

NEIGHBORLY NEWS

for Wells Landing Residents and Homeowners

www.WellsLanding.org

May-June 2019

Send your comments about the newsletter to Pat at pamarkham@comcast.net

HELP WANTED

Dena Calivas, our friend and long-serving member of the Board of Directors, has resigned from her Board position to dedicate more time to her family and work. This presents a unique opportunity for someone like you to give back to the Wells Landing community.

We're looking for a Wells Landing resident to serve on the Board in our Social Coordinator role. Key responsibilities focus on planning and managing our spring social and the annual HOA meeting in November. You'll need to attend monthly Board meetings, check your email several times each week, and volunteer to help with other tasks and special projects (mostly as your time and talents move you).

If you'd like to help, we want to talk to you! Please contact HOA Board President Jeff Berk by email at jeff.WLHOA@gmail.com, or by phone or text at 904-375-1690.

JOYFUL SPRING CLEANING

Until Marie Kondo writes a guide to joyful outdoor cleaning and tidying up, we're on our own when it comes to caring for our outside spaces. Here's a handy checklist of items all homeowners should attend to.

Home Exterior

- ✓ Pressure wash siding, decks, walkways, and driveway
- ✓ Repair and replace rotted wood as needed
- ✓ Remove roof debris (it causes leaks!)

Yard

- ✓ Trim hedges and bushes to 4' or shorter
- ✓ Remove weeds, overgrowth, and debris
- ✓ Ensure yard art is tasteful and moderate

Hardware*

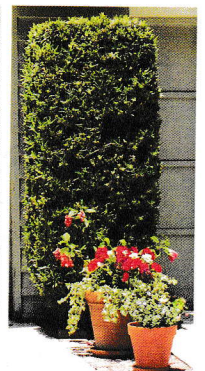
- ✓ Repair gates and fencing as needed
- ✓ Purchase or replace your house number plaque
- ✓ Repair or replace your house light if it's broken
- ✓ Repair or replace your mailbox as needed

*We're identifying homes with missing or broken house number plaques, house number lights, and mailboxes in need of repair or maintenance. We can save time and money by scheduling repair and installation services for our residents on the same days. This is an ongoing effort that will continue through summer. For those of you who want to take action now, vendor information is attached.

Upcoming HOA Meeting About Landscape R&Rs

If we had them, our landscape rules and regulations would speak to yard art, flags, and potted plants; standard alternatives to railroad ties; edging options; bushes, shrubs, hedges, and trees; and types of mulch, or yard coverings, to use.

You'll all be invited to a meeting planned for this summer to discuss these topics and more. Our goal is to obtain your input and ideas for landscaping rules and regulations to be implemented in January 2020. We look forward to working together to keep Wells Landing looking beautiful!



AN IMPORTANT LAWN CARE UPDATE!

Massey Lawn Care will be servicing our trees, shrubs and groundcover jasmine in odd-numbered months; lawns will be serviced in the even-numbered months. So with this new treatment schedule, we'll be targeting lawns and weeds in June. Please remember . . . when you see the Massey signs, be sure to water your lawns within 48 hours (otherwise the treatment has little effectiveness).

CHEMICAL PRECAUTIONS

To minimize the exposure you, your family, and your pets have to the chemicals used in Massey's lawn treatment, follow these precautions.

- Be sure grass is completely dry before you allow your kids or pets to walk on it.
- Be sure to keep your kids and pets away from lawns where these products are in use.
- Be sure your pet always has plenty of fresh drinking water. Discourage your pet from drinking water from puddles that accumulate from water runoff, which may contain significant amounts of chemical residue.
- Lastly, you can have your pet's urine tested for atrazine contamination by your vet on a regular basis. Early detection may reveal the presence of, and treatment for, cancer.

To opt out of chemical lawn care, provide your name, address, and phone number to our board member and landscape manager Linda Olsen at olsen.lks@gmail.com, or 904-252-4101.

CAUTION: DRIVING HAZARDS

We've received complaints about vehicles parked on the roadsides in our neighborhood for extended periods of time.

They pose problems when they block the vision of oncoming cars, as residents try to avoid hitting them as they go in and out of their driveway, and even as they block access to a fire hydrant.

Our parking restrictions allow residents to park in their driveways and in designated parking spaces. Be courteous of your neighbors, and use your driveway and parking space. If you need more space, maybe a neighbor has a space you can use? It costs nothing to ask. Thank you all for your support!

WHAT'S AN ARCHITECTURAL CHANGE REQUEST?

The Architectural Change Request *form* (located on the web site under *Administrative Documents*) is used to obtain required approval for any change, improvement, addition, reconstruction, or attachment to the exterior of your home or your lot. This includes your roof, vents, gutters and downspouts; exterior building surfaces, doors and windows; trees, bushes, yards, and landscaping; and additions or changes to structures on the lot.

It's not nearly as hard as it sounds. Just fill out the form and let us know what you'd like to do. Any documentation you can provide will be helpful. Provide pictures of the tree you want removed, or the yard you want to landscape. Describe what plants you want to add, and where.

We can provide approval quickly when you use the correct form with the information we need. If you make changes without the required approval, your only risk is that you'll have to undo or redo your changes in accordance with HOA regulations, which may result in additional costs to you. And no one wants that to happen.

We appreciate you working with us to maintain our great little community.

◆ Welcome Our New Neighbors ◆

Jennifer Reid at 675 Wells Landing Drive
Kelsey Renee on March 18 at 550 Willow Oak Lane

◆ In Memoriam ◆

Paul Oehler

Home Hardware Vendors and Product Pricing

V-Ray Electric LLC

Licensed and Insured ER# 13014548

Phone 742-1797

Email: ArtemioViray@vrayelectric.com

- home address light installation, with or without dusk to dawn photocell sensor
- dusk to dawn photocell sensor replacement

item number	description	qty	unit cost	total
	service call charge (1 per visit)	1	\$ 95	
Item # 398483, Model #WL127BK	Portfolio 13"H black medium base (E-26) outdoor wall light	1	40	
	home address light installation charge (without sensor)			
	home address light installation charge (with sensor)			
	dusk to dawn photocell sensor			
	photocell sensor replacement			

awaiting pricing
information from V-Ray

Whitehall Products

- house number plaque

Phone (800) 728-2164

Rep: Paul Gariaby

item number	description	qty	unit cost	total
	house number plaque	1	\$ 36.75	
	shipping cost		10.00	\$ 46.75

Brandon Industries, Inc.

Phone (972) 542-3000

Fax (972) 542-1015

Contact: Brice

Customer Number: HFLWELSLAND

- Estate style mailbox

1601 Wilmeth Road
McKinney, TX 75069-8250
-or-
PO Box 2230
McKinney, TX 75070

Estate Style Mailbox Components

item number	description	qty	unit cost	total
FIN-A3	Finial	1	\$ 31	\$ 31
MPC-36	Pole	1	69	69
DB-29	Bracket (to hold mailbox)	1	34	34
SB-33	Slipover base	1	91	91
M1-B	Estate style mailbox (for bracket)	1	177	177
	Gold M1 address acrylics (2/mailbox) <i>specify house number</i>	2	10	20