



# WELLS LANDING NEWSLETTER

June 13, 2017 | Page 1 of 2

## BOARD HAPPENINGS

Status on Dues: As of June 7, 2017, \$2375 are unpaid.

Status on Budget: Will provide midyear analysis next month.

A Special HOA Meeting was held on May 20, 2017. President Jeff Berk presented details and answered all questions regarding the required pool repairs. By unanimous vote, a \$400 assessment was approved and will apply to each property. Letters to be sent to owners end of August and payment due in 30 days. If owners would like to start making payments toward the assessment, please make checks payable to Wells Landing HOA. Mail them to Wells Landing HOA P.O. Box 2604, Orange Park FL 32067-2604. Please make note on your check that it is towards the Special Assessment for the Pool.

Status on Pool Contract: A contract has been signed with Coastal Luxury Outdoors with 10% down. Preliminary work is underway to ensure work will begin in early November and, weather permitting, finish in three weeks!

Willow Oak owners that have not painted yet will receive a letter of delinquency. 6 months past due is not acceptable.

Update on sidewalk repairs by Town of O.P.: almost complete. Contractor caused damage to sprinklers and landscaping.

Update of drainage behind Willow Oak and Pine Forest: On May 24, 2017, Chuck Pavlos with Public Works stated the engineers made their final site visit and are preparing the final report. We should have something shortly. We will stay on them.

Update on "Caution Children at Play" signs: Chuck Pavlos stated while there are some of those signs around town, studies show they are not effective and may give a false sense of security. They have not installed these signs in the past 6 years.

Update on Community Website: Mr. Shutz with Neighborhood Publications will attend our July meeting to show the work that has been completed. Photos of the community were submitted.

Update on TRAD's services: Treasurer Linda Olsen met with The Lawn Doctor for a more natural/less chemical way to treat the grassy/jasmine areas. The estimate came back at \$2,970 compared to \$1,006 annually with Trad's. The Board agreed to present to the Homeowners at the Annual meeting after review of the budget to determine the feasibility. Linda will follow up with Trad's to see if they can treat the jasmine areas.

Update on Maintenance items:

Rain sensors appear not to be working. Evaluation is underway and will be corrected.

Homeowners or their guests seem not to be able to turn off lights in bathrooms at the pool. Price of motion sensor switches will be researched.

Last month the water to the bathrooms and pool was cut off (and yes, some people still used the bathrooms and neglected to report to the Board). Bob's backflow had failed to advise the Board there was an issue. VP Don Johnson resolved.

Pool gates: It still seems to be unclear that the pool gates MUST BE KEPT CLOSED per FL Statute 424.1.3.1.9. Should the inspector show up and gates are not closed, the pool will be shut down AGAIN. Signs will be made and placed on gates to remind everyone! An expense that could have been avoided if rules were followed.

FOR COMMUNITY DOCUMENTS, FORMS, REQUESTS OR TO REPORT PROBLEMS WITH COMMUNITY COMMON AREAS/ POOL, PLEASE CONTACT A BOARD MEMBER.



### FERAL CAT UPDATE

In the March 2017 Newsletter, the feral cat problem was addressed detailing Jane Hawley of Community Critter Care of Clay County, Inc. (C5) and their Trap, Neuter and Release-Return efforts with feral cats.

C5 was initially contacted in 2015 by the Board and a verbal agreement was made for donations towards their efforts and expenses. (spaying/neutering were free with the vet they were using at the time). However, an unpaid \$400 bill dated July 2015 was recently submitted for their services (no spay or neuter fees). At our June 10, 2017 meeting, the board agreed to pay the charges. However, any future invoices would be payable by the owners that contacted them. The vet they are currently using charges spay/neuter fees. VP Don Johnson wrote to Ms. Hawley that "The Board applauds the work you do. The Board cannot in any way obligate itself for feral cat services. Any services performed after July 30, 2015 (last date included in your statement) must be viewed as services performed between you and individual home owners."

RESERVATIONS FOR THE POOL NEED TO BE SUBMITTED ON THE FORMS ATTACHED TO YOUR MARCH NEWSLETTER. YOU MUST GIVE A MINIMUM OF ONE WEEK NOTICE AND PROVIDE DEPOSIT. HOURS ARE LIMITED TO 6-9 PM. NO HOLIDAYS.

Keep in mind, if we have a lot of rain, the landscapers cannot mow. Please be patient. They will return as soon as feasible.

### Gardening Tips for May:

Thankful for the rain, but make sure you are watering when it's not raining!!!

[http://solutionsforyourlife.ufl.edu/lawn\\_and\\_garden/calendar/](http://solutionsforyourlife.ufl.edu/lawn_and_garden/calendar/)

**Next Board Meeting  
Saturday, July 15<sup>th</sup> at 10AM**

### WELLS LANDING 2017 BOARD MEMBERS

President	Jeff Berk	904-375-1690	Jeff.WLHOA@gmail.com
Vice President	Don Johnson	904-269-2358	nohandycapy@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



*Jeff Berk, President*

We'll be on the Web soon!