

# Woodbine Newsline

FEB 2019



NEIGHBORS OF WOODBINE



WWW.WOODBINEONLINE.ORG



WOODBINEHOA@OUTLOOK.COM



# Meet the HOA Board



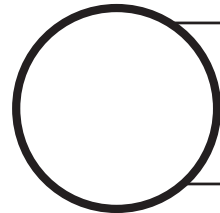
**Jeff Cashion**  
President  
Resident since 1994

I am a small business owner in the printing industry, and a Deacon at my church. I love Fishing, Hunting, Jeeps and Jesus... not necessarily in that order. Julie, my wife of 28 years, has blessed us with 6 children that we are raising to adulthood in this very home. With 1 married, 1 engaged, 1 wishing they were engaged and 3 teenagers yet to go, we look forward growing our family and our legacy here in Woodbine.



**Melissa Boyer**  
Vice President  
Resident since 2000

Born in Massachusetts, I have spent most of my life in the Central Florida area. I specialize in Operational Management and Instructional Design. I am the mother of 2 (1 son and 1 stepdaughter) and I'm a grandmother! My husband and I husband enjoy focusing on family, spending time outdoors, taking time to travel and are always honored when an opportunity arises to help others.

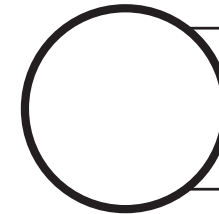


**Travis McMurry**  
Secretary



**Tiffany Robinson**  
Communication Director  
Resident since 2015

You often see me and my two rug rats playing out side every afternoon in our cul-de-sac. I've also got a full time telecommute job, a handy hubby, and tiny pup to keep me company during my day. I specialize in design and communication and I am excited to create a safe neighborhood for my kids to grow up.



**Nathan Kersh**  
Board Member



**Marlene Ruiz**  
Board Member  
Resident since 2010

I have been married for 22 years and have 4 kiddos, three boys and one girl. I enjoy spending time with my family when I'm not at my part-time job at Merit Fasteners working in accounting. We have been in Florida since 2005 and in the Woodbine Subdivision since 2010.



**Steve Palumbo**  
Board Member  
Resident since 2003

Married 25 years to my wonderful wife Joann. Sales executive, Officer at Loyal Order of Moose Sanford Lodge #1851, avid motorcyclist and self-proclaimed grill master

## All about HOA

**Home Owner Associations are a non-profit organization created by the developer of a community. The primary reason for creating an HOA is to uphold and enrich property values.**

**Leaders of an HOA are volunteers who are elected to maintain the neighborhood and create a desirable community where members feel safe and happy to live.**

**An HOA** is elected to make decisions for the good of the neighborhood. Responsibilities are entrusted to these home owners in the subdivision to maintain the common living spaces and determine and uphold the expectations of our neighbors.

**The sunshine law** regulates that meetings, records, votes, deliberations, and other official actions are made available and observable, and open to participation from all those who it affects.

**Board Meetings:** Held periodically throughout the year, a meeting of board members review monthly/quarterly financials, make budget decisions, communication plans, and plans to address any new or ongoing issues.

**Annual Meetings:** A neighborhood year end re-cap meeting to receive yearly financial breakdowns, vote in new HOA board members, and receive any news, updates, notifications that will set up the neighborhood up for success over the next year. Our current Bylaws state that the Annual Meeting is to be held in **August of each year.**

Anyone residing in the neighborhood, homeowners and renters alike are welcome and encouraged to attend, observe, and participate in any meeting.

Homeowners hold an additional right to have a say in activities that are happening in the neighborhood, ideas, and grievances that effect home values or anything else they feel the HOA should be aware of throughout the year. Homeowners are generally kept to a 3-5 minute window to speak their piece to allow for all other homeowners concerns or ideas to be heard.

### How can you help?

With dwindling attendance, the initial selection of a board member has been dependent on those willing to volunteer to hold a seat, and voted on by those who attended the annual HOA meeting last August.

We'll be encouraging stronger attendance to HOA board and annual meetings a little more this year, especially with all the decisions that are coming up!

# Word from the Pond

THERE ARE NO STRANGERS HERE, ONLY FRIENDS YOU HAVEN'T MET.  
-William Butler Yeats



**Who own's the pond? The city? The county? Woodbine? Mother Nature herself? That is the big question of the month, and the answer has the potential to unlock a whole neighborhood of possibilities!**

### The Verdict?

The pond, the land, fencing and all of the trees belong to our neighborhood and are our financial and moral responsibility to maintain.

