



Wells Landing Association, Inc.
P.O. Box 2604
Orange Park, FL 32067-2604

March 2024 Newsletter

Homes on Willow Oak were scheduled to be painted in CY2023. Those homeowners who have not painted / provided evidence of compliance have been notified by certified mail of action pending by the board. Penalties for non-compliance may include a fine of as much as \$1000.

There is also a half dozen homeowners who have not paid their Annual HOA fee. These owners have been notified by certified mail of pending action by the board. These owners may face fines of up to \$1000 plus administrative fees as well as interest on their outstanding balance.

Homes on Pine Forest Trail are required to be painted this year. Please ensure documentation of completion is submitted to the board. Additionally, Covenants & Restrictions require painting of fences as well.

As mentioned in earlier newsletters, changes in waste collection are coming in June 2024. A flyer will be sent by Waste Management to all addresses shortly. Although household trash will still be collected 2x/week, recycling will be collected every other week. Also, how you place items out for collection will change.

The large (96 gal) containers that will be delivered to us will not fit in our outdoor storage closets. Since this will force owners to make a choice of either storing the cans in their garage or leaving them outside, the board is considering purchasing a hard, composite pad (similar to the pads air conditioners are mounted on) for installation next to the

garage wall with a 4' high fence to block the view of the trash cans from the street. Since this will require either raising the annual fee or creating a special assessment to cover the cost for all homes, it will be addressed at the annual meeting.

You may have noticed, the Public Works Department is clearing out the drainage easement that runs behind homes along Pine Forest Trail and Willow Oak from Plainfield to the wetland area along Ash Street. As part of the project, PWD will pay to have a fence with access gate installed across the opening at Plainfield.

During the past 6 months, 3 incidents of homeless men found either in the pool area or trying to gain access to the pool have been reported to the board. As a result, the board is investigating the possibility of adding remotely monitored security cameras to cover the area.

An update to Fl Statutes requires the association to publish agendas in 2 forums a minimum of 48 hours prior to a scheduled meeting. In order to ensure compliance, the board has purchased a bulletin board that has been mounted at the pool house. Going forward, the agendas will be posted on the bulletin board as well as the association's website.

Thanks all!

For the board,

Jeff