



WELLS LANDING NEWSLETTER

Newsletter March 26, 2018

BOARD HAPPENINGS

Status on past due HOA fees - as of March 23, 2018, \$8837.50 is outstanding and past due.

Status of Pool Project - Health Inspector cleared. Follow up letter with Pool company regarding a leak requiring resolve and reimbursement of water expenses as well as further repair needed at ladder.

Status on Water Riser Repair at Willow Oak-T.O.P. has reimbursed approximately \$166.

Status on Wells Landing Website - up and running! Don reviewed, corrected, verified and scanned all community docs!! Newsletters and forms can also be found on the website. Don showed the ease and access of the information!! www.wellslanding.org

Status of homeowners on Willow Oak who haven't painted -Two units still need completion. At least 4 garages side by side do not match on Willow Oak. Owners to be contacted.

Status of homeowners on Pine Forest Painting - 11 have painted - need some receipts yet. 17 are reported in Process. If you haven't made arrangements for painting, the weather is fine and the clock is ticking to get it done! Receipts need to be copied to President Berk. Any questions, please call Community Director Roy Foster.

Status on Sidewalk Pressure washing - three estimates received. Board approved Safe Touch bid. Had hoped to complete before the Community Social, but will have to wait to as Comcast is starting to put in new lines this week.

Setting Position regarding HOA Dues and Special Assessments -Annual Dues Invoices will be clearly stated with due date by January 31st for each year. Payments received after the first business day of February are late. Certified Letters will be sent to set time frame of possible fines and liens with all costs to homeowner.

See attached. If there is a hardship regarding Dues, please speak with President Berk.

Paypal is not an option thru John Nichols. All payments will have to be mailed in.

New Business:

Basketball hoops - must be stored in garage when not in use. Roy to speak again with owner on Willow Oak.

Community Flag Pole - better pricing option. Jeff will get full pricing to vote on at May 2018 meeting.

Grass and Landscape along entry where electrical and sprinklers were repaired - leave as is and let it grow in.

Homeowner Storage Door Standards - Board approved solid fiberglass door with vent that will have to be cut in as an option when having to replace the door. It's a better option for less maintenance of the wood slatted doors. The current slatted doors that do not need replacing do not have to be changed out.

Social - Budget approved. We will need some volunteers on Saturday, April 28th at approximately 11:30 - 1:00 PM to help set up please!! Please contact Board Members Ricki or Dena if you're available.

Massey Inspections April 11-18, 2018. Jeff to call and request Massey to ring doorbells especially for access to interior units with no yard access. Please make sure gates are not secured with a permanent lock. Let your tenants know!!

SEE YOU AT THE COMMUNITY SOCIAL

APRIL 28TH 4-6PM POOLSIDE.

PLEASE BRING A SMALL COVERED DISH/DESSERT. HOA WILL PROVIDE BBQ AND NON-ALCOHOLIC BEVERAGES

Repairs/Landscaping

Plainfield Gate Sign - repaired at no cost.

Notification sign - \$800 to replace. Roy and Kevin to work on repairing and improving current sign vs. the expense of replacement. Thank you!

Miscellaneous Items:

Painting clarifications - Don finalized document specifying what is to be painted and defined locations of colors. Attached and on the web!

Pricing will be done for community signage to add website address and identify we are an HOA community.

Trash reminder to homeowners to put trash out night before or morning of pick up day only.

Slow down kids playing sign -non approved signs.

Pick up after dogs and please remind your guests!!

Cats continue to be an issue. If you are feeding them, please take a responsible role in getting them spayed and neutered.

Every Newsletter to contain annual dues required by January 31st of current year. Start saving now. Dues are nothing new for Wells Landing.

Town marked for utilities - Comcast is updating lines starting March 28th, 2018. This will affect timing of HOA pressure washing of sidewalks, homeowner pressure washing of driveways and

walkways as well as sod/plantings.

ARB Requests

ARB approvals - Replacing Rotted Deck and replacement of Breakfast Nook windows with brown aluminum frames- Benny Gilliam 544 Pine Forest, Replace rotted wood deck at front entry no alteration - Ricki Roderick 521 Pine Forest, Replace Exterior wood deck on back of home and Roof replacement for Kevin Montalvo 510 Pine Forest - Roofer put on wrong shingle color and Kevin following up to have it redone as specs were provided for insurance claim.

ARB Form to be updated requiring homeowner signature and specifically President and Vice President signatures needed. ARB's are considered for approval at Board meetings. It will be available on the website!

Next Board Meeting scheduled for April 28th, 2018 at 10AM at the pool.