We have recently cut back the overgrown brush in the pond and cleared out dying trees threatening to fall on houses. With all this removal we exposed the hidden decoration of litter sprinkled throughout the ponds banks and in it's waters.

To begin caring for our watering hole, we'll need to clean it up. Bottles, bags, wrappers and other pollutants have made their way over the fence and into the waters over the

years, harming the wildlife that have made their homes there.

We'll be budgeting a clean up crew to make that happen, but we'll need everyone's help to keep the area clean in an effort to protect our wildlife friends AND to save money for other things in the future.

such as...

A new common area!

Due to popular interest, we'll be looking into options for common areas in any of the land that that is owned by Woodbine, that will include access to the pond itself!

## Creating a Common Area

A common area is a gathering place created on land owned by the neighborhood and is available to be used by all community members.

Common Areas can include picnic tables, trails, and gardens and are maintained using HOA fees.

Woodbine has been given the green light by the county to create a common area on our land with a few stipulations:

- **IT MUST HAVE A FENCE: DUE TO THE STEEP NATURE OF THE BANKS, CODE ENFORCEMENT IS REQUIRING A FENCE OF A SPECIFIED HEIGHT TO SURROUND THE POND.**
- **COMMON AREAS CAN BE CREATED AS A "COMMUNITY PARK", AS LONG AS NO PERMANENT STRUCTURES ARE CREATED.**
- **GATES, FLOWERBEDS AND PICNIC TABLES! ARE ALL PERFECTLY ACCEPTABLE AS LONG AS THEY DO NOT IMPEDE COUNTY ACCESS TO THE POND.**
- **MAINTENANCE AND UPKEEP OF THE POND AND COMMON AREA LIE IN THE HANDS OF THE HOA AND IT'S COMMUNITY MEMBERS .**

## BLOCK PARTY!

Many things will be happening this year, so to consolidate some efforts we are looking to combine the HOA Annual meeting and with a neighborhood block party! We are hoping this will encourage attendance to the meeting up front, allowing for neighbors to mingle and have fun afterwards. For anyone interested in being on a committee to plan and arrange a block party for August, let us know! We know there are some great party planners out there!

# Maintaining the Hood

## Did you know there are recurring maintenance costs for maintaining our fair Woodbine?

Landscaping is the most commonly recognized cost under "Neighborhood Maintenance", keeping up the front entrance plants, the grass along the outside of the wall and the pond area. A monthly water bill is paid to rent the meter and provide water to the outside wall. We use this to water the landscaping at each of the entrances.

Believe it or not, there is even a tiny electric bill in order to light the sign at night! Other costs include liability insurance,

protecting the home owners from financial lawsuits in the event someone is injured on any of the common areas of the property. Paper, printing, and postage come around every year in order to mail out HOA dues reminders, and even this newsletter! We'll be looking for ways to save money in our basic expenses and welcome any ideas from our neighbors!

In order to help with on time payments, the board is also moving to offer a few different options for payment.

- IF PAYMENT IS RECEIVED ON TIME, BY APRIL 1ST, THE FEE WILL BE REDUCED TO \$100.
- IF PAYMENT IS RECEIVED AFTER APRIL 1ST, PAYMENT WILL BE THE FULL \$110.
- PAYMENT CAN NOW BE ACCEPTED VIA MAILED CHECK, VENMO, OR PAYPAL.
- THOSE UNABLE TO MAKE THE FULL PAYMENT AT ONE TIME CAN ELECT AN AUTO-PAYMENT PLAN THAT WILL CHARGE \$27.50/ QUARTER TO EQUAL AN ANNUAL AMOUNT OF \$110.

# Dues News

## Dues are what we pay to maintain and improve our property throughout the neighborhood.

Our bylaws have outlined dues to be sent out by March 1st and to be collected no later than April 1st of every year. Each home is responsible for a \$110 fee/year in order to maintain the property and allow for accurate budget forecasts for improvements.

### Ok, what does that mean you crazy board?

Any dues unpaid up until this point have been forgiven with the expectation that going forward, each Home owner will make their best effort to pay their dues in a timely fashion.

We have had a staggering decline in HOA payments over the past few years that have led to confusion throughout the neighborhood on how to proceed according to bylaws, budgeting, forecasting, and really anything else connected to the HOA. So... this year, the board is moving to hit the "START OVER" button.

