

The VALLEY WOOD VOICE

Volume 1, Issue 6 November 2022

Hello Valley Wood!

We hope everyone has had a great summer!

Attendance at our Valley wood meetings is what provides our community a way to stay informed.

We look forward to residents attending our meetings!

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

CONGRATULATIONS & WELCOME To NEW VALLEY WOOD OWNERS

We have many new residents and hope to get to know all of you.

Bronia Abitz of 10735 LaQuinta Drive
Genoveva Cardona of 10821 Chenequa Court
Aly Maldonato of 10821 Chenequa Court
Tyler Frick of 10722 LaQuinta Drive
Nicholas Robertson of 10512 Millriver Drive

Wishing you every Happiness in your new Home!



HAPPY
Thanksgiving

***IMPORTANT**

If the Board does not have your email address, please send it to Dennis Babe at vwdennis@wi.rr.com

Please save the contact information on page 4 of this issue for future reference. The Board is still lacking a few owner email addresses. It is important that the Board can send timely notification emails out for situations such as the recent trash pick-up day change to Monday and Thursday, maintenance dates, meetings, events etc. Your email address is not visible to other owners. and is not shared. Thank you!!

Valley Wood HOA Meeting

Date: Tuesday October 18, 2022

Time: 7 PM

Location: Tall Pines Clubhouse

Meeting Agenda

Call to Order:

The Board Meeting was called to Order at 7 PM by Jill Bell. Roll Call was taken by Jill Bell, President. Board members in attendance were Cathy, Lynda, Diane, Marian, Dennis via Zoom, and Richard Bremer from Parklane Management. A Quorum was reached.

Secretary Report:

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

Treasurer's Report:

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

	Monthly	Year to date
Income	16,133.69	112,557.58
Expenses	<u>13,669.75</u>	<u>109,426.91</u>
Net surplus/deficit	2,463.94	3,130.67

Note: The surplus is mostly due to not being a month for lawn treatment and no maintenance expenses.

Accounts Receivable (Owner balances)	1,664.16
Operating Account (Checking)	47,953.25

Reserve Funds

Roof	128,312.87
Painting	47,459.35
General Repairs	<u>106,060.30</u>
Total Reserve Funds	<u>281,832.52</u>
Total Operating & Reserve Funds	329,785.77

Committees:

ARC Committee: Nothing to report.

Maintenance Committee: Nothing to report

Fines Committee: Nothing to report

Welcome Committee: Many new residents. Thank you to Sue Johnson for

performing the Welcome Committee duties.

Old Business: Nothing to report from last Spring

New Business:

*Auto pay form has been sent to residents for their consideration. For residents not already using this payment method it makes payment and record keeping much easier for everyone. HOA payment is taken out automatically on the 3rd of each month.

*Sprinkler issues are to be reported to Tall Pines and they will Schedule the work to be done. Tallpinesnpr.com. If you do not have access to internet please let Jill know.

*Please remember to place trash cans in or behind your shed (As stated in our documents). Please secure the top so that animals cannot get into it.

*Jill is in the process of setting up a schedule for power washing with Tyler from Under Pressure LLC. If you are interested let Jill know and she will get pricing for you and collect the money for payment.

*Soon the Board will begin reviewing the budget for the 2023 year.

Thank you to the Valley Wood Board for their efforts to keep our community a pleasant place to live.

Open Forum:

A reminder to carry a flashlight or wear light colored clothing when walking our pets in the evening. When driving in the community please drive the posted speed limit. The importance of attending Tall Pines Board meetings was also expressed. HOA workshops are the 3rd Friday of every month at 11:00 AM in the Tall Pines Clubhouse.

Next HOA Meeting will be November 15, 2022 at 7 PM in the Tall Pines Clubhouse.

Motion to adjourn by Jill, 2nd by Cathy, all were in favor. Meeting adjourned at 7:36 PM.

Respectfully submitted by Lynda Leonard, Valley Wood HOA Secretary

REMINDER: If you would like an estimate for power washing, please contact Jill. Details are in our meeting minutes.

HOA MEETING ATTENDANCE

We encourage all residents to attend the Valley Wood HOA meeting as well as the Master Association Tall Pines HOA meetings. Both meetings will keep you well informed.

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.

Mat Makers Wanted!

Valley Wood Board Member Diane Zenchuk is looking for anyone interested in joining the Mat Makers group! The popular group meets every Wednesday at 10 am at the Tall Pines Clubhouse library to make sleeping mats for the homeless.

Help is needed flattening and/or cutting bags. Come to our Wednesday morning meeting and we will bring bags and show you what is needed!

If you'd like to join in, and help with this needed project, please contact Diane at vwdianez@gmail.com or 402-210-3447

Please Note: Residents are responsible for cleaning up any trash that is scattered if an animal or bird rips open your trash bag. Owners are also responsible for removing rust stains from your shed, carport, driveway, sidewalk, patio or stucco. Please put in a work order to Ameritec, the Tall Pines Management Co., 727-726-8000 Ext. 301 if your sprinkler needs to be adjusted. Andrew George will assist you.

Good to Know: Did you know that our **Wednesday recycle** items may be placed in blue plastic bags for pick-up. (available at WalMart) This may make recycling easier, and will help to avoid items being blown around on windy Wednesdays!

Reminder: Trash days are Monday & Thursday now.

Please Save this Page!

2022 Valley Wood Board of Directors Contact Information

President: Jill Bell (518) 725-6407 vwjillbell@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 vwdennis@wi.rr.com

Director: Marian Pope (727) 207-1451 marianpope39@gmail.com

Director: Diane Zenchuk (402) 210-3447 vwdianz@gmail.com

Our HOA Management Company is Parklane Real Estate Services, which has an office in New Port Richey. Call phone number 727-232-1173. Ask for Rico, our Community Representative.

Information regarding Green Thumb Unlimited

Mowing - May 1st 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.

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

Please do not leave out garden hoses, or personal items on the turf or in shrubs, sidewalks, patios, driveways.

Please remove decorative lights installed directly in turf, without protection of a border on service days.

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

Rear hedges will be trimmed only where they face the golf course on Laquinta Drive

Clippings created by pruning shrubs will be mulched or removed as the work is performed.

Spraying of beds & hard surface cracks with a post emergence herbicide (Trubune) to kill weeds – once a month

NO ROUNDUP WILL BE USED

Exclusions: GTU LLC will not maintain wooded or conservation areas and natural landscape beds.

GTU is not responsible for removal of seasonal plant leaf drop.

Selective pruning of ornamental trees and shrubs maintaining a tree height of 8’ will be done.

Should you need assistance, have a concern, comment or question, please contact a Board member.