

WOODBOUND LAKES HOMEOWNERS ASSOCIATION NEWSLETTER

Newsletter Date
June 2024

Summer 2024



BOARD OF DIRECTORS

PRESIDENT:

Mickey Cole

VICE PRESIDENT:

Mike Governale

SECRETARY:

Patricia Torres

TREASURER:

Mary Beth Tocco

DIRECTORS:

Marie Channel

Ron Crowder

Mike Dunnington

Sherry McGill

Randy Williams

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>

INTERESTED IN BECOMING A MEMBERS

Anyone interested or wanting to become a board member, in support of your Woodbound Lakes HOA, please stop by one of the monthly meetings to inquire more about how to become a member of the board.



Summer of 2024, already the flowers are in bloom, school is out, the on-off rains are here, and yes...hurricane season. Hopefully everyone already cleared the gutters, cleaned your yards and maybe planted new plants and flowers.

Further care of your yards may require weekly mowing or trimming to keep them from getting away from maintenance. Please remember, part of mowing also requires edging. With both completed your property has beauty and curb appeal.

As hurricane season comes, keep an ear on weather alerts and prepare your property for imminent storms by securing any-



thing the winds would move, toss, or destroy.

Summer celebrations, Memorial Day (unofficial beginning of Summer), Juneteenth, Fourth of July, and to unofficially end the Summer, Labor Day. Regardless on how

you choose to celebrate please be considerate of your neighbors, keep yourself, children and pets safe.

Enjoy the remaining few days of Spring and have a wonderful and safe Summer.



THE ANNUAL ELECTION AND PICNIC

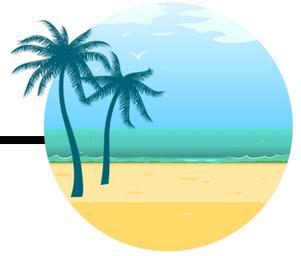
Election 2024

We are in the process of scheduling the annual elections. As with every year, a notice, along with your ballots, will be provide by mail. You votes maybe provided in person, by mail, or proxy. More to follow.

The Annual Picnic

The Annual Picnic is scheduled for 12 October 2024. Last year we had a great turn out. We predict the same for this year. Food, drink, fun and games to be provided by your Home Owner's Association. Mark your calendars.





Architgetural Review Board



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 Debarry may require a permit before work is done at your home. If you are not sure a permit is required, contact the City of Debarry at 386-601-0212. Not having a permit may be costly. Please allow the ARB to assist you. Thank you all for your cooperation.

Neighborhood Cohesiveness

Components of neighborhood cohesion that contribute to physical activity include:

- Availability to help when needed
- Neighbors to count on
- Trustworthy neighbors
- Close-knit neighborhood relationships

Collective efficacy includes actions like helping neighbors, reporting issues, and participating in community events all which contribute to neighborhood cohesion and safety. Fostering neighborhood cohesion may lead to healthier and more active communities. It's building connections, trust, and a sense of belonging among neighbors. You may see flyers in the near future in support of a Neighbors Helping Neighbors program.



DID YOU KNOW..?

WOODBOUND LAKES BYLAWS ARTICLE OF DECLORATIONS OF COVENANTS, CONDITIONS AND RESTRICTINS

Woodbound Lakes HOA offers references to Article of the Declarations of Covenants, Conditions and Restrictions. This is for all of us to remind us of our responsibilities as homeowners and residents.

The HOA web site contains the Covenants Articles for your view. The Woodbound Lakes community would like everyone to be aware of this information in hopes of protecting and enhancing the value of our properties and the community. Sometimes people may forget or may not be aware of actions not acceptable within the By-Laws.

All homeowner's paying their annual dues are hopeful the HOA does their best working in keeping the community in great shape and not being contentious in their approach requesting a response or remedy.

Homeowners' Associations (HOAs) play a crucial role in maintaining standards and fostering a sense of community. A new bill in Florida aims to address some of these issues. Starting July 1, 2024, To keep everyone informed of what some HOAs in Florida will face, depending of the size of the community, here are a few.

1. Enforcing Rules Equally: HOAs cannot enforce rules selectively, targeting some residents while ignoring others.

2. Parking Restrictions: Homeowners and their guests can park personal, business, or first responder vehicles (including pickup trucks) in driveways or other designated areas, as long as they comply with state, county, and municipal regulations.

3. Contractor Access: HOAs cannot ban contractors or workers from a homeowner's property.

4. Garbage Can Placement: Residents cannot be fined for leaving garbage cans at the curb or the end of their driveway within 24 hours of scheduled trash collection.

5. Holiday Decorations: HOAs cannot fine residents for leaving up holiday lights or decorations beyond HOA rules without prior notice. If notified, homeowners have one week to take them down.

6. Interior Rules: HOAs cannot create rules for the inside of structures that are not visible from the street, a neighbor's property, an adjacent common area, or a community golf course.

7. Vegetable Gardens and Clotheslines: Banning vegetable gardens or clotheslines is prohibited if they are not visible from the street, a neighbor's property, an adjacent common area, or a community golf course.

In wanting to be transparent, with our residence, your HOA is diligently reviewing those new requirements which maybe applicable to our community. Any of our covenants which may require updating, will be done in a timely manner. Some of the new items in the bill are not applicable to all HOAs as some are dependent on the size of the community. To add, those HOAs which may have a community which surrounds a golf course, has swimming pools, or a community recreation area. Our attorney will advise and ensure we are compliant with the new bill. Lastly, to note some things may change and some may not. We have until January 2025 to be compliant.



NEIGHBORS' CORNER



A couple 3 to 4 foot gators have been spotted in a coupe of our small lakes...ponds. Although these gators may be considered small, they get hungry and can take a bite. Please be diligent when walking your pets or out for a stroll with your children. School is out! You may notice more of our neighborhood children will be out and about enjoying summer activities. We ask you to be mindful when driving in our community and to keep to the posted speed limits. **Boom! Boom!** The 4th of July will soon be upon us.

Time for cookouts, get togethers, and especially fire- you are attending a public display or creating one of extra caution around the children, the neighbors, pets, with concerns of solicitors or trespassers, a simple sign may just be enough to keep them at bay. If considering a sign you may go to a local hardware store for a sign. But, if you want to have more of an impact, go to our local Sheriff's Office them. Sometimes it is as simple as being but when they are not offering the same property, the posted sign along with a call care of it. It's your property and everyone



work displays. Whether your own, please use and yourselves. Anyone

and request a trespassing sign from polite and asking someone to leave, courtesy or consideration for your to the local Sheriff's office will take should respect that.

