Woodland Waters, and to promote and preserve the health, safety and general welfare of the owners and enhance the desirability of Woodland Waters as a residential community.*

**Oops....** I want to share with you a recent situation that occurred in hopes that this will be a word to the wise.....

Recently, a resident installed a fence without permission. The committee met after the fact to review the addition. A final survey was requested and eventually received, only to disclose that the fence was on the neighbors' property. The committee is now faced with having the resident remove the fence that is encroaching on the neighbors' property. Please don't put yourself or us in this position.

These situations can be avoided if you contact the ARC and let us help you follow the guidelines. The Arc committee continues to be devoted to our community. Due to current economic trends, we meet on an as-needed basis. We would be happy to answer any and all questions. We wish to encourage all residents to contact us at 592-5007 prior to making any exterior changes to your home or on your lot, no matter how small.

Mary Mazzuco,  
ARC Chair

#### The Strangling Tree by Alyce Schmidt

Behind our home, out in a field  
An aging tree its shade doth yield  
Providing succor from the sun  
Unaware what has begun  
Over the trunk a dense vine grew  
Ascending, almost out of view  
Strangling foliage in its wake  
The life within its goal to take  
I paused, but moved about each day  
Content to pass the other way  
Till conscience bade me cause to peek  
At this arboreal mystique  
I found in sweltering August heat  
Two elders, fast upon the feat  
In mortal battle with the vine  
Its massive grip, a battle line  
I joined the task with eager hands  
To rid the straggling cord that spans  
In stems thick as a garden hose  
Cut free, so tender roots expose  
Six more pairs of hands joined in  
Toiling round the thickening skin  
Releasing all the chains that bound  
Till all the earth with vines surround  
The tree it spoke, in sighed relief  
Aghast, without a true belief  
That mortal man would thus engage  
To loose it from its garrote cage  
Free to spread wide full the arms  
Attesting to its woodland charms  
Free for all the world to see  
Its marvelous oaken majesty  
Would we in our years uncloak  
Discharge the vines that round us choke  
To rise anew, our fears to cease  
From strangling fetters thus release

### **New Decal for Woodland Waters Residents .....**

The Board is working on a new decal for Woodland Waters Homeowners to put on the back glass of their vehicles for quick identification of Woodland Waters Residents. With the recent crime spree and multiple thefts within Woodland Waters, and vehicles coming and going at all hours of the day and night, we felt that it would be much easier trying to identify whether or not a vehicle is a suspicious one or not. Just identifying the decal would be a quick sigh of relief when we are not sure. For instance, during the night on Saturday, January 23<sup>rd</sup> at 3:00 AM there was a blue car that raced up Whisper Ridge Trail turned right onto Warm Wind Way at a speed of at least 65 MPH or more. The reason I know, I was out with my new puppy and saw this vehicle. Had there been a decal on the back window, I was close enough to the road that I would have known by seeing the decal that it was a Woodland Waters resident at least. Not that this gives me a warm fuzzy feeling about someone being a Woodland Waters resident driving at that rate of speed, but at least it would have let me know it wasn't someone that was up to no good at that hour racing through our streets. Some of you may not want to put the decal on your car window, that is fine, but for those of you who do, we will have them available soon. We will send an email out to those of you who are in our email database when the decals are available, and we will post a notice on the glass enclosed bulletin board for those of you who do not have an email address on file with the HOA.

### **Volunteer and Help Your Community .....**

Think about volunteering within the community. Every Officer, Director, Committee Chairperson and Committee member is a volunteer in this community. We need more people to get involved in the community and lend a helping hand. The same people do all the work within the community, and although they don't complain and spend countless hours working to keep the community running smoothly, we need to get more people involved for the future. So, if you have free time and want to help out, contact one of the Board members at numbers listed on page 2 of this newsletter or email us at [board@woodlandwaters.org](mailto:board@woodlandwaters.org)

### **How about a grin .....**

At a friends wedding, everything was going fine until it was time for the flower girl and her young escort to come down the aisle. The boy stopped at every pew and growled at the guests sitting in each pew. After the wedding, the boy's mother asked him why he was behaving so badly coming up the aisle. The boy looked at his mother and replied, "I was just trying to be a good ring Bear !!

