

WOODBOUND LAKES HOMEOWNERS ASSOCIATION NEWSLETTER

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Newsletter Date
August 2023



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How To Contact Your Woodbound Lakes Homeowners Association

- Mailing Address: P.O. Box 530293 DeBary, FL 32753
- Architect Review Board (ARB) Questions and to contact the HOA by Email: woodboundlakeshoa@gmail.com
- Web Site: <https://woodboundlakeshoa.com>

MEMBERS SOUGHT/VACANCIES

There are vacancies for new board members. Anyone interested or wanting to become a board member, in your Woodbound Lakes HOA, please stop by one of the monthly meetings to inquire more about becoming a board member.



TIPS, REMINDERS, & AWARENESS SUMMER TIME

As most of you have noticed our front entry has new landscape look. The summer has been upon us with extremely hot weather and plenty of rain. With the temperature being so high it is very important you stay hydrated by drinking plenty of water. If working outside and you feel the heat getting to you, drink water, use ice or cold water on your body to bring your temperature down. Go inside where it is cooler, sit and relax. Heat stroke can be a very dangerous outcome. Your air conditioning (A/C) units should be maintained, and filters replaced to keep them in good running order. If you are taking care of your landscaping, trimming, edging, weeding, planting, and mowing your lawns it is best to get out early or later in the day after the rain has cleared. You may want to consider not running your sprinklers in addition to the rainfall. This should save you some capital. For those of you who are running your sprinklers, ensure they are not blocked by new



Woodbound Lakes Homeowners Association Upgraded Front Entrance

plants and lawn growth. The speed limit throughout the development is 25 miles per hour, please keep to the limit and watch for all who may be out and about. There is a sign posted on Woodbound Lane, when entering from Highbanks Street, soliciting is prohibited. If and when someone knocks on your door or rings the door bell, try-

ing to sell you something, remind them they are not allowed to and that they should move on. The more we all deter this practice, the less they will come. Lastly, remember school will be starting up, this month, please mind the children.



YOUR NEIGHBORS' CORNER SOLICITING YOUR IDEAS OR SUGGESTIONS!

Homeowners, feel free to attend a monthly meeting or send us your suggestion, an idea, or anything you think your neighbors may enjoy, need, or want to enhance the community. This issue an idea came up to post an entry sign, at the Bonita Road entry. The idea so anyone

using our community as a pass through will know they entering Woodbound Lakes and may be careful and mind the speed limits. This requires communication and approval by the city of DeBary. Before this may transpire, several hoops must be

passed to add such a sign. This is just an idea. More thought required.



Sample rendering only

Article III. Assessments

“Special note to Section

2. Purpose of annual assessments. The annual assessments levied by the association shall be used exclusively to promote the health, safety, welfare and recreation of the residents in the subdivision, and for the improvement and maintenance of the common areas. Annual assessments shall include, and the association shall acquire and pay for out of the funds derived from annual assessments, the following: (a) Maintenance and repair of the common areas. (b) Water, sewer, garbage, electrical, lighting, telephone, gas, and other necessary utility service for the common areas. (c) Acquisition of furnishings and equipment for the common areas as may be determined by the association, including, without limitation, all equipment, furnishings, and personnel necessary or proper for use of the recreational facilities. (d) Fire insurance covering the full insurable replacement value of the common areas with extended coverage. (e) Liability insurance insuring the association against any and all liability to the public, to any owner, or to the invitees or tenants of any owner arising out of their occupation and/or use of the common areas. The policy limits shall be set by the association, and shall be reviewed at least annually and increased or decreased in the discretion of the association. ”

...continued above.

DID YOU KNOW..?

ARTICLE OF THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS (ADCCR)

Woodbound Lake (WBL) HOA “Did you know...” corner. Offering references to the ADCCR. The Association offers reminders, to keep all informed of our responsibilities as homeowners and residents. The full Covenants Articles are on the website. Everyone needs to be aware of the information to protect and enhance the value of our properties & community.



“Section 2., continued... (g) A standard fidelity bond covering all members of the board of directors of the association and all other employees of the association in an amount to be determined by the board of directors. (h) Any other materials, supplies, furniture, labor, services, maintenance, repairs, structural alterations, insurance, taxes or assessments which the association is required to secure or pay pursuant to the terms of this declaration or by law, or which shall be necessary or proper in the opinion of the board of directors of the association for the operation of the common areas, for the benefit of lot owners, or for the

enforcement of these restrictions.”
Section 4. Special assessments for capital improvements. In addition to the annual assessments authorized above, the association may levy in any assessment year a special assessment applicable to that year only for the purpose of defraying in whole or in part, the cost of any construction, reconstruction, repair, or replacement of a capital improvement on the common areas, including fixtures and personal property related thereto. Any such assessment must be approved by a majority of each class of members.



DIGGING OF PLANTING



Avoid hitting underground facilities! Let them know when and where you're digging (call 811 or use the online services) and they will notify their member utility companies so they can mark their lines, pipes or cables near the job site. Installing a fence or mailbox, starting a garden or building a deck, all require a call to Sunshine 811 at least two full business days before you begin digging to get public

facilities marked and located. In fact, it's the law. Sunshine 811 notifies its member utility companies to mark their underground facilities where you plan to dig. Sunshine 811 does not locate or mark underground facilities. This is done by the member utility companies or their locators. **Safe digging is everyone's responsibility.** Failure to dig safely can result in costly damages and repairs, loss of

essential utility services, and even serious injuries to you or your neighbors. To learn more about the safe digging process, check out the Six Steps to Safe Digging. Web site: <https://sunshine811.com>



Architectural Review Board Article X. General Provisions Section 1(a)



The ARB is to assist your needs to repair or update your driveway, fence, roof, pool, screened porch, or desire to repaint your house. This list is not all inclusive. Before work is started, provide your plans via the ARB, obtainable online or by contacting your HOA. The ARB will work with you and assist in coordinating with your plans. Note, the City of DeBary may require a permit before work is done at your home. If you are not sure a permit is required, contact the City of DeBary at 386-601-

0212. Not having a required permit may prove to be costly. Please allow the ARB to assist you. They are there to help not hinder the process. Thank you all for your cooperation.



Annual Picnic in the making.

Your HOA is planning this year's picnic for late October or early November. The Picnic Note Cards will be mailed out to let everyone know the date and location.

Annual Meeting—Election 2023

The Annual Meeting this year will be in October 2023. At the annual meeting the floor will be open for nominations.



HOA will mail out ballots and a proxies in to all home owners. Prior to the meeting. The specific date for the meeting will be provided when ballots are mailed out. When attending the meeting please bring along your voting ballot. If you are not able to attend the meeting you may mail your ballot so it will be received before the meeting or your other option is to provide your proxy to another home owner you trust to take to the meeting to vote for you. Proxy instruction are with your voter's mailing package. Please keep an eye out next month for more information.