

Autumn News

From the President

I hope everyone had a wonderful summer and took some time to enjoy with their families and friends. Now that school has started don't forget these things.

- Watch for children walking to and from the bus stop.
- Watch the busses. If they have their STOP sign out, you CANNOT pass them. Wait for them to pull the STOP sign back in and to start moving. This applies if you are in front of or behind the bus.
- Our speed limit in the community is still 20 MPH. WATCH YOUR SPEED!

We have some new neighbors! 4107 Woodland Circle is Larry Johnson & family

4137 Woodland Circle is Gregorio Rios, Leticia Andres & children.

If you see them, please welcome them to our community.

If you receive a violation or written communication from us, please handle the issue immediately. If you don't correct the problem in the time frame given, then one of three things will happen.

*We will hire someone to abate the problem and YOU will be responsible for the costs. A minimum of \$25.00 will be charged.

*We will call Volusia County Code Enforcement and they will give you written notice to fix the problem. If you do not do so, they will hire someone to do it and you will be responsible for the costs along with any penalties and/or fines the County assesses.

*We will turn the issue over to our attorney to place a lien on your property, initiate a lawsuit or do whatever action is needed. You will be responsible for the attorney's fees, costs, etc.

So, it is much easier and less costly for everyone if you just fix the problem. If you are physically unable to do what is asked of you, please contact a member of the board and we could gather some volunteers to help you.

Homeowner's Association dues are due on January 1, 2023. If you don't want to get caught with a \$50.00 expense right after Christmas you can pay your dues now or at anytime before

January 1st. If your dues are not paid by April 1, 2023 the amount will double, you will incur a late fee and it will be turned over to our Attorney for collection. Why not pay in the upcoming months and avoid the stress of having another bill right after Christmas? Come see the President at 4131 Woodland Cir. or mail it to the address of 4119 Woodland Cir. DO NOT slip it under the door of the clubhouse. It could be days or even weeks before someone opens the door. The mailbox is checked daily.

Here are a few more reminders:

The setting off of fireworks in our community is NOT ALLOWED. Most of the homes are quite old and could easily catch fire if a spark gets on the roof. The falling debris from a firework gets in yards and on cars. There are plenty of places around here that do firework displays for your enjoyment.

Pick up after your dog. This is if you are walking them or they are in your yard. Even if the dog defecates on the County right-of-way, you have to pick it up! You also have to pick up the mess if your dog poops in your own yard. It is unsanitary and unhealthy and smells terrible in the Florida heat. If you are a cat owner and have your litter boxes outside, the same goes for you. Scoop them on a daily basis and change the litter often. Once it starts smelling like ammonia, it drifts through the neighborhood. Cat litter and dog waste can go in your regular trash can. Make sure they are double bagged to reduce odor.

Since we have had a rather "wet" summer, many homes have green, yellow and/or black mold/mildew on them. Clean them off. Remember the association has purchased two home power washers that you can rent. The cost is \$7.00 per day. They do a great job on the siding and driveways and carports. See Director Joanne Pinheiro at 4149 Woodland Cir. or myself.

Unlicensed and/or inoperative vehicles cannot be stored in open view on the property. Vehicles must have a current tag and registration. This violation falls under the domain of Code Enforcement and they will be called.

There is a noise ordinance in Volusia County. If the music is loud enough that anyone in their house can hear it, it is TOO LOUD! This also applies to music emitting from your vehicle. Ten o'clock PM is the cut off for loud noise. The Sheriff's office will be called.

Fences, above ground pools, carports & sheds MUST be permitted! This applies to whether you do it yourself or have professionals do the installation. I have permit packages if anyone needs them.

Make sure you put your yard waste out. Pick-up day for yard waste is Wednesday. DO NOT put yard waste in your blue or grey container. You can bag grass and small trimmings. Large limbs should be cut down to no longer than four feet. They can just lay at the SIDE of the road. Do not place on the road.

We have some great up-coming events. We have our Halloween party that will be on Monday, October 31 at the clubhouse starting at 6 pm. This is mainly for the children, but all are welcome. We have games, food, fun & prizes!

Daylight savings time is Sunday, November 6th. When you go to bed Saturday night, turn your clocks BACK one hour. When you wake up all your clocks and the microwave and stove will all be set correctly.

Our Thanksgiving potluck will tentatively be on Sunday, November 13. This is a great feast as we have lots of wonderful cooks in our community. All you have to do is come with a side dish and you get to enjoy the food. If you are not a great cook, that's okay. You can swing by the store and grab some cupcakes or cookies or rolls or some pre-made potato or macaroni salad. The association provides the turkey & ham and punch. This is something you don't want to miss!

Our Christmas feast date has yet to be determined.

We are working hard to get our music night back. Arlene Hogan is working on getting the band. Hopefully that will start in November.

Bingo will also be starting up. Watch for the signs that will be posted around the community at the two main entrances, around the loops and on Ash & Woodland.

As always, if you have any questions or concerns, please do not hesitate to contact someone on the board. Everyone's address and phone number are posted at the clubhouse on the outside bulletin board.

M. (Peggy) Wade

President, Woodland Manor HOA

386-736-4983 (Home)

