



WELLS LANDING NEWSLETTER

Date July 18, 2018/ Page 1 of 2 | We are on the web!! WELLSLANDING.ORG

BOARD HAPPENINGS

Your Board met on July 7th, 2018 at the community pool.

Annual Dues Status: 675 WL was sold on the Courthouse steps on May 3, 2018. The \$615 prorated dues for the remainder of 2018 was collected. The prior year \$400 special assessment, other portion of 2018 dues of \$315 and the lien cost of 92.50 was unable to be collected. The association lost \$807.50. The other homeowner that was delinquent for over two years owed \$1962. Multiple letters to owner went unanswered and even a payment option was offered to no avail. Unfortunately, the Board had no other option but to foreclose on the property. As a result, the total amount has been collected as well as all attorney and processing fees of an additional \$2550! Owner was able to obtain financing to avoid foreclosure.

Fees and Liens: The Board voted and approved in January, 2018 timelines for fees and liens regarding annual dues so the community is protected financially. A \$10 fee for each certified letter was also approved in January, 2018 and will be charged to owner. At the next meeting, the Board will address timeline and fines for Homeowners that have not completed painting as well as those not maintaining their property to include the yard.

Status of Pool project: Clarified with Health Inspector all items were completed and pool certificate issued.

Status of Painting on Pine Forest: Several homeowners have not painted or are only partially painted. Deadline was March, 2018. Guidelines presented earlier this year and posted on the website must be followed. Please advise a Board member the status of your unit being scheduled/completed. Many have not provided receipts for confirmation of painting.

Status of Unkempt Lawns/Properties: Some certified letters have been sent and some yards unresolved yet. More letters to be sent. Many still need to pressure wash driveways and walkways yet. We ALL have a responsibility to maintain our yards and each owner will be held accountable.

Pool Reservations: VP Johnson is back to coordinating all reservations. Please contact him for all pool reservations!

Basketball Hoop on Willow Oak: Haven't seen it up for quite some time. Hopefully resolved.

Massey Termite Bond: President Berk to follow up with Massey regarding service. We certainly don't want to lose our bond since there's been no increase in cost since the initial install.

Annual HOA Planning: - Details to be finalized at next meeting.

Repairs/Landscaping: Larger Menu Board - details to be finalized at next meeting.

Review of Contracts:

Higdon renews in August. Emails and texts sent to Higdon for renewal have gone with no response. At time of printing of newsletter, an agreement has been made.

Miscellaneous Items:

ARB Requests - None presented.

Cats - Homeowners told a woman at strip mall that if she's going to feed them, she needs to fix them. Bret and Benny to get them fixed and turn over to animal control. Thank you!!

Next meeting to address yard art, flags, etc.

Next Board Meeting scheduled for August 25, 2018 at 10AM at the pool.

See Page 2 for Reminders and Board Contact Information.

WELCOME NEW NEIGHBORS
KEVIN AND VICTORIA MCREYNOLDS
AT 505 PINE FOREST TRAIL!

REMINDERS

Wells Landing has a private pool. Our Rules and Regulations state that "Guests or visitors must be accompanied by a resident host". It also says "Children under 12 years old must be accompanied by an adult".

The people who don't pay as a Homeowner or are not a current Renter and are not accompanied by a Homeowner/Renter should not be using the pool on their own. FL Statute 809.1 says, if it is posted and they use it in violation, it is a misdemeanor. Signs will be posted making it clear who is allowed in and under what condition. Once posted, any known violators will deal with the Police. Signs will be posted!

ACCOMPANY YOUR GUESTS AND OR MINORS.

ANNUAL MEETING: Mark your calendar for our Annual meeting scheduled for November 15, 2018. Notices will be mailed out in October along with Proxies for those that cannot attend.

ANNUAL DUES: Remember to start saving for your 2019 annual dues. Notices will be sent out in December 2018. They are due January 1st and late on January 31st. Fines will be imposed for late payments. IF you have a hardship, please contact President Berk.

PLEASE PLEASE PLEASE - SLOW DOWN

The Speed Limit is 15MPH

Please cleanup after
your pets and remind
your guests to do so.

ADDRESS PLATES

Please contact Brandon Industries at 972-542-1015. When placing your order, reference our account ID: HLFWELLSLAND for the correct address plate. Each homeowner is responsible for ordering and payment. The HOA no longer places orders.

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
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!
Wellslanding.org