



WELLS LANDING NEWSLETTER

June 3rd, 2018 We are on the web!! WELLSLANDING.ORG

BOARD HAPPENINGS - APRIL NOTES PAGE 1. MAY NOTES PAGE 2.

Your Board met on Saturday, April 28th, 2018 at the community pool.

Status on past due HOA fees: As of April 27th, \$3487.50. Mainly from two owners. One is 520 Wells Landing Drive and is selling on Court House Steps this coming week per VP Johnson.

Status of Pool project - needs grouting around base of tile and cool deck where new curb had to be rebuilt when pool was remarcited. Jim King to do.

Status of homeowners on Willow Oak who haven't painted - One is not completed yet, one painted the wrong color and one did not paint garage door. Owners to be contacted.

Status of homeowners on Pine Forest Painting - Approximately one third have painted. Receipts are still needed on many. Please give to President Berk or Secretary Calivas. The painting guidelines sent out with March newsletter or are available for viewing on the website. Remember, a 3 month extension was given due to the special assessment for the pool. If you haven't painted yet, your townhomes are past due as of March 31st, 2018

Website Status - VP Johnson has loaded all docs and continues to update with monthly newsletters. Website address is now live! Laws may change that we have to have a private page for homeowner access only by July 1st. Will advise/update and take appropriate action.

Pressure washing of sidewalks and curbs will be scheduled. At time of printing, job completed.

Tree removals must be approved and hardwood trees must be replaced with another hardwood tree.

Basketball Hoop - Letter sent to owner to address tenant. No response from owner as of this date.

Community Flag & Pole - \$400-\$500 with solar light at top. Will check fiscal balance in September to see if this can financially be completed this year.

Massey Inspections - Gate access is needed between properties for Massey. It could possibly void our termite bond. There has never been an increase since Massey installed the sentricon system. President Berk to follow up with Massey on reports and discuss access for owners properties.

Annual HOA Planning - Thursday, November 15th, 2018. Social Hour 6PM. Meeting 7-9. Location TBD.

Pool Reservations - Contact Social Director Rodrick for pool reservations. Another reminder - a 7 day notice must be posted for the months of May - September private parties can be held after 6PM only.

Repairs/Landscaping:

Repair of Notification sign /Larger Menu Board. Repair complete, but we do need a larger one. Further research is being done. Repair/Replacement of Pool Pump - Approved.

Miscellaneous Items:

ARB Requests - 593 Wells Landing to install flag and pole - approved, 569 Pine Forest new roof and shingle color Burnt Sienna - approved, 625 Wells Landing replacing broken patio door and fogged window in Master Bedroom and steps at front entry - approved, 670 Wells Landing replace screen on back patio and 3 new windows- approved, 505 Pine Forest fix wood rot and window removal to be reinstalled before painting completion - approved, 579 Willow Oak removal of dead tree in back yard - approved.

Next Board Meeting scheduled for May 26th at 10AM at the pool.

THANKS TO ALL WHO ATTENDED THE SOCIAL THIS YEAR! IT WAS GREAT SPENDING TIME WITH NEIGHBORS AND THE FOOD WAS DELICIOUS AS ALWAYS!

BIG THANKS TO ALL FOR THEIR EFFORTS IN ARRANGING THE DETAILS AND TO THOSE WHO HELPED SET UP AND BREAK DOWN!!

WELCOME NEW NEIGHBORS

BANE LINDSAY AT 579 WILLOW OAK LANE

CHERYL OLINGER AT 581 PINE FOREST TRAIL

BRECKENRIDGE PROPERTY FUND AT 675 WELLS LANDING DRIVE

Your Board met on Saturday, May 26th, 2018 at the community Pool.

Status on Past due HOA fees- Only two parties are past due. All others paid! Possible record setter! 675 Willow Oak sold on Courthouse Steps for \$128,600, None of the past dues were able to be collected. VP Johnson to prep letter to send to new owner to collect for 2018 pro-rated fees. One other owner has balance in excess of \$1920. Lien has been placed.

Status of Pool project - President Berk to follow up with Jim King to finish around tile/cool deck with difference in space after rebuild of pool curb. Pool will have to be closed for one day to cure. Signs to be posted. At time of printing, this is complete. Status of painting on Willow Oak- One is still waiting on contractor to paint, one has painted the wrong color and one did not paint garage door. VP Johnson to prep and send letters.

Status of painting on Pine Forest - 17 have painted. 21 have yet to paint. Please remember the details of painting that were disclosed. Just because someone else didn't get it right, doesn't mean you are not responsible to get yours right. Get all paint from Florida Paints and request Wells Landing Paint Formula - there is a difference.

Unkempt lawns - Letters have been sent and more will be sent to owners. Fines can be imposed.

Basketball Hoops - letter was sent to absentee owner. Board members have not seen the basketball hoop out in driveway. Will continue to monitor.

Massey Inspections - President Berk emailed twice with no response regarding Massey Walk arounds with no response. President Berk to follow up with a phone call.

Annual HOA Meeting Planning: Two locations are being considered as well as beverages and desserts vs appetizers. Last year, food was bagged up for take home by some owners before the meeting started leaving no food for some owners that hadn't arrived yet.

Repairs/Landscaping:

Repair of Notification sign /Larger Menu Board-Repair completed. Community Director Roy Foster to price out larger board options.

Miscellaneous:

Cats - Police Dept. now has someone that removes cats!

Plainfield Gate-A package was taken from a homeowner's porch along with a pair of sandals by a woman under the influence who knocked on a neighbor's door. The package was given to the neighbor, the police were called and the woman was picked up on Plainfield. This lead to owner requesting the Board to review either a higher gate or close it off permanently. Unidentified woman came from Wells Landing Drive direction. Kids need access to catch school bus as well as walkers and dog walkers. The gate has been addressed almost every year. Board voted to bring it up again at the annual meeting. No action to be taken at this time. Pool Reservations - Contact Social Director Rodrick for pool reservations. Another reminder - a 7 day notice must be posted for the months of May - September private parties can be held after 6PM only.

Next Board Meeting scheduled for July 7th, 2018 at 10AM at the pool.

Reminder to Pressure wash driveways and your walk ways. Many yards need to be cleaned up.

WELLS LANDING 2018 BOARD MEMBERS

President	Jeff Berk	904-375-1690	Jeff.WLHOA@gmail.com
Vice President	Don Johnson	904-269-2358	nohandicap@yahoo.com
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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!
Wellslanding.org