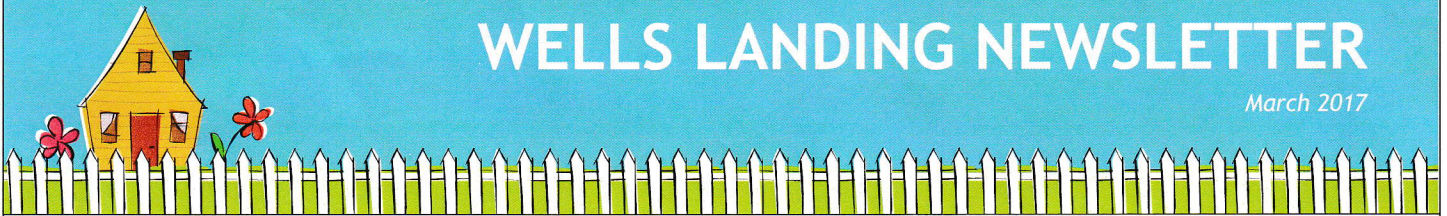


# WELLS LANDING NEWSLETTER

March 2017



## BOARD HAPPENINGS

Since December 2016, the points of discussion and steps for resolve are as follows:

Gate at Plainfield has been repaired AGAIN. Every owner or their tenant must have a key to access. This is the same key as what is used for pool access.

Gate Repair/Modification at Pool due to children accessing without adults and adults were seen accessing the pool in 2016 without pool keys. Reminder, no guests are to access the pool without the homeowner or tenant on the lease. Please clean up after yourselves.

Painting: Letters sent to Willow Oak Lane Owners that have yet to be paint. Reminder to those on Pine Forest Trail this is the year for you to paint. Whomever you hire, please make sure they replace any rotted wood. Please send proof of painting to President Jeff Berk.

Speeding: SLOW DOWN!! It's 15 MPH. There are children on bikes or skate boards. Please remind your guests.

Pet Waste: CLEAN up after your dog/cat. Remind your guests and children.

Roof Shingles - Board has approved the following Architectural shingle color options: GAF Barkwood, Certaineed Heather Blend and Certaineed Burnt Sienna. All roofs in the same building MUST be the same color.

Pool, Pool House, Signs, Gazebos, furniture and Landscaping: Estimate for rotted wood, pressure washing and painting have been approved. Waiting for estimates for loose tiles and incorrect light in the pool and overall condition. Painting of wrought iron tables approved. Landscaping for pool, islands and entry have been approved.

Homeowners are reminded that any exterior Architectural changes must be approved by the Board. When replacing window frames, they must be bronze/brown.

Attached are ARB Requests, Pool/Cabana Reservation Request, Request/Complaint Form and Updated Information Sheet.

Drainage deterioration behind Willow Oak and Pine Forest is still being review by the Engineers at Town of Orange Park. The HOA does not have any control over this issue caused by the Plainfield modifications, but we are trying to assist.

Wells Landing is Governed by FL Statute 720 as noted in the letter from the DBPR Attorney. We are not governed by Condo Regulations. We are single family attached, not condos.

Reminders: No artificial plants are acceptable, remove weeds in extra parking spaces, owners are responsible for lawn maintenance, watering and ground cover as well as in between sidewalks and road. Please keep parking in the streets to a minimal. Use the spaces provided to you as a homeowner. Spring cleanup - yards and pressure washing of driveways and walkways!

Researching cost of website to save \$\$ on cost of distribution of documents. Results will improve communication and have one place for meeting notes, newsletters, Community Docs, information, etc.

27 Homeowners are passed due on HOA fees. \$22,600. Please submit along with a copy of current insurance.

## WELCOME TO WELLS LANDING

We'd like to welcome the following homeowners that joined us in Wells Landing 2016-2017:

Barry & Robbie Boston 601 Wells Landing Drive

Joan Brooks 659 Wells Landing Drive

Roger Coursey 550 Willow Oak Lane

Jack Lee Construction 571 Willow Oak Lane

Aubrey and Macey McWilliams 569 Wells Landing Drive

Jessica Pollack 645 Wells Landing Drive

Nancy Wu & Michael Freeman 662 Wells Landing Drive

Please feel free to contact one of your Board Members for any questions you may have.

A current information sheet has been attached with details you'll need.

SHOULD YOU NEED COPIES OF THE COVENANTS AND RESTRICTIONS & RULES AND REGULATIONS, PLEASE CONTACT JEFF BERK OR DENA CALIVAS. THERE WILL BE A \$10 CHARGE FOR COPIES.

ALL HOMEOWNERS ARE RESPONSIBLE FOR HAVING A SET, SHARING WITH TENANTS AND PASSING ON WHEN SELLING YOUR PROPERTY.



## CATS, CATS AND MORE FERAL CATS

The Board was contacted by Jane Hawley of Community Critter Care of Clay County, Inc. (C5) concerning their Trap, Neuter and Release-Return efforts with feral cats. The organization is looking forward to continuing their beneficial relationship with the community in an effort to control the feral cat population on the property.

About three weeks ago C5 started trapping along the fence line behind the Loop and shops. Last week the cats were considerably trap savvy so they thought it was time to work inside the Wells Landing property lines to see if they can trap the cats noted by residents.

Here are a few main points from Jane:

- The TNR team will most often be on or around the property Tuesday evening for trapping and Thursday morning to release the cats as surgery is performed Wednesday mornings. We will keep the cats overnight Wednesday for the anesthesia to wear off.
- We will work directly with the homeowner when trapping as we will be in the common areas and on personal property. We will never be invasive to a resident's privacy.
- Normally, we would ask that the caregiver reduce food availability and use that as assistance in trapping. I don't think that Wells Landing is an environment that we would have much success with that method as the cats seem to make their rounds of

the neighborhoods. Individually we may ask that a caregiver withhold food when we are going to trap but, as a general practice the residents should continue to feed as usual and we will work around that situation.

If you have any questions, concerns, nuisance complaints or cats that need to be spayed or neutered, please contact C5 directly at email: [claycrittercare@gmail.com](mailto:claycrittercare@gmail.com) or telephone Jane directly at [904.386.4863](tel:904.386.4863)

### Gardening tips for March!

*UF's North Florida Edition recommendations for March is attached!! Keep in mind, we like to keep things natural and yet nicely trimmed in Wells landing.*

*For a Wells Landing Landscape Guide, please contact one of your Board Members or reference your HOA package from last year's annual meeting.*

*Additional months can be found at: [http://solutionsforyourlife.ufl.edu/lawn\\_and\\_garden/calendar/](http://solutionsforyourlife.ufl.edu/lawn_and_garden/calendar/)*

*Happy planting!*

### SPRING SOCIAL

Please join us on April 29<sup>th</sup>, 2017 from 4-6pm at the pool for a chance to meet and greet new neighbors and share time with fellow neighbors! The HOA will provide the main course. However, we ask that you please bring a side dish. For those of you that would like to help with planning, set up and breakdown, please contact Dena Calivas at 904-759-3990 or [denac@comcast.net](mailto:denac@comcast.net). Rain date will be May 6<sup>th</sup> 4-6pm!



*Jeff Berk, President*