

Parkwoods Phase III Homeowners Association

April 20, 2023

Dear Homeowners,

Thank you for everything you have done to recover from Ian and for your ongoing efforts to restore your unit to pre-hurricane condition and better. As a board, we wish to update you with what we're working on to make improvements to the community.

Hall Electric has completed all junction box replacements where they were needed. Assessments and credit notices have been determined based on who had paid into last year's insurance policy and who needed a new box. If you receive an invoice, please remit the amount due within 30 days. Those due refunds will find a check enclosed.

Professional Property Maintenance has been hired this year as the new community landscaping contractor, and we are working with PPM to prioritize our landscaping needs. Our sprinkler system is not currently working, but we hope to have repairs completed soon. **CJ Pool** was also hired this year for our pool maintenance. Signs have been placed, plants added, and a new roof was installed on the pool house. **Crystal Clean**, a janitorial service was hired to pressure wash all sidewalks and dumpster areas. Repairs to some of the dumpster fences and gates have been completed, and others are in the process of being scheduled for repairs.

Trash: It is the responsibility of our owners and residents to place garbage and recyclables inside the dumpster and recycling bins, and to close the top of the containers and gates after doing so. Dumpsters may not be used for construction debris. Furniture & appliances get placed to the right of the dumpster fence. If you place large items outside of the dumpster fence, please call Waste Pro at 239-337-0800 to request a timely pick up.

Unit fences and mulch must be natural colored wood with clear coat. **Exterior paint** is a Sherwin Williams, custom color, satin finish. Request the following ratio per 32oz: 1-part R4- New Red & 43-parts Y3-Deep Gold.

We have placed multiple work orders with Florida Power & Light, but there are still some lights not working. **Lights** under board control have had poles painted and bulbs replaced. There are known outages resulting from shorted underground wiring, and we are addressing that issue.

Due to the destruction Hurricane Ian caused to our townhomes, the Board has considered the benefit that metal roofs may have in withstanding hurricane winds. As an alternative option to the current cedar wood shakes, owners may choose to install **Roser Stone Wood Metal Shakes, Cedar Color** to repair or redo their mansard roof. Dave has installed this product at the pool house, and you are invited to see it there. Owners are permitted to keep current wood shakes, but storm damage and missing shakes should be remedied as soon as possible to avoid further damage.

Seacoast Building & Design, Clear Dayland, has been identified by the board as a **roofing contractor** that is certified to install the Roser product, and he can quote prices to homeowners interested in making a switch to metal. Unit owners may choose to work together with their neighbors to coordinate roof replacement, which will ensure uniformity of the building and yield cost savings. The current **lead-time** on Roser metal shakes is up to 3 months.

Clear Dayland, Seacoast Building & Design, License# CGC1509237: 612-987-2551 cdayland@seacoastbuildinganddesign.com
The HOA is not liable for your choice in contractor or the contractor's work.

This is a reminder that, while common areas are insured, **the HOA does not provide building insurance** for each unit. Owners who would like building insurance should request information on an HO3 policy from their agent.

Effective January 1, 2023, Maintenance fees are \$375 per quarter- due January 1st, April 1st, July 1st, and October 1st. Annual insurance assessments were eliminated. Please send quarterly payments promptly. All payments and correspondence should be mailed to: Parkwoods HOA Phase III, PO Box 61376, Fort Myers, FL 33906.

Sincerely, Your HOA Board,

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