



**Attend the annual HOA Meeting
or Submit your Proxy Statement!**

NEIGHBORLY NEWS

for Wells Landing Residents and Homeowners

www.WellsLanding.org

November 2019

Send comments about the newsletter to pamarkham@comcast.net

Annual Meeting for Wells Landing HOA Scheduled for November 21

Our annual Homeowner's Association meeting is scheduled for Thursday Nov 21 at the Holiday Inn on Wells Road. We'll open at 6:00 p.m. with hors d'oeuvres and a neighborly meet and greet; following a standard agenda, we'll end with the election of HOA members who'd like to serve on the Board of Directors.

As a reminder, HOA members who are unable to attend the annual meeting must complete and submit a proxy statement (attached) to ensure we have a quorum for this important annual meeting.

Yard Art Rules and Regulations

Ten Wells Landing homeowners attended the community meeting on September 7 to learn about the proposed Yard Art Rules and Regulations. Board member Don Johnson shared the proposal with attendees and agreed to make necessary revisions based on their feedback. The final proposal will be shared at the annual HOA meeting on November 21.

The original list of proposed rules and regulations are listed in this newsletter. They will be a topic of discussion at the annual meeting as we ask meeting attendees to reach consensus on the revised rules and regulations.

Massey Lawn Services Contract Terminated

After a barrage of complaints were received about poor service and lack of responsiveness from Massey Lawn Services, the Board terminated their lawn care contract and awarded it to Trad's Lawn Care Services. Effective immediately, Trad's will be providing lawn care services for Wells Landing at a cost of approximately \$250 per month.

Our current methods of communication to residents (notices on message board, contractor lawn flags to indicate pesticide application) remain in place. As always, residents are reminded to water their lawns following the application of (fertilizer or pesticides) chemicals to ensure they are activated for full effectiveness.

**If you can't attend
the annual meeting,
you must turn in your proxy!**



Proposed Yard Art Rules and Regulations - September 7, 2019

1. Yard art rules and regulations apply to the yards and unit exteriors which can be viewed from the street.
2. A maximum of seven (7) pieces of yard art are permitted. A flag, a garden bench, a trellis, a sculpture, a piece of wall art, a fountain, a garden gazing ball – all examples of yard art.
3. Yard art may be no larger than 48" in diameter (48"H x 48"W x 48"D).
4. A garden bench may be no larger than 30"H x 48"W.
5. Yard art is not permitted within 15' of the right of way.
6. Yard art is not permitted on sidewalks or in driveways.
7. Plant containers may be a maximum of 42"H, must be of natural or subdued colors, and may not be made of plastic.
8. Planter boxes may measure a maximum of 30"H x 48"W.
9. The HOA Board may elect to remove any yard art deemed to be detracting to property values.
10. Signs, banners, lights, pictures, shapes that provide a message of any type are not allowed. Exceptions are HOA-approved For Sale and For Rent signs, and System Security signs.
11. A maximum of two flags may be displayed at a single unit. Flags may measure a maximum of 4-1/2' x 6'.
12. Acceptable flags are those allowed per FL Statute 720 (the United States flag, POW-MIA flag, flags representing any branch of the U.S. Armed Forces), a University or College flag, and the Florida State flag.
13. Driveways, walkways, and sidewalks may not be painted.
14. Residents may fly flags to celebrate the following U.S. Federal holidays:
 - New Year's Day: Monday, January 1
 - Birthday of Martin Luther King Jr.: Monday, January 21
 - Birthday of George Washington (President's Day): Monday, February 18
 - Memorial Day: Monday, May 27
 - Independence Day: Thursday, July 4
 - Labor Day: Monday, September 2
 - Columbus Day: Monday, October 14
 - Veterans Day: Monday, November 11
 - Thanksgiving Day: Thursday, November 28
 - Christmas Day: Wednesday, December 25
15. Fountains may be placed only in landscaped areas.
16. Decorations may be placed to celebrate the following holidays observed in Wells Landing. You may send a written request to the Board to add to the list of Wells Landing holidays.
 - Christmas
 - Chanukah
 - Thanksgiving
 - Independence Day
 - Easter
 - Valentine's Day
17. Holiday decorations may be placed 30 days prior to the holiday date and must be removed on or before the second Sunday following the holiday date.
18. Blowup decorations are not permitted.
19. Religious items measuring a maximum of 6" in diameter may be placed on the front door or door frame.