

The VALLEY WOOD VOICE

Volume 1, Issue 7 December 2022

Hello Valley Wood!

Thank you for attending our November Meeting!

We had a great meeting, and had valuable input from our residents!

Attendance at our Valley Wood meetings is what provides our community a way to stay informed. OUR NEXT MEETING IS DECEMBER 20TH!

The Valley Wood Board wishes

A Very Merry Christmas and a Happy and Healthy New Year

to each of our owners!

Thank you to everyone who takes pride in our wonderful community, and in so many ways contributes to making Valley Wood living so nice.

The Tall Pines Christmas Party

December 17th, 5pm at our Tall Pines Club House

Chicken Parmesan, Sausage & Peppers, Salad & Rolls

Desserts ~ Wine ~ Beer ~ Soft Drinks ~ Coffee

and BYOB if you like!

Great New Music by popular Jim Mumma

Enjoy a fun evening! Tickets are \$15.00 each.

Call Jerry Jaskierny for yours! 727-807-3513

Ticket Deadline is Monday December 11 th.



"Eat, Drink & Be Merry!"

BOARD POSITIONS: There will be 3 Tall Pines Board Positions expiring in February. If you are interested, there will be an opportunity to submit your name in the Tall Pines Board Mailer for the February Annual Meeting, or contact Andrew George of Ameri-tech now, at 727-726-8000.

If anyone is interested in joining the Valley Wood Board, please contact any Board Member or our Property Manager Rico, at 727-232-1173. We have 3 openings! We are also looking for help on various Committees. See the Minutes.

Valley Wood HOA Monthly Meeting

Date: Tuesday November 15, 2022

Time: 7 PM

Location: Tall Pines Clubhouse

Meeting Agenda

1. The Board Meeting was called to order at 7:02 PM by Jill Bell.
2. Roll Call was taken by President Jill Bell. Board members in attendance were Cathy Westerman, Lynda Leonard, Diane Zenchuk, Marian Pope, Dennis Babe (via Zoom). Richard Bremer of Parklane Management was also in attendance.
3. A quorum was reached.
4. Proof of Notice of Meeting was posted on the Tall Pines website, Valley Wood Minutes, emailed to members, notice posted at Clubhouse, Valley Wood Voice and on site.
5. The Pledge of Allegiance was recited by all in attendance.

Secretary Report

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

Treasurer's Report

Due to Dennis attending meeting via Zoom, the report was read by Jill.

1. Monthly Income \$16,097; Expenses \$15,142; Net \$955
2. YTD Income \$128,654; Expenses \$124,569; Net \$4,085
3. Operating Account \$48,405; Account Receivables \$1,896
4. Reserves: Roof \$130,482; Paint \$48,110; General \$107,581; Total Reserve \$286,172
5. Total Operating & Reserve Funds \$334,577

Committees

1. ARC: 1 rear patio and 1 front patio approval on LaQuinta
2. Maintenance: Nothing to report
3. Fines: If you have received an Owner Notification, please correct the situation to avoid receiving a fine
4. Welcome: Nothing to report

Old Business

1. Auto Pay form was sent to residents. Please consider this form of payment for HOA dues
2. Sprinkler issues are to be reported to Tall Pines via website.
3. Please remember to keep trash cans in your shed or behind it.
4. Jill will be meeting with Under Pressure and will get quotes to the individuals who responded with an interest in getting power washing done.
5. When the Board schedules a workshop for reviewing the new budget, an email will be sent to all residents so they may attend if interested.

New Business

1. There will not be any trash pickup on Thanksgiving Day, November 24th. It will resume on Monday November 28th.
2. Jill and Santine met with Green Thumb regarding ideas for the common areas. Jill will submit it to Tall Pines for approval. **Many thanks to Santine for her help with this.**
3. Unfortunately, the Board has had to file foreclosure proceedings on a resident in Valley Wood. No HOA dues payment have been made in 10 months.
4. Cathy spoke about the importance of paying HOA dues timely and the correct amount. If you should have any issues with paying your HOA dues at any time to please contact Parklane Management.
5. The Board voted on adding Richard Moore to Maintenance Committee. Motion made by Jill. 2nd by Cathy. All were in favor and motion was carried.
6. Marian spoke about committee duties. If anyone would like a summary please let the board know.
7. Diane spoke about member input and ways to let us know about any concerns.

8. Jill is in the process of getting 3 quotes for lawn care. She will report on this when all bids have been received.
9. Community Christmas Party will be December 17th at 5 PM in the Clubhouse.

Open Forum

1. Discussion on the importance of letting the board know your concerns and input on how we can do better for our residents.
2. The importance of letting Parklane know if you are having a difficulty paying HOA dues in a timely manner.
3. Signing up for committees.
4. A resident questioned if we were going to do a roof reserve study and the answer was not at this time due to the Hurricane and prices are too high at this time.
5. Some residents said they carry flood insurance. Individuals should check with their insurance company.
6. It was recommended that anyone purchasing a property here should have an inspection done including the electrical box. Apparently, at some point in time there was a recall on some of them.
7. Please log on to tallpinesnpr.com to get messages and updates from them. We are sending our updated email list to Ameritech. Some residents said they were not receiving communications from Tall Pines.

Next Meeting: Tuesday December 20, 2022 at 7 PM

Motion to adjourn by Jill, 2nd by Lynda. All were in favor and motion carried.
Adjourn time 7:55 PM.

Respectfully submitted by Lynda Leonard, Valley Wood Secretary

HOLIDAY LIGHTS & DECORATING REMINDER

“Nothing may be attached, fastened, applied, placed on, or grown on to any gutter, downspout or roof of the villas or carports.” Valley wood Architectural & Landscaping Doc

**Exterior Holiday Lights are permitted, BUT NOT ON ROOFS,
from Thanksgiving to January 7th.**

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 or
our Parklane Manager Rico, at 727-232-1173 for assistance.

Truist Association Pay (ACH) Authorization

Truist Association Services Phone: 727-548-1202 or Toll Free Phone: 888-722-8889
Toll Free Fax: 888-297-8932 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. 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: 888-297-8932. 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 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. 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 888-722-8889. 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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Revision 10/2021