



WELLS LANDING NEWSLETTER

January - February 2018

BOARD HAPPENINGS - JANUARY NOTES PAGE 1. FEBRUARY NOTES PAGE 2.

Your Board met on January 17, 2018 at the Orange Park Library.

Status of HOA Annual Dues: Balance \$42832.50. Please send your payments to Wells Landing Homeowners Association P.O. Box 2604, Orange Park FL 32067-2604. We still have two owners that are behind in payments and assessment from prior years.

Status of Pool project: Marciting was completed January 20, 2018. All should be completed in approximately 3 weeks weather permitting.

Status on Entry Sign Electrical: Jeff met with David Gray Electric for estimates in finding the cut electrical line and also identified the conduit boxes at entry signs are in need of repair/replacement. Jeff met with Chuck Pavlos of T.O.P and it was agreed in writing that the sidewalk contractor probably cut the line and will pay 50%. Estimate for repair and running the line 275 ft. is \$2310. WLHOA will pay the additional \$250 Conduit boxes repair/replacement. Solar light option was researched and was much more expensive. Approval of the \$1150 and \$250 cost for the conduits was approved 6-0. While the lines were being repaired, the sprinkler system lines were cut. Bill will be sent to David Gray. Comcast lines were cut too. Comcast made the repair.

Status on drainage behind Willow Oak: Jeff met with owners Sanders and Berchem as well as members of T.O.P Chuck Pavlos and Engineer on January 10th. The project was deemed acceptable to the T.O.P. but would continue to monitor and do additional repairs as needed. Sanders will plant in that area to help stabilize and Berchem has already planted iron plants. The ground is soft in between their properties, but that is the homeowner responsibility. The builder put the bulkhead in and the T.O.P. is not responsible for it. It belongs to the homeowners.

Status of homeowners on Willow Oak who haven't painted: Final letters will be sent to at least three homeowners. Fines will be assessed if not completed.

Status of homeowners painting on Pine Forest -Only 5 owners have painted. Submit copy of paid invoice to Board. One unit had wood rot painted over it and they are following up with Painter/Contractor. Owners were given until first quarter 2018. Board discussed possibly having to extend time frame for painting due to weather. Temps have to be correct. Will review in February/March Board Meetings.

Most painters don't care about wood rot. Please have your property checked and proper repairs made before painting. Please make sure your doors, trim, drip edge, decks, chimney cap and gutters are all painted the appropriate color. Storage doors needing replacement to meet community standard of a slatted door are still available at Lowe's. For owners whom have already painted and didn't paint their drip edges to match their trim or who had roofs installed after their painting, the edges will be required to be painted in the next required painting. (See your Information Sheet). Paint must be obtained at Florida Paints - they have the correct formulas for Wells Landing. Other paint stores are not matching colors correctly and paint has been incorrect. Paint it right the first time. The Owner is responsible.

Website: continuing effort to complete.

Fences are required to be painted per our CC&R's and R&R's. Homeowners that haven't painted will be sent letters to have them painted.

Exterior lights and address plates at garage walls have not been replaced by a few yet. In order to stay uniform, we must all comply. Letters will be sent to homeowners that need to have this completed. Orders can be placed with Dena.

Backflow Preventer freeze repair Willow Oak: Jan 18th. Jeff turned off at meter. T.O.P. will credit account for 50% above the average consumption for the past 12 months with a notarized document and copy of repair bill. Thank you to the Homeowners that reported the issue to the Board.

Estimates for sidewalk pressure washing are being obtained.

3 ARB's submitted and approved- Boatright fence, Linde landscaping (pressure washing of driveway completed) and Jeff and Lynn Simballa new deck at front door. All approved.

Social Meeting date set for April 28th 4-6PM. Ricki to coordinate assisted by Dena, Libby Berk and Lynn Simballa. Don offered to help with table setup. Will need volunteers for setup and breakdown.

Next Board Meeting scheduled for February 17th at 10AM at the library!!!!

Your Board met on **February 20, 2018** at the Orange Park Library.

Status of HOA Annual Dues: Balance \$25,257.50 is outstanding and past due. Late Fees can be incurred. Please send your payments to Wells Landing Homeowners Association P.O. Box 2604, Orange Park FL 32067-2604. We still have two owners that are behind in payments and assessment from prior years.

Status of Pool project: Almost complete with exception of cool decking on top ledge. Pool deck is being pressure washed by pool company. Jeff to meet with Coastal Lux Owner and Health Department to confirm all repairs meet code and work is complete.

Status on Electrical/Sprinkler line/Sprinkler heads at Entry and entry signs plus water Reimbursement from T.O.P.: Repairs completed and reimbursement for expenses have been submitted and paid. Entry lights and electrical outlets are working again. One light sensor had to be replaced.

Status on repair of Water riser for watering at Willow Oak near pond: Copies of water bills required by T.O.P. have been submitted for a partial reimbursement of sewer expense.

List of owners needing fences painted, lights and address plates was submitted for letters to be sent.

HOA Dues: Payments are due within 30 days. After that, they are late. The Board will further review and finalize in March to follow our C&R's and FL ST 720 to put in motion next year regarding fines (up to \$1000), interest fees (currently 12% and not to exceed 18%) and Board approved cost of \$10 for all certified letters shall be imposed on homeowner(s). If there is a hardship, owners are encouraged to contact a Board Member to discuss.

Website Update: Don reviewed, corrected incomplete docs and loaded. Community docs can be reviewed online.

Repairs/Landscaping: Sign at Plainfield gate to be fixed yet. Sprinkler head at Jasmine by pool replaced.

Review of Contracts: Signed contract with Lawn Doctor.

ARB Requests: Flag pole and American flag between driveways of Berk and neighbor Nail. Approved

Next Board Meeting scheduled for March 24th, 2018 at 10AM at the pool.

FRIENDLY REMINDERS

Spring is coming. Please put on your schedule for yard cleanups and pressure washing of driveways and walkways. May want to consider company who is doing sidewalks. Information to follow.

Please park in your garage, driveways or extra parking spots. We often see empty driveways and extra parking spots yet owners/renters continue to park in the street. If needed, please ask your neighbor if they have an extra spot, but please be courteous in the use.

PLEASE **DO NOT** park on the grass.

PLEASE **PICK UP AFTER YOUR DOGS**. Remind your family and guests!!

PLEASE WELCOME NEW HOMEOWNERS:

DORIS SPEARS
501 PINE FOREST TRAIL

WILLIAM AND CHARLOTTE DISHANTE
581 WELLS LANDING DRIVE

WELLS LANDING 2018 BOARD MEMBERS

President	Jeff Berk	904-375-1690
Vice President	Don Johnson	904-269-2358
Secretary	Dena Calivas	904-759-3990
Treasurer	Linda Olsen	904-252-4101
Community Director	Roy Foster	904-215-1225
Social Director	Ricki Rodrick	904-502-5100
Community Liaison	Patricia Markham	904-563-0138

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Jeff Berk, President

We're on the Web!

WELLSLANDING.ORG