

~~Handwritten:~~ Notice of Annual Meeting & Proxy Attached

WELLS LANDING NEWSLETTER

October 1, 2018 | We're on the web: wellslanding.org

BOARD HAPPENINGS

Your Board met on Saturday, September 22, 2018 at the pool.

Financials: President Berk reported we are on budget and reserves will up to \$25,000 to \$30,000 including the remainder of payouts for end of year and barring any unforeseen repair or emergency.

Annual Meeting Planning: TAKE NOTE of time change. Registration and Social Hour begins at 6:00PM and the Meeting will begin at 6:30PM. Date is set for Thursday, November 15, 2018 at the Holiday Inn 620 Wells Rd., Orange Park FL 32073. 904-562-7400. The menu will consist of Fruit trays, cookies and beverages. You might want to eat something before coming! NO FOOD is to leave the premise. NO DOGGY BAGS!! Documents and Proxies to be sent early October, 2018.

Unkempt lawns, needed pressure washing and Pine Forest painting: Final lists were made and homeowners will be receiving letters for completion. Owners are responsible for meeting deadlines and not being delayed by Contractor/Painter. There are plenty to choose from.

New Homeowners in 2018: received welcome packages via Pat Markham and Ricki Roderick. If we missed you, please accept our apology and reach out to Pat or Ricki.

Community Flag: will be on Annual Meeting Agenda.

Committee Volunteers: Unfortunately, as much as this Board has asked and followed up, there are still several owners that do not want to comply with community C&R's, R&R's or maintenance of their townhome and lawns. Therefore, we are compelled to start imposing fees for noncompliance in order to maintain the beauty of Wells Landing. If you'd like to volunteer, please contact President Berk. To be discussed further at the Annual Meeting.

Repairs/Landscaping: Sprinkler repairs at the island were made as well as the leaning fence at the pool. Some sod at island was removed due to fungus.

Sod Conditions: Some owners have called to discuss dead sod. Ultimately, the individual homeowner is responsible to maintain their lawns. That includes watering it and replacing sod or ornamental landscaping as needed. For those that have a sidewalk in front of their home, the owner is responsible for the area in between.

ARB Approvals: Roof replacements for Tommy & Gil Thomas at 509 PF, Art & Anna Nail at 633 WL and Jeff & Libby Berk at 629 WL.

The next Board meeting will be Tuesday at 6PM, October 23, 2018 at the pool.

Adjourned at 11:40

NOTICE OF CHANGE REGARDING ANNUAL MEETING

REGISTRATION AND SOCIAL BEGINS AT 6:00 PM

MEETING BEGINS AT 6:30 PM

REMINDERS

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.

Some payments towards 2019 Dues have been received!! Please make a note on your check identifying it as such! Payable to Wells Landing HOA and mailed to P.O. Box 2604, Orange Park FL 32067. Keep in mind dues for 2019 could change from 2018.

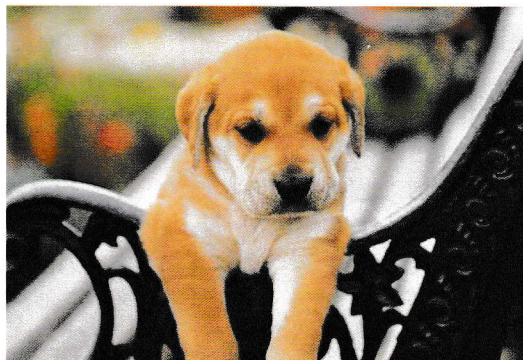
Exterior Maintenance and Changes: ANY changes or updates affecting the exterior of your townhome or major yard changes, tree removals, roofs, etc. MUST be approved by the Board. If not approved and changes do not meet HOA ARB requirements, the owner will be required to restore at the owners expense. The Architectural Request Form is on the website under Administrative Documents. The forms must be submitted for approval at a scheduled Board Meeting. If it's an emergency, please contact President Berk.

Wells Landing Private Pool: Signs have been posted. ACCOMPANY YOUR GUESTS AND OR MINORS. Violators will deal with the Police.

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".

People are who not current Homeowners, not current on dues 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."

Clean up after your pet(s).



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
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