

# The VALLEY WOOD VOICE

## Volume 2, Issue 1 January 2023

### **Hello Valley Wood!**

**The Board wants to wish you all the best in 2023-Good Health, Peace, Happiness and Prosperity...Happy New Year!**

Thanks to those who attended our December HOA Meeting. Again, we remind you of the importance of staying informed about the working of our HOA, as well as the Tall Pines HOA, which is our Master HOA. Attending HOA meetings is the best way to do this! Our next HOA meeting is January 17<sup>th</sup>, 7PM at the Clubhouse.

The Board would like to thank our "SECRET SANTA" who again struck this Christmas, in disguise, at night, leaving a card signed with stickers, and a small gift to villas with lights up. This Secret Santa has managed to cleverly remain unknown, continuing the intrigue and mystery! Thank you again Santa!

### **Bud Johnson**

On a sad note, we share the news of the passing of Bud Johnson, of the Tall Pines Board of Directors, and the Ruxton Village Board. Bud passed in mid-December and had lived in Tall Pines for decades.

He was an avid golfer, and well known as the "Tall Pines Handyman", replacing carport posts and doing all types of repairs for many owners. He was very involved in the community, and with his wife Maureen, ran Bunko for many years.

Sincere condolences go out to his wife Maureen, his daughter Dawn Horvath, her husband Chris and all the family. His smiling face and great personality will be missed by so many.

There will be a Celebration of Life for Bud on Saturday January 14<sup>th</sup>, at the Tall Pines Clubhouse. A short Prayer service will be at 12PM followed by a luncheon. You are welcome to share a story about, or a memory of Bud.

### **Community Notes**

1. February 21<sup>st</sup>, 2023 will be our Annual Meeting. This meeting requires a quorum of owners to attend the meeting or send a proxy in order to vote. Please make every attempt to attend this meeting.  
Prior to the meeting, you will receive a USPS mail packet from Parklane Real Estate Services containing a copy of our 2023 Budget, a Proxy Form, and an Intent to Run for the Valley Wood HOA Board of Directors Form. If you cannot attend the meeting in person, it is important that you return your Proxy Form to Parklane.

2. Owners put up beautiful Christmas lights and displays this year! Please remember that all decorations and lights must be taken down by January 7<sup>th</sup>.

3. There are 3 positions open on the Valley Wood HOA Board of Directors. If anyone is interested in joining our Board, please contact a Board Member or our property manager, Rico at 727-232-1173.

The Tall Pines Board of Directors also has 3 positions expiring in February. If you are interested in joining their Board, submit your name to Andrew George of Ameritech Management at 727-726-8000, and he will notify the Tall Pines Board. The Annual Mailer you will receive from Tall Pines will also contain an intent to run for the board form.

4. Residents may notice that Alott Landscaper company will be around areas of Valley Wood working on the sprinkler system. They may be turning them on during the daytime for testing. If you have any sprinkler issues please report them to Ameritech.

### **Valley Wood HOA Monthly Meeting**

Date: Tuesday December 20, 2022

Time: 7 PM

Location: Tall Pines Clubhouse

### **Meeting Agenda**

1. The Board Meeting was called to order at 7:04 PM
2. Roll Call was taken by President Jill Bell. Board members in attendance were Diane Zenchuk, Marian Pope, Dennis Babe (via Zoom). Richard Bremer of Parklane Management was also in attendance.  
Absent: Cathy Westerman and Lynda Leonard
3. A quorum was reached.
4. Proof of Notice of Meeting was posted on the Tall Pines website, Valley Wood Minutes, emailed to residents, Valley Wood Voice and on site.
5. The Pledge of Allegiance was recited by all in attendance.

### **Secretary Report**

Jill made a motion to wave the reading of last month's Minutes and accept them as published on the Tall Pines website. Motion was 2<sup>nd</sup> by Diane Zenchuk, and all were in favor. Motion carried.

### **Treasurer's Report**

- Due to Dennis attending meeting via Zoom, the report was read by Jill.
- Monthly Income \$15,411; Expenses \$16,207; Net deficit (\$796)
- Note: The deficit is mostly due to missed HOA dues
- YTD income \$144,065; Expenses \$140,776; Net \$3,289
- Operating Account \$47,237; Account Receivables \$2,938
- Reserves: Roof \$132,650; Paint \$48,761;  
General \$109,101; Total Reserves \$290,512
- Total Operating & Reserve Funds \$337,749

**Committees:**

- **ARC:** 1 rear patio approval on LaQuinta
- **Maintenance:** Ray MacQueen has resigned from the maintenance committee. Thank you to Ray for all he has done to keep our community a better place for everyone. We are reviewing how much maintenance the HOA is responsible for. Pertaining to carports, gutter, roof washing etc. We discussed painting carports or possibly replacing the upper skirts so no future painting would be needed. The HOA does powerwash the gable roof ends and roofs as needed. Further information to come on this.
- **Fines:** If you have received an owner notification notice, please take care of this so it does not have to be referred to the fining committee.
- **Welcome:** Nothing new

**Old Business:**

1. Waiting for approval from Tall Pines on common area work.
2. Foreclosure issue appears to be resolved. Owner is making payments for arrears and will go on autopay for future HOA dues.
3. Please log onto tallpinesnpr.com to get messages and updates from them. We have sent our updated email list to Ameritech. Some residents stated they did not receive communications from Ameritech. Go to their website and fill out the owner profile form and they will update your contact information.

