

Valley Wood Welcome Letter

Welcome to Valley Wood. Valley Wood is one of the five sub-communities under the master association called Tall Pines Community Association. This is a deed restricted community; meaning there are rules and regulations that the 92 Valley Wood villa owners and/or renters are expected to abide by. As an owner, you are a member of the Valley Wood and Tall Pines Home Owners Association (HOA). The HOA has a volunteer Board of Directors who take on the business of the association, in conjunction with a property management company, Parklane Real Estate Services. The business includes managing the income and expenses, an annual budget and enforcing the rules and regulations.

HOA Fees

As of March 1, 2025, the monthly dues are \$204. The preferred method for making these payments is via ACH Autopay. Manual checks or using your financial institution to make payments for you are two alternatives. A portion of these dues are for Tall Pines expenses, including:

- Clubhouse utilities and maintenance
- Streetlights and electricity
- Sprinkler and irrigation system
- Property management fees
- Website

The remaining portion of your dues are for the Valley Wood expenses that include:

- Lawn care, fertilization and maintenance
- Selective periodic cleaning of roofs, buildings and gutters
- Reserves for painting, roofs and general needs
- Property management fees
- Professional and legal fees
- Insurance
- Garbage and recycling

Garbage

Garbage pickup is twice a week, Mondays and Thursdays, with recycle collection on Wednesdays.

Rules and Regulations

The complete set of documents for our Bylaws, Covenants, Conditions and Restrictions, as well as Board adopted Rules and Regulations are found on the Valley Wood page of the Tall Pines website, <https://tallpinesnpr.com>. Below is just a subset of the rules and regulations:

- An Owner shall not be authorized to lease or rent his Unit during the initial twenty-four (24) months of ownership, except that in cases of undue hardship the Board of Directors may grant an exception in its sole and absolute discretion. If you rent the villa after a two-year period, you must submit a Rental Application along with a \$100 fee to the property management company. This includes a background

check. As the owner, you are responsible for making your renter aware of the Valley Wood HOA rules and regulations.

- Pets are limited to one dog, which shall not exceed 30 lbs at maturity, or up to two cats. A pet form is to be filed with the Property Management Company on an annual basis.
- Bicycles are to be stored in the back of your villa.
- Trash cans are to be stored in or behind your shed and put away ASAP after trash pickup service.
- Grills are to be kept and used in the back of your villa. Grills should not be under the soffit or close to the building when in use.
- There is no on street parking from 12 to 6 AM. Violators will be towed.
- There is no parking allowed on the grass.
- All bent or damaged carport poles and downspouts must be repaired/replaced at the homeowner's expense.
- For any exterior changes, like patios, planting, painting, etc., simply make contact with an Architectural Committee member. They will give you the directions you need before starting a project. Otherwise, the website has a document of the board adopted Architectural Rules.
- You are required to keep your villa's appearance neat, tidy, garden beds upkept, as well as rust and dirt cleaned from villa, sidewalk, carports.

Insurance

Each owner is required to always keep insurance in full force with a full replacement value policy insuring the lot, unit, or parcel and living unit as a dwelling not a condo. A copy of the insurance declaration page must be provided to the management company on an annual basis each January.

2023 Valley Wood Board of Directors

President:	Jill Bell	(518) 725-6407	vwjillbell@gmail.com
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Property Management Company

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Richard Bremer (727) 232-1173

Welcome to Valley Wood,
The Valley Wood Board of Directors