## Share the Wealth by Barbara Warren

We have lived in Woodland Waters only a short time, buying our lot in 2004 and finishing our home in July 2007. So far (knock on wood), we have been fairly successful with our lawn and garden, although I must admit this is the most challenging gardening area we've ever lived in, and we've lived in quite a few places – New Jersey, Chicago, California, Colorado, Virginia, New Hampshire, and even Germany.

Because we seem to have been lucky so far, I wanted to share with you just what we do and what products we have used. Mind you, I still have to spend a lot of time digging/pulling weeds in the turf and beds, but it seems worth it to me, given the \$\$ we've spent landscaping our acre!

Most of the products we purchase from John Deere (used to be Lesco) just around the corner from the new Kohl's store on Airport Road. For pest control on the lawn, we use Aloft LCG Insecticide. It's a granular application and a bit expensive, but seems to be working and is used only once a year – just, hopefully, before some rain. We use Professional Fertilizer from the same place, or TurfGro 8-2-10, about 3-4 times a year. We use Lesco 8-6-6 or 8-10-10 Palm and Tropical fertilizer as well as Epsom Salts (one cup per 3 gallons of water), which also turns palms and Ixora very green. We use Holly Tone for the Hibiscus, Gardenia, and Hydrangea (we also planted the Hydrangea in a hole full of Pine Bark Mulch we get at Sherwood's. (We have blueberry bushes in our back yard, and they are also planted in a bed of Pine Bark Mulch. We had a good crop this past year, and are hoping for better next year.)

Once in a while we use Ironite 1-0-1, but you have to be careful not to get this on your cement sidewalks and driveway, or you will have rust spots like we have. :) We get a spectrum broad-leaf weed killer from Lowe's or Home Depot. It will kill the dollar weed and some others, but if you put on too much, it will also kill your grass. For what I call Bermuda weed, you just have to remain vigilant. I found a patch in my back yard that had spread across an area about 10' by 10'. It was not solid yet, but maybe ½ and ½. I have been out to that area once a week for the last few months, and think I have finally dug it all up. But, I will continue to monitor – ALWAYS. Finally, we have had lots of problems with a spiky, grass-like weed that I think is Sedge weed. At the John Deere store, we have also purchased a small packet of chemical called Sedge Hammer for \$16. This little packet makes a gallon of liquid. I have sprayed it directly on the entire sedge weed, and it kills it and not the grass! Because this particular plant is so hard to dig up and get the root, this chemical is a great alternative.

I know this all sounds like a lot of work, and that's because it is. However, we think it's worth it when we sit back and enjoy the fruits of our labors. And the turkeys seem to love it too!!

Now, if any of you have a solution for getting rid of squirrels, I'm ALL ears!!! Thanks.

## Pride in Our Community

We know that these economic times are hard for a lot of folks. And, with the watering restrictions imposed by the County because of the drought, it's getting harder and harder to keep up the appearance of our lawns and gardens. Nevertheless, we should all try to do better and have our lawns and gardens accurately reflect the pride we have in being residents of Woodland Waters. As such, beginning January 1, 2010, we would like to recognize those who have done exceptionally well in looking after their properties, and maybe incentivize others to work a little harder.

At the end of each Calendar Quarter (March 31, June 30, September 30, and December 31), we will solicit votes, via email, from all of you to vote on the property you believe has the best yard in our subdivision. We will tally the votes and include an article about the winner in the quarterly newsletter. For the winners, we are thinking about purchasing a small plant, at nominal cost, for the homeowner to add to his/her landscaping, and a plaque that would be displayed in that yard during the entire next quarter. The plaque would then rotate to the next winner during the next quarter.

So let's all get involved! We will send out reminders from time to time, and hope everyone participates in the voting process. So start scoping out your neighborhood and start working on your own property to compete. Who knows! Maybe you could be our first winner!!

