

The VALLEY WOOD VOICE

Volume 1, Issue 3 March 2022

Hello Valley Wood!

We are into the 2022-2023 Fiscal Year now!

We have a new Board of Directors:

Jill Bell is our President

Cathy Westerman is our Vice President

Dennis Babe is our Treasurer

Lynda Leonard is our Secretary

and our Directors are Diane Zenchuk and Marian Pope

Violations

The board will be doing a walk-around to check for violations. Please check your property for areas that need attention.

Items that are most commonly violated are:

Driveways, sidewalks, front and rear patios that need cleaning. You must also repaint your driveway if the paint is wearing away.

Plants, bushes & shrubs must be kept one foot below the soffits.

There can be no plantings growing on to any area of your villa, carport or shed.

Plants should be kept one foot away from your villa walls, and your shed. Not doing this became a problem when the last painting project took place.

If you have any questions, please contact a board member. See the last page for contact information.

Maintenance:

Villa and carport gutters and downspouts will be done in late Spring, after leaf fall.

The Bi-Annual Soft wash of the carports will be done this year.

Valley Wood Homeowners Association

Annual Meeting

Date: Tuesday February 15, 2022

Time: 6:00 PM

Location: Tall Pines Clubhouse

Annual Meeting Agenda:

Call to Order

The board meeting was called to order at 6:05 PM by Jill Bell-President. Board members present: Vice-President Ray MacQueen, Secretary/Treasurer Sue MacQueen, Directors Cathy Westerman, Lynda Leonard, Marian Pope, and Diane Zenchuk. A quorum was reached by board members and proxies and members.

Proof of Notice of Meeting by Mail to every homeowner, email & posted on Tall Pines property

Pledge of Allegiance

Approve Minutes- A motion to waive the reading of the minutes from the 2021 Valley Wood annual meeting and approve as recorded in the Tall Pines Hi Lites. Motion made by Cathy, 2nd by Marion. All in favor, motion carried.

Appoint Dennis Babe, a volunteer, to the board. Motion by Jill, 2nd by Cathy. All in favor, motion carried.

Review of Paving Reserve Amendment to eliminate the Paving fund and move to The Roof reserve fund. 58 in favor, 2 opposed. Amendment passed.

Opinion Poll to submitted by Parkland to be reviewed by the board and reported on at a future meeting

No new board nominations. New officer positions will be announced at the Monthly Meeting to follow.

Thank you to Sue and Ray for their time serving on the board

Motion to adjourn the Valley Wood Annual Meeting Motion by Lynda, 2nd by Cathy. All in favor, motion carried.

Adjournment time 6:12 PM

February 15, 2022 Minutes continued on next page

Valley Wood Monthly HOA meeting: February 15, 2022 at Tall Pines Clubhouse

Call to order 6:12 PM by Jill Bell-President. Board members present: Vice-President Cathy Westerman, Treasurer Dennis Babe, Secretary Lynda Leonard, Directors Diane Zenchuk, and Marian Pope. A quorum was established.

Proof of Notice of Meeting was Posted on site and email

Waived the Pledge of Allegiance since previously done this evening

SECRETARY'S Report: Approve Minutes – Previous Board Meeting

A motion to waive the reading of the minutes from the last meeting and approve, as posted on Tall Pines website, motion made by Lynda, 2nd by Cathy, all in favor, motion carried

TREASURER'S Report-Dennis

Income for the month \$14,826.53, Expenses for the month \$17,719.83, Deficit of \$2,893.30

Deficit due to once a year insurance payment. Accounts Receivable-\$446.00,

Reserve funds total \$249,731.66, Operating account \$47,127.25.

Total Operating & Reserve Funds \$296,858.91

COMMITTEES:

--ARC- Jill nothing to report

--Maintenance-Ray- will get estimates for carport cleaning as it had been done in 2020, and yearly gutter cleaning. Cleaning will be done late March or April when leaves have all fallen.

--Fines Committee- nothing new

--Welcoming Committee- Jill & Sue Johnson- 2 new owners on Muttontown, 1 pending sale on Millriver and 1 returning owner on Oakmont

NEW BUSINESS-

Board Appointments: Jill Bell-President, Cathy Westerman-Vice president, Lynda Leonard-Secretary, Dennis Babe-Treasurer, Diane Zenchuk-Director, Marian Pope-Director

Change meeting time to 7 PM. Motion made by Lynda, 2nd by Diane. All in favor, motion carried.

Members speak on agenda items before the board votes on them.

Process is as follows: motion made, 2nd, board discusses, members discuss with a 3-minute time limit, they speak only once, board votes on the motion

OLD BUSINESS

Members Opinion Poll The board review the members opinion poll

LaQuinta Pond- nothing new to report

OPEN FORUM: Membership brought up the LaQuinta pond issue of turning it over from Tall Pines to Pasco County. There were concerns of maintenance of pond by the county. It was agreed to bring it up with the Tall Pines board.

Next meeting March 15, 2022, at Tall Pines Clubhouse 7 PM

ADJOURNMENT Jill made a motion to adjourn, 2nd by Lynda. All in favor, Adjournment time 6:30 PM.

Respectfully submitted by Lynda Leonard, Secretary, Valley Wood BOD

Happy St. Patrick's Day!!!

Please Save this Page!

2022 Valley Wood Board of Directors Contact Information

President: Jill Bell (518) 725-6407	valleywoodjill@gmail.com
Vice-President: Cathy Westerman (615) 476-2886	valleywoodcat@gmail.com
Secretary: Lynda Leonard (727) 365-1186	lynleo7631@gmail.com
Treasurer: Dennis Babe (262) 786-1076	ddbabe@wi.rr.com
Director: Marian Pope (727) 207-1451	marianpope39@gmail.com
Director: Diane Zenchuk (402) 210-3447	vwdianz@gmail.com

Green Thumb Unlimited Scope of Work, 2022-2023 Contract

Mowing of all turf areas according to the following schedule:

Should conditions arise that disrupt this schedule, (ie, unexpected delays, adverse weather conditions) the schedule will be adjusted in GTU LLC's sole and complete discretion to maintain the appearance of the community.

May 1st^h thru October 31st – once per week

November 1st thru April 30th – every other week

Grass clippings will be blown from all paved areas upon completion of lawn maintenance.

Edging of all walkways, curb areas and plant beds will be done bi-weekly.

Line trimming will be done around trees, posts, fences, and any area that is inaccessible to the mowers.

Exclusion: GTU LLC will not be responsible for damage as follows, exposed garden hoses, personal items left on the turf or in shrubs, wear on carpeting, tile, borders, sidewalks, patios, driveways & porches.

Screen enclosures, or vinyl siding directly adjacent to turf, or shrub areas with no border or kick plate protection; gutters, downspouts & any exposed pipes or wires and

Decorative lights installed directly in turf, without protection of a border.

Hedge & Bed maintenance:

Maintain hedges & shrubs according to the following schedule:

Hedges & shrubs will be pruned – once a month (fronts, tops, sides, and backs)

Trim rear hedges facing golf course on Laquinta

Remove or mulch clippings created by pruning shrubs as the work is performed.

Spray beds & hard surface cracks with a post emergence herbicide (Trubune) to kill weeds – once a month NO ROUNDUP WILL BE USED

Exclusions: GTU LLC shall not be required to maintain wood lines, conservation areas and /or natural landscape beds. GTU is not responsible for removal of seasonal plant leaf drop.

In order for us to properly maintain weed control in flowerbeds, a 3" inch layer of mulch is required at additional cost.

Selective pruning of ornamental trees and shrubs maintaining a tree height of 8'.