

# The VALLEY WOOD VOICE

Volume 1, Issue 2 February 2022

Hello Valley Wood!

The main focus this month is the Valley Wood HOA Annual Members Meeting, In Person, Tuesday, February 15, 6PM at the Clubhouse. Attendance or sending in a proxy is very important for this meeting! The HOA needs a Quorum of owners for voting. The meeting will not be available by Zoom.

**You should have received an envelope by US Mail containing:**

**1. A Cover Letter.**

The 4th item on the cover letter requires you to send a copy of your insurance declaration page, (including dog coverage if you have one) to Parklane RES, or bring it to the Meeting. This is a Valley Wood Document requirement.

The 5th item of the cover letter is also a Valley Wood Document requirement.

If you have not submitted our Pet Form please do so. If you have done so, please send in an update, ie: immunizations. The form is on the Tall Pines Website [www.tallpinesnpr.com](http://www.tallpinesnpr.com) Valley Wood tab>Forms

**2. A Meeting Agenda.** Please note that #6 on the Agenda was included but is not required, as the the 2022 Budget was approved at our 1/18/22 meeting.

**3. A Notice of Intent.** If you would like to serve on the Valley Wood Board of Directors or if you would like to nominate someone to serve, please return the form.

**4. An Amendment to dissolve our Paving Fund** and add the funds to the Roof Fund. Please cast your vote.

**5. An Opinion Poll** on Capping the number of rentals in Valley Wood. Work on this Amendment has been tabled, as several issues, and differences in opinions have been brought up by both owners and Board Members. The Board would like to gather more information. Please share your opinions & suggestions in relation to this topic.

**6. A copy of the 2022 Budget.**

**7. A request for your email address.** Our HOA is missing many email addresses. If you are not on the list, you can not receive meeting notifications, etc. Your email address is not shared.

Thank you everyone!

If you can not attend the meeting, please return your forms ASAP to:  
Parklane Real Estate Services 9851 State Road 54 New Port Richey, FL 34654

If you are attending but would like to help expedite handling forms at the meeting, also mail in your forms. Otherwise please bring them with you to the meeting.

**VALLEY WOOD HOA Special Meeting Minutes 1/12/2022 6:30 PM**

**1. CALL TO ORDER by Ray Mac Queen at 6:30 PM**

**2. POSTING** By Email 48 hours prior, and on Site

**3. ROLL CALL** Present: Acting President Ray Mac Queen, Treasurer Jill Bell, Secretary Sue Mac Queen and Director Cathy Westerman

**4. QUORUM** reached

**5.** The December Financials and Minutes will be presented on Jan 18th at our regularly scheduled monthly meeting

**6.** The meeting held on 1/8/22 did not technically qualify for an Emergency Meeting. The Minutes were not voted on and have been discarded.

**7.** A motion was made to **Add a Line Item to the 2022 Budget** for printing. Motion by Sue 2nd by Jill All in favor 4/4 Motion passed. This will be mentioned in the Annual Mailer cover letter.

**8.** A motion was made for **A Community Vote be made on an Amendment to Dissolve the Paving Reserve and to deposit the contents of \$3,697.14 into the Roof Reserve Fund.** This Amendment will be included in the Annual Meeting Mailer for a community vote. Motion by Jill 2nd by Cathy All in favor 4/4. Motion passed.

**9.** A motion was made to **Make 13%, the cap on our Renter Limitation Amendment.** Motion by Sue 2nd by Jill. All in favor 4/4. Motion Passed. This Amendment is being drafted, will be reviewed and will be included in the Annual Mailer for a Community vote. There was a lengthy discussion over the percentage, to lower or raise the 13% proposed, how it would work, how the waiting list would work, & that Air B&B type rentals are included in the amendment. Ray mistakenly said current renters were grandfathered, and this was corrected. Cathy mentioned that our Management Company and a Board member should both be involved in the monitoring process.

**10.** A motion was made to order a **Reserve Fund Study** for our Roof and Paint Reserves. The cost is approximately \$2000. The Board wants to be sure we are funding properly, especially in view of the rising prices of construction items. We do not want a repeat of having an assessment in the future, as we did in 2014-2015. This will be mentioned in the Annual Mailing cover letter. A home owner, Richard Moore, who has considerable knowledge of Reserve Studies shared some information on this topic. Motion by Cathy, 2nd by Sue. All in favor 4/4. Motion passed.

