

WOODBOUND LAKES HOMEOWNERS ASSOCIATION NEWSLETTER

Volume 1, Issue 1

Newsletter Date
March 2023

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Patricia Torres

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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](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 WELCOME SPRING

Here are some tips, reminders, and things to be aware of as a Woodbound Lake resident. Now that Spring is here, you may want to check your sprinklers for optimum lawn coverage and / or leaks, broken sprinkler heads could increase your water bill. Also be sure your sprinklers are not blocked by overgrown grass. Weeding and cleaning your yard assist with having a healthy lawn. If considering planting a tree, call 811 to verify the area is clear of electrical or pipe lines. Be cautious when and if cleaning out your gutters for debris. Clean any areas around your home which may have mold or algae. Be vigilant as packages are delivered. If or when your neighbor lets you know they may be out of town, or away for a couple of days, please keep an eye on their property. When parking your vehicle, it is not allowed to be parked on the grass, or display signage... "business advertising" when parked at your residence. Dog owners, whenever you take your pet out for a



Woodbound Lakes Homeowners Association front entrance

walk throughout the neighborhood, be considerate of your neighbor's property. If Fido or Fidette...poop it, please...scoop it. Annual dues remain unchanged. Driving in the neighborhood be mindful of the speed limits. Watch for pedestrians, small children, and pets. We have had both bears and a bobcat spotted in our neighbor-

hood. Unfortunately, a resident recently witnessed a female goose killed by the bobcat. Be vigilant, see something, say something.



YOUR NEIGHBORS' CORNER SOLICITING YOUR IDEAS OR SUGGESTIONS!

Homeowners, feel free send us or attend a monthly meeting with a suggestion, recipe, or anything you think your neighbors may enjoy, need, or want to know. This issue we are once again informing everyone of an app "Neighbors by Ring". It provides real-time crime and

safety alerts from your neighbors and local law enforcement. You do not have to own a Ring device to use the "Neighbors by Ring" app. It maybe downloaded, for free, using either Android or Apple iPhone operating systems. Homeowners who are

already part of "Neighbors by Ring" have shared sightings criminal and safety concerns. Much appreciation to those who have shared information with hopes of informing and showing concern for their fellow neighbor.


Neighbors
The New Neighborhood Watch™

“Special note to Section 5.

Design Criteria—

Landscaping: Landscaping should enhance the privacy and beauty of the home. It is also hoped that the natural ground cover of the land can weave throughout the residential development without its impedance by lots totally planted grass within recognition of the natural elements of land. The criteria of low maintenance should be respected wherever possible without downgrading the design in any way.

(a) All owners of developed lots in the subdivision are expected to exercise generally-acceptable garden management practices, which result in complimenting the overall appearance and desirability of all property within the subdivision. These practices include, but are not limited to: regular lawn mowing, as well as trimming and edging on a regular schedule during April through December, pruning as necessary, regular quarterly fertilization and vigorous control of weeds and insects. Such care shall apply to one’s entire lawn, front, sides and rear.”

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. The WBL community would like everyone to be aware of the information to protect and enhance the value of our properties and community.

- Section 2 . “No business, of any kind, shall be conducted on any residence or lot, which would generate traffic by



the public at large, to or from the residence at any time.”

- Section 18. “Each Lake front lot owner shall have an easement over and upon the entire lake surface for sail boating, canoeing, rafting, paddle boating and row boating. NO boats more than 14 feet in length (except canoes) shall be used on the lakes. No boat or device powered by Gasoline or diesel fuel shall be operated on the lakes. Electric and wind sail powered craft are permitted. Engine driven equipment

may be used for maintenance purposes.”

- Section 20. “Any and all owners of any and all lots within the subdivision shall be responsible for insuring that their guest, lessees, licensees, or invites, whether social or business, abide by and are bound by these Declarations of Covenants, Conditions, and Restrictions and any rules and/or regulations promulgated by the Association.”



WASTE PRO COLLECTION

Residential yard waste is collected on Tuesday. Residential household waste is collected on Friday. Should the Tuesday or Friday be Thanksgiving, Christmas, or New Year’s Day, collection will then be provided on the following day. All other holidays, service will still be provided on the Tuesday or Friday.

For bulk waste needs con-

tact Waste Pro for information on acceptable items. Call 386-788-8890, online information at <https://wastepro.com/debary>, there is also a link provided through the Woodbound Lakes Homeowners Association web site in the Fre-



quently Asked Questions (FAQs).

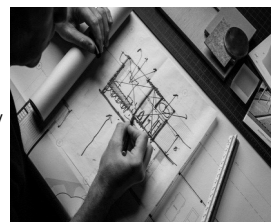


ARCHITECTURAL REVIEW BOARD

ARTICLE X. GENERAL PROVISIONS SECTION 1

(a) Several Sections contained in the Covenants, Conditions, and Restrictions (CCR) of Woodbound Lakes Subdivision, require Written Approval of the Architectural Review Board, before proceeding with installation or improvement.) 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.