**NOTE: PLEASE BRING YOUR GARBAGE CANS IN THE EVENING ON GARBAGE PICK UP DAYS ! THANKS !**

## JUST SO YOU KNOW:

A couple of members have inquired about our HOA telephone number and why no one answers the phone when they call. We want you to realize that this is an all volunteer Board & Committees, and there is no office where we all congregate. We each work for the community in our own capacity out of our individual homes and meet at the Christian Church in the Wildwood for our workshops and meetings. The phone is just a voicemail for members to leave a message so that someone will return your call in a timely manner. We all have private lives and do not sit around waiting for the phone to ring or to answer emails the minute they come in. Please be patient and we will get back to you. If it is an emergency, the phone numbers of each Officer, Director or Committee Chair is located on page 2 of this newsletter. You may contact the appropriate person. If you are unsure as to whom to call, Jane Heid at 596-4383 will be more than happy to take your call and direct you to the proper person to handle your inquiry.

**NOTICE:** YOU MAY REQUEST A PRINTED COPY OF HOA FINANCIAL DOCUMENTS AT NO CHARGE TO MEMBERS, OR YOU MAY VIEW THEM AT OUR WEBSITE AT: [www.woodlandwaters.org](http://www.woodlandwaters.org)

## Keeping An Eye On The Lake Hideaway Project

If the Woodland Waters Homeowners Association has your email address, you have already been forwarded some of the emails from members regarding the proposed development of Lake Hideaway or the new "Mini-City" (as some call it). Not only is your Board paying attention to the issues, each and every member in Woodland Waters needs to as well. It will take all of us to make a difference in standing together against the County should they try and connect this "Mini-City" to any of the roads within Woodland Waters.

On January 7, 2010 there was an article written by Michael D. Bates about the Lake Hideaway subdivision in the Hernando Today newspaper. This project will have 2,300 single-family homes, 1,300 multi-family units, 150,000 sq ft of office/professional units, 30 acres for schools, a 20 acre community park, and retail fronts. The project will be just south of Hexam Road, north of Star Road, east of US 19 and west of Sunshine Grove Road wrapping around Whitehurst Pond. Although building this development will help alleviate some of the problems we are currently having with the ATVs and dirt bikes that use Woodland Waters to access Whitehurst Pond, we all need to pay attention when the Planning & Zoning commissioners have their meetings in the future.

We are being told at this point that there is no intention to connect the roads in the new Mini-City to any of the roads or stub-outs within Woodland Waters, but we all need to pay attention and make sure that it stays that way. Everyone in Woodland Waters would be affected if in the future, these pods were split up and developed independently; they could at that time apply to use our roadways. (Woodland Waters Blvd. is already getting a lot of extra thru-traffic from US 19 & Night-walker). We have been told to look for meetings referring to "conditional plat" of this project. These meetings would be where requests in the future planning for the roads could possibly change or take place. We all need to go to these meetings and let our voices be heard.

The Board will continue to post information regarding the development of Lake Hideaway as we get it via email and on our bulletin boards at the mailbox centers. Members are encouraged to share any pertinent information with the Board as well, by emailing us at [wwhoatreasurer@gmail.com](mailto:wwhoatreasurer@gmail.com) or [board@woodlandwaters.org](mailto:board@woodlandwaters.org) Our Treasurer, Barbara Warren, has an email database and will share any information regarding this subject with all the members in that database.

EVERYONE in Woodland Waters needs to be paying particular attention to this matter, even though we are being told that it isn't going to affect us; it very well could in different instances in the future, and the more people from Woodland Waters who show up at these meetings, the better.