**11.** The topic of **splitting the dues payment** into 2 payments, one to Tall Pines, and one to Valley Wood spurred lengthy discussion. Sue presented that:

\_Tall Pines is not following its' own documents by collecting dues from Valley Wood.

\_Tall Pines has never sent a bill to Valley Wood for the now \$57,845.97/yr, \$4,820.50/month because it is not in their documents to do so.

\_Valley Wood pays for the coupon books that cover Tall Pines dues. Tall Pines has never paid for this in nearly 30 years of collecting dues.

\_Valley Wood pays for our Management company's administrative fees for letters that go out for unpaid dues at 30, 60, and 90 days. After 90 days the account, with Board approval goes to lien.

\_If a lien is filed, Valley Wood pays 100% of the legal fees to collect for Tall Pines dues and Valley Wood dues

\_The majority of the Board does not feel that writing two checks or arranging two automatic payments constitutes a hardship

**The Owners had concerns/suggestions about:**

\_Possible charges for payment books from Tall Pines and then Tall Pines raising their dues.

\_Withholding all Tall Pines fees owed until delinquent fees are paid to Valley Wood i.e: If Valley Wood is not paid, Tall Pines will not be paid.

\_Owners present at this meeting were largely not in favor of making 2 payments.

Of our \$161 dues, \$52.40 is sent to Tall Pines, so Valley Wood dues are actually \$108.60. Motion was thus made for an enclosure to be included in the Annual Mailer to give the community an opportunity to voice their opinion on this issue. It was made clear that this is not a topic that requires a Community Vote, but community opinion is wanted. Motion by Sue, 2nd by Jill. All in favor 4/4.

Motion passed.

**12. OPEN FORUM** The entire meeting was open forum style

**13. NEXT MEETING** is on 1/18/2022 at 6 PM

**14. ADJOURNMENT** motion by Ray at 7:50 PM, 2nd by Sue. All in favor 4/4. Motion passed.

## **VALLEY WOOD HOA MEETING MINUTES, 1/18/2022**

**CALL TO ORDER:** Ray Mac Queen called the meeting to order at 6PM.

**POSTING:** Posting was On Site, by Valley Wood email list, and in the Minutes of 12/14/2021 as posted on the Tall Pines website

**ROLL CALL:** Present: Acting President Ray Mac Queen, Secretary Sue Mac Queen, Treasurer Jill Bell, Director Cathy Westerman, Parklane RES manager absent

**ATTENDANTS:** Thank you to the 20 owners attending

**QUORUM:** Reached

**PLEDGE OF ALLEGIANCE:** Conducted

**SECRETARY REPORT:** Sue reported that the Minutes of 12/14/21 and 1/12/22 were published on the Tall Pines website. Cathy made a complaint that the Minutes were not emailed to her. Sue responded that Minutes are never emailed to Board Members. The Board was notified by email that the Minutes were posted on the Tall Pines website, and in order to waive the reading and approve the Minutes at our meetings, they *must be read* on the Tall Pines website.

Cathy made an opinion that the Minutes for the Valley Wood 1/12/2022 meeting published on the Tall Pines website were not correct. Sue supported the text that was submitted in relation to splitting the dues, by stating she made a motion to include an Opinion Poll in the Annual Mailer. She said she would review the Minutes, and correct if necessary. Jill Bell made a motion to waive the reading of the Minutes and accept them as published on the Tall Pines website. 2nd by Ray. All in favor: 3 for/1 against. Motion passed.

**TREASURER REPORT:** Jill reported Monthly income: \$14,999, Monthly expense \$14,514, for a Surplus of \$484. Year to Date Income \$149,380. Year to Date Expenses \$145,259 for a surplus of \$4121. Accounts Receivable \$458. Operating Account \$51,611.64. Roof Reserve \$106,488. Painting Reserve \$40,691. General Reserve \$90,900. Total Operating and Reserve \$293,785. Sue made a correction that the Roof reserve was actually \$106,884.

**COMMITTEES: ARC** – Jill stated that removal of a large bush, and a circle of small shrubs was approved for a Millriver owner. **MAINTENANCE** – No activity. **FINING** - No activity. **WELCOME COMMITTEE** - Susan Johnson is now a member of the Welcome Committee. She was thanked for volunteering.

