

WOODBOUND LAKES HOMEOWNERS ASSOCIATION NEWSLETTER

Newsletter Date
December 2024



BOARD OF DIRECTORS

PRESIDENT:

Mickey Cole

VICE PRESIDENT:

Mike Dunnington

SECRETARY:

Patricia Torres

TREASURER:

Mary Beth Tocco

DIRECTORS:

Marie Channel

Ron Crowder

Mike Governale

Sherry McGill

Randy Williams

How To Contact Your Woodbound Lakes Homeowners Association

- Mailing Address: P.O. Box 530293 Debarry, 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.



“HAPPY HOLIDAYS”

Another holiday season is upon us, time to celebrate, be with family and friends to share some gifts, food, fun and fellowship. Many people are out on the roads shopping. There is more traffic than normal. Just the traffic can be stressful by itself, let alone trying to figure out what gifts to purchase. Please be safe and considerate to others on the roads and in the stores.

At least we don't have to worry about snow or black ice. However, we could experience a bit of frost as well as wet roadways, and foggy conditions. Take care driving, especially driving through our neighborhood. For a second year Debarry is sponsoring the



Light The Night

“Light The Night Contest.” They are still the same categories; Lights A Palooza, Santa's Favorite, Misfits Toys, Christmas Spirit, and HOA Throw Down. Your Woodbound Lakes HOA registered and

is in it to win it! Judging already took place December 12th through the 15th. The HOAs are judged on creativity, use of lights, and overall appearance. Prizes will be awarded to the top three in each category.

THE ANNUAL ELECTION AND PICNIC RESULTS

Election 2024



The Homeowners have voted and the results are Mickey Cole received 33 votes, Randy Williams received 32 and Mike Governale received 32 votes. Mike Governale has decided to step down from his

position as the vice-president and Mike Dunnington was voted in, unanimously, by the board members. Glenn and Lisa Mobley counted and verified the 33 ballots received. Your HOA officers and board of directors are listed on the left side of this page. The board members are responsible for making decisions and taking action on behalf of the Woodbound Lake community. If you would like to become part of the decision process, attend a meeting to learn more or become a board member.

The Annual Picnic



Unfortunately the annual picnic had to be cancelled this year because of hurricane Milton. Hopefully next year, if any new hurricanes arrive, they will leave us be and allow the community to get together to enjoy some food, fun and time together.





Annual HOA Dues

Annual dues are presently \$135.00...a year.

They are due no later than January 31, 2025.

Homeowners if you would like to make payment through your personal Bank online, locate the BILL PAY link. Follow the instructions, use the Woodbound Lakes HOA's P.O. Box 530293 DeBary, FL 32753 address. For the payee information, enter your address in the memo line. This will ensure your payment is credited correctly. For further guidance, contact your Bank or the HOA.



Architectural 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 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 permit may be costly. Please allow the ARB to assist you. Thank you all for your cooperation.

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.

Article V examples:

- Section 17
- The owner of each lake front lot shall be responsible for keeping the lake bank, which is on the lot, neat and free of debris and litter. No trash or refuse shall be dumped in the lake or placed or kept near the lake. Lake front lots shall only be fertilized with time-released fertilizer to minimize nutrient runoff into the lake. Lake front lot owners are not permitted to construct docks of any type without the written consent of the developers or homeowners Association. Filling or dredging within the lake is prohibited except as required in order for the lake to fulfill its purpose as a part of an overall drainage plan for surrounding property. No lake front lot owner shall permit any change to be made in the grade of that por-

tion of his lot which is waterward of the building restriction line as shown on the plat, nor install any retaining walls. The easements herein above reserved and granted are extended to and shall exist so long as the lake referred to herein shall exists. Docks constructed must comply with County ordinances.

- 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.

NEIGHBORS' CORNER



Another reminder of courtesy to our postal workers. Please leave a clear lane so they may have access to your mail box. Parked vehicles or trash cans, in front of the mail box, will prevent easy delivery for your mail person. Please remove any impediment for the delivery vehicle. It will be greatly appreciated, not only during the holiday season, but always.



Our Florida winter is approaching here are some things to consider as it does. Your plants, some may require covering if there is an expected frost, especially those plants that are not consider hardy. At some of the local hardware and landscape stores you may find 'plankets', which come in a variety of sizes to aid in covering your plants.



Porch Pirate

Should the weatherman predict temperatures below zero, run your pool to avoid freezing. Decorating the outside of your home, please be especially careful when hanging decorations or lights from the roof or gutters.

Beware of porch bandits or porch pirates. Even more so this time of year. Keep an eye out, they come in different shapes, sizes or beings! If you see something, say something!



Porch Bandit