

The VALLEY WOOD VOICE

Volume 2, Issue 2 February 2023

Hello Valley Wood!

Thank you for attending our January Meeting! We had a great meeting, reviewed and passed the 2023-2024 Budget, 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 THE IMPORTANT ANNUAL MEETING, to be held at the clubhouse on FEBRUARY 21st at 7 pm. Look for a USPS mail packet from the Board containing a Proxy form, our 2023 Budget, and an Intent to Run for the Board form.

You will also get a mailer from the Tall Pines HOA containing their Proxy form for their Annual Meeting. They will be holding an election for 3 Board Positions.

IF YOU CAN NOT ATTEND these meetings, JILL BELL WILL PICK UP BOTH PROXY FORMS IF YOU PREFER NOT TO MAIL THEM. CALL 518-725-6407 FOR PICK-UP. It is very important for you to return your Proxy forms to both Tall Pines and Valley Wood, or attend the meeting, as a quorum of owners must be reached for each Annual Meeting. Thank you all!

BOARD POSITIONS: There are 3 Tall Pines Board Positions expiring in February. If you are interested, there will be an Intent to Run for The Board Form to return in the Tall Pines Board Mailer you will receive for their February Annual Meeting, or call Andrew George now at 727-726-8000 Ext. 301.

OUR HOA PRESIDENT JILL BELL AND OWNER BETTY MAYEUX ARE RUNNING FOR THE TALL PINES BOARD! We are long overdue for representation on the Tall Pines Board! PLEASE CONSIDER SUPPORTING JILL AND BETTY in their efforts to represent Valley Wood on the Tall Pines Board.

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

**Tall Pines' Ameri-tech Manager, Andrew George has a new email:
andrewg@ameritechmail.com**

Tall Pines Men's Club FEBRUARY EVENTS

SUPER BOWL PARTY — FEBRUARY 12th, 5 PM at the Tall Pines Clubhouse. \$5.00 cover charge. Enjoy hot dogs, beans, salads, chips. This is a **BYOB!** event.

DOO WOP PARTY — FEBRUARY 25th, 5 PM at the Clubhouse. Tickets are \$18 each, and include Chicken Dinner, Beverages, Desserts. BYOB if you like! 50/50 Drawing. Music.

For Tickets call Bob K. 727-267-4604 Bob Z. 207-251-5360 Jill Bell 518-725-6407

Ticket Deadline is February 20th. Dress in 50's Fashion if you like!

OBITUARY

Our Board Member, Lynda Leonard, recently lost her young daughter, Ashlee Estep, 38, to breast cancer. Ashlee, described by Lynda, as her "best friend", lived nearby and had a 3 year-old daughter. Her family has had a church service, and a Celebration of Life at the church in which Ashlee was married. Fellow Board Members, and the Valley Wood Community send their thoughts, prayers and sincere sympathies.

COMMUNITY NOTES

- 1. The Board is asking residents to report any incidents of concern in the community.** Some recent examples involve trees, dogs, landscaping neglect, trash problems.
- 2. Please remember that your first 2023-2024 HOA payment, due for March, is \$191.** If you signed up for autopay on the **3rd of the month**, through our HOA, your payment will automatically be increased. If you arrange payment yourself with your bank, be sure to change your payment. If you mail in a check, also be sure to send the new amount. Try to have payments arrive early in the month due, and not in the previous month, i.e., this time, February, if possible. This simplifies our accounting process.
- 3. Check with Jill Bell** if you need a handyman, plumber, dog walker or someone to check your mail or villa. We have people in our community that can assist you.
- 4. For any sprinkler system issues call Ameri-tech's Andrew George at 727-726-8000 Ext. 301**
- 5. IF YOU PLANT OR MULCH IT YOU MUST MAINTAIN IT** according to ARC documents. Refresh your mulch, maintain your plants. Remove your weeds.
- 6. No plantings other than trees are to be over our 7 feet tall limit. Please trim accordingly.**
- 7. No plants are allowed to grow on villa, sheds, carport, columns roofs, etc!**

Valley Wood HOA Budget Meeting

Date: January 17, 2023 Time: 7 PM Place: Tall Pines Clubhouse

Meeting Agenda

1. Meeting called to order at 7:01 PM
2. Roll Call taken by President Jill Bell. Board members present were- Cathy Westerman _X___, Diane Zenchuk _X___, Marian Pope X, Dennis Babe X, Lynda Leonard _Absent___, Richard/Parklane _X (zoom)___
3. A quorum was reached
4. Proof of Notice of Meeting was posted on tallpinesnpr.com website under Valley Wood minutes, emailed to residents, posted on site