The weather has been great and windows are open! Please per Rules & Regulations #5 - Residents shall avoid excessively loud playing of musical instruments, stereos, televisions, etc., and shall avoid making unusual noises that will disturb or annoy occupants of other townhomes who have the right of peaceful enjoyment.

Attachments:

- 1) Board Position regarding HOA Dues
- 2) Painting Clarifications

WELLS LANDING BOARD MEMBERS 2018

President	Jeff Berk	904-375-1690	Jeff.WLHOA@gmail.com
Vice President	Don Johnson	904-269-2358	nohandicap@yahoo.com
Secretary	Dena Calivas	904-759-3990	denac@comcast.net
Treasurer	Linda Olsen	904-252-4101	olsen.lks@gmail.com
Community Director	Roy Foster	904-215-1225	trinityrfoster907@gmail.com
Social Director	Ricki Rodrick	904-502-5100	rodrick.ricki@gmail.com
Community Liaison	Patricia Markham	904-563-0138	pamarkham@comcast.net



Jeff Berk, President

We're on the Web!
See us at:
wellslanding.org

WELLS LANDING INFORMATION SHEET 2017-2018

REVISED March 24, 2018

www.WellsLanding.org

President	Jeff Berk	904-375-1690	Jeff.WLHOA@gmail.com
Vice President	Don Johnson	904-269-2358	nohandycapy@yahoo.com
Secretary	Dena Calivas	904-759-3990	denac@comcast.net
Treasurer	Linda Olsen	904-252-4101	olsen.lks@gmail.com
Community Director	Roy Foster	904-215-1225	trinityrfoster907@gmail.com
Social Coordinator	Ricki Rodrick	904-278-0028	rodrick.ricki@gmail.com
Community Liason	Patricia Markham	904-563-0138	pamarkham@comcast.net

Higdon Lawn Service	Landscaping/Lawn Service	759-1435
Lawn Doctor	Weed/Feed	217-7983
Massey	Termite/Pest Control	272-1300
Advance Disposal	Garbage/Recycle	264-3411
Florida Paint	Wells Landing Paint	783-1717
Custom Graphics -Jamie	For Sale/Rent Signs	264-7667
Jim King	Pool Cleaning/Maintenance	616-7840

Paint Schedule after Pine Forest has completed their required painting this year:
Wells Landing Drive 2021, Willow Oak 2022, Pine Forest 2023.

Exterior Paint Colors: Purchase at Florida Paint ONLY. For Painting details – see
Painting and Roofing Requirements in Documents section @ wellslanding.org
Flat: Seagull (formerly Wells Landing Gray), Beachwood or Fawn
Satin Trim: Alaska White or Newport Blue

Everyone in the same building must use the same color unless an ARB form is
submitted and approved for everyone to change the color. All must get their paint
at Florida Paint. They have the CORRECT Wells Landing paint formulas.

Architectural Shingle Color:

Certainteed Landmark Burnt Sienna, Certainteed Heather Blend or GAF Barkwood.
EVERYONE in the same building MUST use same color. Please confirm with your
roofer and President Berk.

To request approval of architectural changes and improvements, tree removal, etc., please contact President Jeff Berk. When putting on new roofs or adding a gutter system, make sure to paint drip edges, gutters and downspouts to match your exterior colors. The Architectural Request form is available online.

In accordance with the community's Bylaws, the Wells Landing HOA is responsible for maintaining the recreation building, the pool and gazebos, the swimming pool, the community entrance and its signs, the islands along Wells Landing Drive, the drainage pond at Willow Oak cul-de-sac and the grounds surrounding it.

Other residential services included in each owner's annual fees are: mowing, edging, blowing of the grassy areas along the streets and common areas, weed/feed, termite treatment/repair bond, monitoring and extermination as well as monthly exterior pest control. Interior pest control is included on an as needed basis. If you have issues with pest control, please contact Massey Services. They will come on Wednesdays.

Maintenance of individual properties is the responsibility of the homeowner. This includes keeping bulkheads, fences and the grassy areas between the sidewalk and curb in good repair. Only grass in that area (or up to approx. 10' from the curb) will be cut, and treated by the Association. That area will be edged by the Association if you have planted something other than grass. If residents have difficulty in maintaining weed free grass along the street, owners may plant ground cover plants such as Asiatic jasmine. Please contact the President for details before planting. Home exteriors, mailboxes and lightboxes are to be maintained in good condition. Driveways and walkways are to be maintained, free of weeds/grass and pressure washed at least annually.