You can view a portion of the P & Z Meeting at the following website: <http://hernandocountyfl.iqm2.com/citizens/VideoMain.aspx?MeetingID=1132>

## Just a Note.....

**Association Assessment Fees are now past due and needed to be paid by January 31, 2010 to avoid late fee interest charges. If you haven't already sent your payment of \$143.00 in, please make your check payable to the "Homeowners Association of Woodland Waters, Inc." and mail it to 10246 Woodland Waters Blvd., Weeki Wachee, FL 34613. Thank you !**

**Thank You !** The bulletin boards at the three mailbox centers fit right in with the Holiday Spirit at the Woodland Waters Entrance. Just so you know, Mary Mazzuco is the person decorating them for us, and she is doing a great job ! Thanks Mary! They always look great ! Mary is also the Chair for the ARC Committee and spends hours and hours working to make sure anyone wishing to make changes to their property does so according to our governing documents. Thank you Mary, we appreciate your time and hard work.

## Let's Get With the Times!!!!

Hey folks, have you heard? This is now the 21<sup>st</sup> Century!! Let's get on board!

We would like to start sending correspondence to our members electronically (**VIA EMAIL**). However, we have valid email addresses for only about half of you. If you haven't received an email from the HOA Board during recent weeks, it's because we don't have an email address for you, or we don't have a valid email address. (We send information about current events, crimes in the community & general information).

On December 1, we sent out invoices for the annual dues assessment. When we snail mail these invoices to 410 properties, it costs more than \$180, and that's just for the postage. It doesn't include the cost of paper and envelope. When we mailed out the annual ballot and attaching documentation, we spent more than \$400 in postage alone, and had to print more than 5,000 pages. We saved considerably by doing the printing ourselves, versus having Sir Speedy or Staples do it for us, but we can do even better with your help!!

So, what do you say? Let's all get on board with electronic technology. Just shoot us an email, [Board@WoodlandWaters.org](mailto:Board@WoodlandWaters.org), and put "New Email Address" on the subject line. Think of all the trees we will save!!

Thanks in advance for your cooperation.

# Southwest Florida Water Management District

WATERMATTERS.ORG · 1-800-423-1476

## District asks homeowners to "Skip a Week" of irrigation this winter

*Overwatering in winter can encourage pests and disease*

The Southwest Florida Water Management District recently launched a new campaign to encourage residents who irrigate their lawns to "Skip a Week" of watering during the cooler months of December, January and February.

According to research by the University of Florida, grass doesn't need to be watered as often during the cooler months. In fact, one-half to three-quarters of an inch of water every 10–14 days is sufficient.

"Over-watering in the winter can encourage pests and disease in your lawn," said Sylvia Durell, Florida-friendly landscaping project manager. Skipping a week of watering is as easy as "off" for residents with irrigation timers. "Turn the timer to 'off' for the week that you want to skip, and 'on' for the week that you want to water," said Durell.

Homeowners can determine when their grass needs water when:

Grass blades are folded in half lengthwise on 30 percent of the lawn

Grass blades are blue-gray

Footprints remain on the lawn for several minutes after walking on it

Skipping a week of irrigation will help conserve drinking water supplies. Following the "Skip a Week" plan saves water that the public needs for other critical uses during the dry season.

In addition to entering the dry season, the region is experiencing the effects of a four-year drought. All 16 counties within the District are under one-day-per-week lawn watering restrictions through the end of February.

For more water conservation tips, information about the drought and the current water restrictions, please visit the District's web site at :

**[www.WaterMatters.org/skipaweek](http://www.WaterMatters.org/skipaweek)**

## **Watering Restrictions Still in Effect**

in Hernando County!!

Just a reminder to our neighbors – we are still under very strict watering guidelines. In addition, the Hernando County Code Enforcement truck is seen quite frequently in our subdivision, and many of you have already felt the pinch of the first citation and \$100 fine. We don't want any more fines in our subdivision, and we hope that, if we stick to our individual watering schedules, the Code Enforcement people will get bored driving through Woodland Waters and STAY AWAY!!!

For those of you who may not be aware of the watering schedule, we are providing a copy here. In addition, for those who have so generously taken on the watering of drainage ditches adjacent to your property, please remember that, technically, that land belongs to the county. However, we have just learned from the Code Enforcement Officer, Carol Enders, that if you water a drainage tract adjacent to your home, you should water it on the same day your personal property is authorized to water. For example, if your property address ends in the digit 3, you are authorized to water on Tuesdays. Therefore, you should only water the adjacent drainage tract on Tuesday.