**New Business:**

1. Richard Moore and Dennis Babe are looking at roof replacement information in anticipation of funding for our future reserves.
2. The Board will be working on next year's budget soon. Information to follow on any budget meetings.
3. Sprinkler issues must be reported to Tall Pines at tallpinesnpr.com and fill out a contact form. The new irrigation company is Alott, so you will see them in the community doing work. If you do not have access to the internet to contact a board member and will report any issue for you.
4. Anyone interested in playing Ping Pong at the clubhouse contact Jill Bell at [vwjillbell@gmail.com](mailto:vwjillbell@gmail.com) or (518) 725-6407 with time or day you would be interested in.
5. Also Bunko is played at the clubhouse. Due to the passing of Bud Johnson, if anyone would like to take over Bunko let me know.

**Open Forum:**

1. Bob Zelenka is looking for someone to take over Clubhouse Manager position. If interested, let him know.
2. Dennis Babe: Thank you to Sue MacQueen for doing such a great job with the Valley Wood Voice. All residents enjoy getting this paper.
3. Ray MacQueen: Valley Wood is a very nice community to live in and is kept up very nice.
4. Sue MacQueen brought up roof on 10730 LaQuinta. The owner has contacted Ameritech and they are to trim the tree. Jill will follow up with Ameritech at the next Tall Pines meeting.

**Next meeting is Tuesday, January 17, 2023, 7PM, at Clubhouse**

**Motion to adjourn by Jill, 2<sup>nd</sup> by Diane Zenchuk, all in favor, motion carried**

**Adjourn time 7:37 PM**

**Respectfully submitted by Lynda Leonard, Valley Wood Secretary**

**REMINDER:** The Valley Wood Board has asked owners to consider paying monthly dues by Auto-Pay. Your dues would be automatically withdrawn from your checking account by the HOA on the 3rd of each month. Your payment is due on the first of each month.

Your participation will help simplify our bookkeeping, reduce late payments, and late payment notices, which are an unnecessary expense to our HOA.

If you have a question or comment, please contact our Valley Wood Treasurer

Dennis Babe at 262-786-1076 or [vwdennis@wi.rr.com](mailto:vwdennis@wi.rr.com) or  
our Parklane Manager Rico, at 727-232-1173 for assistance.

# Truist Association Pay (ACH) Authorization

Truist Association Services Phone: 727-549-1202 or Toll Free Phone: 888-722-8669  
Toll Free Fax: 866-297-8932 Email Address: ASDAutopay@Truist.com

Sign up to automatically pay your association payment from your checking or savings account at any U.S. financial institution. We are unable to accept authorizations for accounts located outside of the United States.

Enroll online through the 25th of the month to be effective for the next debit month by visiting [Truist.com/Payments](http://Truist.com/Payments). If your association is not set up for online enrollment, complete the authorization form below. Complete a separate authorization form for each payment obligation.

**To enroll by U.S. mail** - Complete the authorization form below and attach a voided check. Mail form to **Truist Association Services, P.O. Box 2914 Largo, FL 33779-2914**. Continue to make your payments until you are notified by the bank when your automatic payment will start.

## Association Pay Terms and Conditions:

- You are enrolling in Association Pay to authorize recurring payments through electronic funds transfers by ACH debit entries.
- **When your payment is due, your account is debited automatically on the 3rd of the month. If the 3rd is on a weekend or holiday, your account is debited the next business day.**
- Payments will appear as **your full or abbreviated Association Name** on your bank statement.

Paper authorizations must be received by the 20th of the month to be effective for the next debit month. If the 20th falls on a weekend or holiday, the deadline is the last business day prior to the 20th. This Authorization will remain in effect until Truist receives written notice from you or your association or its management company to cancel or change it. You hereby authorize Truist to accept changes in amounts or account information or cancellation of this Authorization from the association or its management company. Notice from you must be in writing and sent to the address referenced below or faxed to Truist Toll Free Fax: 866-297-8932. Notice must be received by Truist on or before the 27th of the month to be effective for the next debit date. When the 27th of the month falls on a weekend or holiday, the deadline is the last business day prior to the 27th. Some exceptions apply; visit [Truist.com/Payments](http://Truist.com/Payments) to view the Association Pay deadline calendar. You may print a Cancel or Change Request for Association Pay from the Truist Online Payment System or online at [Truist.com/Payments](http://Truist.com/Payments). All payments initiated for debit are subject to acceptance by the designated financial institution. All ACH transactions authorized herein must comply with applicable U.S. law. Your completion of this authorization form indicates your agreement to be bound by the NACHA Operating Rules. For questions, contact Truist Association Services Toll Free at 888-722-8669. Doc ID# 109

Truist Bank, Member FDIC.

## Keep top section for your records

Mail enrollments, cancels or changes to Association Pay: Truist Association Services – P.O. Box 2914, Largo, FL 33779-2914

Attach voided check when applicable

Association Pay (ACH) Authorization

Return bottom section

Association or Community Name: \_\_\_\_\_ Unit No. \_\_\_\_\_

Bank Account Owner Name \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Property Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Bank Name \_\_\_\_\_ Bank Routing No. \_\_\_\_\_

Checking  Savings  Account No. \_\_\_\_\_ Check box if account to debit is a business account.

By signing this authorization, you agree to the following: 1) I have read and agree to the Terms and Conditions provided and 2) I am authorized to initiate transactions on the account provided. I authorize a) the above named association to debit/credit the account to process my association payments b) Truist to initiate electronic funds transfers by ACH debit/credit entries to the account for the purpose of processing those payments and c) the financial institution to withdraw and/or credit payments from/to my account. Doc ID# 109

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

Email \_\_\_\_\_ Effective Month for ACH to start \_\_\_\_\_

BILL PAY ACC#	SERIAL #	Unit #	FREQ	GROUP #
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