Please pick up after your dogs. Make sure to inform your guests and tenants as well.

Speed limit is 15 MPH.

Satellite dishes are preferably placed in a location not seen from the street. However; in order to get a signal, we know the location preference is not always possible.

Proof of Homeowners Insurance is required annually and is to be submitted with payment of annual fees.

Private parties (6 or more people) at the pool will require a \$250 cleaning deposit which will be returned if there is no damage/repairs needed, gazebos, clubhouse, bathrooms and grounds are cleaned afterwards and trash is left NEATLY at the curb for pick-up. Pool Reservation forms and deposits must be approved one week in advance. During May through September, reservations for weekends and holidays are limited to after 6 p.m. Pool Reservation form is available online. Please call the Vice President to reserve the pool.

Moving or have a new tenant? Remember, homeowners are obligated to notify the Board of residency or tenant changes as well as providing copies of HOA documents to new owners / tenants. Homeowners are responsible for the action of their tenants. The Board will notify those who do not comply with the Association's Bylaws and Rules and may impose fines when owners or their tenants are not in compliance. We have a standard For Sale/For Rent sign – please only use the approved vendor. Signs not in compliance will be removed.

WELLS LANDING ASSOCIATION ASSESSMENT

PAYMENT POLICY

Discussion. Our Association continually has difficulty collecting Annual Dues promptly from many members. Although a large number pay on time, some pay nothing within a reasonable period and some pay in what is deemed the "installment method". On time payment of **ALL** dues owed by all members has to be the only goal. The Association is a not for profit business and has bills to pay. To correct Annual Assessment Payment problems, the following was approved by the Board at its March 24, 2018 meeting:

- Notices for Annual Dues are to be mailed out to all members at their last known correct address no later than Dec. 15 of any given year.
- The Notice for Annual Dues is to contain a statement that all Annual Dues are due the next January 1st and payable no later than January 31st at Wells Landing Association, P. O. Box 2604, Orange Park, FL 32067.
- The Notice for Annual Dues will contain a statement that dues are late and delinquent if not received by the next February 1st.
- Those members who have not paid ALL of their dues and any other balance due items as of the next February 1 will be sent a Certified Letter and a regular mail notice advising that if all amounts owed are not received within 45 days of the Certified Letter postmark, the board will consider fines or lien action as allowed by the provisions of Florida Statute 720. The cost of the Certified Letter (\$10.00) and any other costs associated with placing a lien will be added to the amount owed.
- If a lien is placed against the member, that member will be sent a Certified Letter and a regular mail notice advising that if all amounts owed are not received within 45 days of the lien placement, the board will consider foreclosure action as allowed by the provisions of Florida Statute 720. The cost of the Certified Letter (\$10.00) and any other costs associated with placing the foreclosure action will be added to the amount owed.
- For those who anticipate a payment hardship, EARLY contact with the Board is expected and required.

Painting and Roofing Requirements. The following was approved by the Board at its March 24, 2018 meeting.

AUTHORITY. Covenants and Restrictions 6.1 (a)

“Owners shall use only roof materials, paint, and stain colors approved by the Association when performing repair and maintenance, or when repainting or staining the exterior of their Units.”

An Architectural Review Board Form is required to be submitted to the Board for approval prior to house painting or re-roofing. The form must show the proper shingles or paint. Proof of final painting must be sent to the H.O.A, President.

PAINTING.

Whether you hire or feel up to doing it yourself, please make sure rotten wood is replaced so as to eliminate the invitation of Termites and Carpenter ants. Pressure wash and caulk prior to painting. ALL SIDES plus, chimney cap, courtyard walls, trim, garage, front doors, storage doors, drip edge (if you've recently had a new roof completed - the drip edge needs to match your trim color) gutters and downspouts are to be painted. Front doors, gutters, downspouts, fascia board, header board and drip edge should match the trim color. Florida Paints (144 Industrial Loop, Orange Park) has the CORRECT paint formula. Each owner in the building must paint the same approved color unless a request signed by all owners is submitted and approved by the Board.

Painting is to be completed every six years. Next paintings: Wells Landing Dr. - 2021, Willow Oak Ln. - 2022 and Pine Forest Tr. – 2023.

Exterior Paint Colors are:

Flat: Seagull (formerly wells Landing Gray), Beachwood or Fawn

Satin Trim: Alaska White or Newport Blue

ROOF SHINGLES.

In March 2017, the H. O. A. Board approved the following architectural shingle color options: GAF Barkwood, Certainteed Heather Blend and Certainteed Burnt Sienna. All roofs in the same building MUST be the same color.