

Wells Landing Notes April 2023

Just wanted to share a couple of items to help bring you up to date with the goings-on...

1. The Town Council is currently negotiating a new trash/recycling contract with Waste Management. In the future, we can expect to pay approximately twice what we are paying now for ½ the service. Household garbage will only be collected once per week, and recycling will be picked up once every other week. With the exception of yard trash, all household trash and recycling materials will be required to be placed in the (proposed) 95-gallon containers to be supplied by either the Town or Waste Management. We will no longer be able to leave trash bags at the curb. Pick-up will be handled by an automated truck with a driver only.
2. One 95-gallon can still fit in our outside utility closets, depending on which supplier is utilized. The Town has an ordinance with some trashcan exterior storage guidance. Once the Town decides on its plan of action, the board will work on updating the Wells Landing requirements for inclusion in the Rules & Regulations. Constructive input from the community is welcome.
3. For those with property on Willow Oak – when painting this year, remind your painting contractors that the metal roof “drip edge” is required to be painted the same color as the rest of the trim.
4. Recently, a neighbor found a homeless person sleeping in the pool area and reported the same to the Orange Park PD. Apparently, this individual has been in the area for some time. At its next meeting, the board will discuss if it's time to consider a monitored camera system for safety and security.
5. Cable digging. You might have wondered what all the digging was about a few months ago. It was a new internet Service Provider named IQ Fiber providing its cable in our area. The service is expected to be operational in May or June, according to the Project Manager. The internet service will allow for speeds of 250 Mbps (\$65.00 monthly), 500 Mbps (\$75.00 monthly), or 1,000 Mbps (\$85.00 monthly); source - IQ Fiber website (<https://www.iqfiber.com/pricing/>). The company states, “Our dedicated Customer Service team lives right here in Jacksonville.” There are multiple internet service providers available to you in Wells Landing. Your association does not endorse service providers. The association is only providing information to you about IQ Fiber because of its recent activity in our neighborhood.
6. Materials to replace the deteriorating sections of the original pool fence are now expected to be available for installation in May (yes, this year!).

Jeff Berk