Please try to be a good neighbor. If you notice anyone watering on a day or during an hour other than those authorized, please give your neighbor a 'heads up'!! In addition, you may contact the HOA at 352-592-5007 or [Board@WoodlandWaters.org](mailto:Board@WoodlandWaters.org). Thanks for your help!!

# Yes!

## *We Are Under One Day Per Week Watering Restrictions*

**The watering restrictions have been extended until at least Feb. 28, 2010**

You may water before 8:00 A.M. OR after 6:00 P.M. on your designated day. The current restrictions only allow one complete irrigation application for each property each week—on the designated day and at the designated time.

Watering new plant material including sod is allowed every day for 60 days. Only on the day that the plant material is installed may you water at any time. For every day after the first day, you may only water before 8:00 AM OR after 6:00 PM. Watering during this establishment period may be done by using an entire irrigation zone only if there is at least 50% new plant material installed within that zone. If there is not 50% new plant material (within an irrigation zone) watering must be accomplished by some other means, such as hand watering, so that only the new material is irrigated.

Addresses  
which end  
with:

May  
Water  
On:

0 or 1 .....	Monday
2 or 3 .....	Tuesday
4 or 5 .....	Wednesday
6 or 7 .....	Thursday
8 or 9 .....	*Friday

\*also locations that have mixed addresses or for addresses that cannot be determined (such as common areas associated with subdivisions).

### **Quick Irrigation System Hints:**

- Surges or interruptions in electricity may cause some irrigation systems to reset. Please be sure to check your timer regularly. Timer malfunctions or mistakes made in settings will likely still be a watering restriction violation.
- Consider turning your irrigation system on manual. That way you water only when you decide to turn the switch. (On your designated day and not between 8:00-6:00.)
- Check for leaks, breaks and misaligned heads often.

Remember, you are responsible for making sure you follow the rules. Avoid a **watering restriction** citation by following the simple rules shown above.

### **Watering New Sod Guidelines:**

(These guidelines are in the absence of rain. Less irrigation is required if you have adequate rain. These are **GUIDELINES** and not regulations.)

Week 1 – Water briefly once a day applying no more than ¼ inch of irrigation, applying more water will not aid in establishment of your sod and will waste water.

Week 2 – Water daily applying between ¼ to ½ inch of irrigation.

Week 3 – Water every other day with ½ inch of irrigation.

Week 4 – Water twice a week with ¾ inch of irrigation.

Week 5 – Water no more than once a week with ¾ inch of irrigation or as needed\*

\*This information is provided by Jim Moll, Extension Agent, Hernando County Extension Service (352-754-4433) and Dr. Laurie Trenholm, Turfgrass Specialist, University of Florida/IFAS.

**For More Information on Restrictions See:** <http://www.swfwmd.state.fl.us/conservation/restrictions/>

The Board is excited to announce that, shortly, we will have a new Website with a new and different look. We are currently updating the site and adding additional features. There is a wealth of information on our Association Website at [www.woodlandwaters.org](http://www.woodlandwaters.org) You will find past newsletters, ARC Guidelines, General Documents, which include deed restrictions and by-laws for each of our phases, financial documents, minutes from previous board meetings and information on how to contact the board. You will also find some interesting things about Woodland Waters. If you haven't checked out our website before, please do so. The information is at your fingertips and a click of your mouse. For example, the following is an ad from one of our homeowners, and this ad will appear on our new Website (hopefully to launch this weekend). If you have a business, you too can post your business card on the Woodland Waters Website. It's our Website; we pay for it, and we can use it to our full advantage—all of us!



**Crystal Clean**  
*Personalized*  
**House Cleaning Service**

Free Estimate  
Call Patricia

- Reasonable rates
- Plenty of references
- Honest and dependable
- Flexible hours
- Supplies included in price

Home #: (352)-592-5936  
Cell #: (352)-232-1562

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