Budget Review:

- Jill Bell made a motion to accept budget as presented, 2nd by _Dennis Babe, Discussion, all in favor YES, motion passed.
- Dennis Babe reviewed the increases in costs as well as reserves. Richard Moore spoke on roof reserves and what the increases were for replacement.
- Thank you to Dennis and Richard for their work on this.
- **HOA dues will be \$191.00 monthly effective March 1, 2023.**
- If you pay manually, please make the new amount effective on your March 1st, 2023 payment. If you use your own bank, you must notify them of the new amount. If you use Truist ACH transaction, no action is necessary.

Motion to adjourn by Jill Bell, 2nd by Diane Zenchuck, all in favor, motion carried. Adjourn time: 7:29 PM

Valley Wood HOA Meeting

Date: January 17, 2023

Time: 7 PM

Place: Tall Pines Clubhouse

Meeting Agenda

1. Meeting called to order at 7:29 PM
2. Roll Call taken by President Jill Bell. Board members present were-
3. Cathy Westerman _X_, Diane Zenchuk _X_, Marian Pope _X_, Dennis Babe _X_, Lynda Leonard _Absent_, Richard/Parklane _X (zoom)_
4. A quorum was reached
5. Proof of Notice of Meeting was posted on tallpinesnpr.com website under Valley Wood minutes, emailed to residents, posted on site
6. The Pledge of Allegiance was recited by all in attendance

Secretary Report

Jill Bell made a motion to wave the reading of last month's minutes and accept them as published on the Tall Pines website. Motion 2nd by Dennis, all in favor, motion carried .

Treasurer's Report

Given by Dennis Babe, Treasurer

- Monthly Income \$16,417; Expenses \$15,146; Net \$1,270
- YTD Income \$160,482; Expenses \$155,922; Net \$4,560
- Operating Account \$47,304; Account Receivables \$4,240
- Note: Even though the account receivables have gone up, this was a month when the lawn care doesn't bill, resulting in a surplus.
- Reserves: Roof \$134,819; Paint \$49,411; General \$110,622; Total Reserve \$294,852
- Total Operating & Reserve Funds \$342,157

Committees:

- **ARC:** Nothing New
- **Maintenance:** The board is reviewing the responsibilities of the HOA and the homeowner to define what each parties are responsible for
- **Fines:** Nothing new
- **Welcome:** Nothing new

Old Business:

1. Budget planning by the Board
2. Sprinkler issues are to be reported to Tall Pines
3. Ping Pong is available to all residents at the clubhouse
4. Bunko is available at the clubhouse, Jill is not sure of the day and time
5. Jill is still waiting for Tall Pines to approve common area clean up and trees needing to be trimmed. No Tall Pines meeting scheduled as of yet

New Business:

1. If anyone has any issues with a resident or their pet, please report it to Jill Bell
2. Reminder: send in insurance and pet forms to Parklane Management that are due annually
3. February will be our Annual Meeting, be sure to send in your proxies. If you need your proxy picked up contact Jill Bell or any Board member
4. If interested in Valley Wood Board, add your name to proxy or send letter of intent to Parklane. If interested in Tall Pines Board, put your name on the proxy when it is mailed to you or send Ameritech a letter of intent
5. Men’s Club meets the first Thursday of the month at 8 am at the clubhouse. All men are welcome. The Men’s club puts on the clubhouse parties which includes a lot of planning and work.

Open Forum:

1. Water leak on Bayhill Ct. was repaired by Pasco Utilities and repair and clean up will be their responsibility.
2. Trash Holiday collection schedule will be posted in Valley Wood Voice
3. Please do not throw cigarette butts on the ground as they do not disintegrate
4. Please adhere to the speed limit, we have lots of dog walkers during the day and night
5. If you have expressed interest in running for the Valley Wood or Tall Pines Board Sue MacQueen can put a blurb in the Valley Wood Voice

Next meeting: Tuesday February 21, 2023, 7PM, Tall Pines Clubhouse

Motion to adjourn by Jill, 2nd by Marian Pope, all in favor, motion carried

Adjourn time 7:58 PM

Respectfully submitted by Jill Bell for Lynda Leonard, Valley Wood Secretary

The Valley Wood Board wishes everyone *A Happy Valentines Day!*