### **NEW BUSINESS**

**1. BOARD MEMBER POSITION** Jill Bell sent notice to the Board and Parklane RES, that she is volunteering for the position of President of the Valley Wood HOA Board of Directors. Motion to Appoint Jill Bell to the Board as President by Sue 2nd by Ray All in favor: 3 for/1 against. Motion passed. Jill took over running the meeting. AJ Douglas referenced an HOA Statute forbidding an HOA President to hold the President and the Secretary Office. Sue offered to take on the Treasurer position as statute allows.

**2. NEW BUDGET AND DUES** Jill reported increases in our monthly expenses such as administrative, waste removal, recycle pick-up, lawn mowing/trimming, fertilizing & weed control, totaled almost \$8.00 per villa *before* the reserves were even funded. She noted the Roof Reserve being underfunded in times of large price increases was of great concern. The Board does not want to see Special Assessments as there have been in the past. The Valley Wood dues will go up from \$108.60 to \$122.60. The Tall Pines dues remain at \$52.40, for a total of a \$175.00 payment, the first being due March 1st.

Jill reported that the Roof & Paint Study was not able to be done until March, and the cost had gone up. **3**

Jill reported that the Roof & Paint Study was not able to be done until March, and the cost had gone up. Since it could not add to 2022 budget considerations, it would be ordered for later in the year in consideration for the 2023 Budget. Motion to Approve the 2022 Budget by Sue. 2nd by Ray. All in favor 3 for/ 1 against. Motion Passed.

#### **OLD BUSINESS**

**REVIEW OF 1/12/22 MEETING** Motion for a 13% Rental Cap for the Rental Cap Amendment passed. Motion to create an Amendment to Dissolve the Paving Fund passed. Motion to Order a Reserve Fund Study in November, and secure it with a deposit passed. Late Fees will not be charged, and refunds or credits should have been given to those charged. Funding for Printing was increased. An Opinion Poll re: Splitting payment of the Dues will be included in the Annual Mailer.

**ROAD SEALANT** Sue submitted a request to Ameri-tech to add an agenda item for the Tall Pines Board to address when the sealing coat on our roads would be touched up. At the January Tall Pines Meeting, it was reported that the contractor is on a big job, but is committed to completing the work, even if our contract deadline passes.

**LAQUINTA POND** It was reported that a rumor over losing our irrigation system if Pasco County takes back the pond was false. Tall Pines has 13 wells for irrigation. Cathy made comments about Rosemary Jaskierney making an appointment with Swift Mud. Sue noted that Rosemary has every right to make this appointment as a homeowner without inviting Tall Pines. Rosemary stated that Cathy was mixing up facts dating back to 2020. She also stated that once Swift Mud said they were going to have the ownership looked into by the county, she emailed Tall Pines President Paula Morin to advise her of the situation, so that the Tall Pines Board did not sign a contract for installing 400 plants at the edge of the pond until the county reports back.

**NEW BOARD MEMBERS** Marian Pope, Lynda Leonard and Diane Zenchuk were present to volunteer for the Board. Motion to appoint them to the Board by Sue. 2nd by Ray. All in favor 4 for/0 against. Motion passed. All were invited up to the front table, welcomed and congratulated. Each briefly spoke.

**OPEN FORUM** The Board unsuccessfully tried to have questions held until Open Forum. A lively interaction ensued. Owners and some new Board members complained about Motions being passed without owners being able to ask questions. The Board and owner AJ Douglas, who is on the Tall Pines Board, tried to explain the difficulty associated with getting through an agenda when questions are not held until Open Forum. It was noted that motions could be rescinded after Open Forum. Some owners suggested that the Board allow for timed questions on agenda items. AJ noted a State HOA Statute that addresses the issue.

**NEXT MEETING: Annual HOA Members Meeting is 2/15/2022 at 6PM**

**ADJOURNMENT** Ray motioned for Adjournment at 6:55PM. 2nd by Sue. All in favor 4 for/0 against. Motion passed.

Submitted by Sue Mac Queen

Valley Wood Secretary/Treasurer

*Happy Valentine's Day to Everyone and  
Congratulations to Cody Truex & Shannon Apt  
on their November Marriage!*