## If it ain't broke don't fix it.... Except it's broke.

Sprinklers along the outside of the wall and front entrances are there to keep the landscape healthy and green! Except, has anyone ever seen the sprinklers go off?

Nope! That's because the sprinkler system is original to our neighborhood and well overdue for an upgrade! Budget considerations will be made to repair and replace the sprinkler system along the front areas, and ideas for water conservation with sprinkler systems are more than welcome!

In other news... someone tried to steal a palm tree from our front landscape. Why someone would feel the need to steal a palm tree in Florida is beyond us, but... it happened.

Now we need a new palm tree.



100 of the 120 homes in Woodbine have paid their HOA dues, that's 8 in 10.

83%

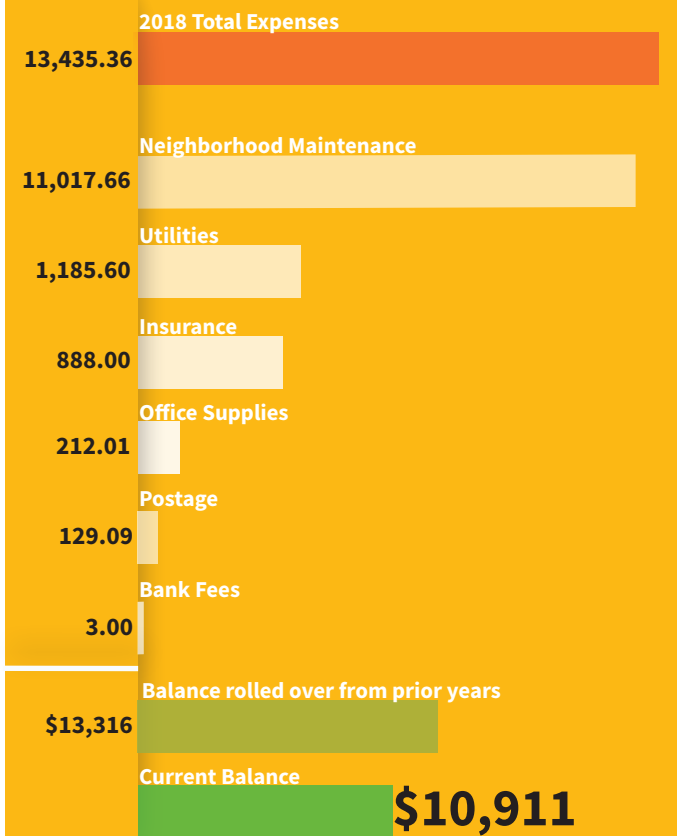
## 2018 Income

\$11,030.00

With last years basic expenses exceeding our neighborhood income, we were forced to borrow from our neighborhood account to cover the costs.

This shows us that **ontime HOA dues payment** and **expense management** will be more important than ever in 2019 in order for us to accomplish our neighborhood improvement goals!

## WHERE DOES OUR MONEY GO?



## What are we saving for?



### Repair the Sprinkler

Repairing the sprinkler will keep our landscaping up front lush, and will reduce some of the landscaping costs associated with hiring someone to water them.



### New Fence for the Pond

Repairing the fence will not only beautify the neighborhood, but will improve property values throughout the neighborhood.



### Common Area

Making a common area for neighbors to gather has been a long time goal that will increase property values, work/life balance, neighborhood safety and our overall sense of community.

# WHO YA GONNA CALL?

## **NEW WEBSITE: [WWW.WOODBINEONLINE.ORG](http://WWW.WOODBINEONLINE.ORG)**

This site will house all information surrounding the HOA:

- Newsletters
- Meeting Minutes
- Financials
- Bylaws
- Events and Meetings
- Contact Information

## **FACEBOOK: Neighbors of Woodbine**

Search “Neighbors of Woodbine” and request to join by providing the name of the street you live on. Designed by neighbors for neighbors, this page will offer the most up to the minute avenue of information, and gives you a direct line to all your other neighbors! This page also has members in the surrounding areas on Bedford, Canary Ln, and Tiffany Lane to open up communication and keep our community safe.

## **NEW NEIGHBORHOOD EMAIL: [WoodbineHOA@outlook.com](mailto:WoodbineHOA@outlook.com)**

Woodbine now has access to Outlook with a centralized communication point. Send an email to this address to reach a member of the HOA board. This email is manned by more than one member, so getting a response will be a sure thing! Also, make sure we have YOUR email so we can be on the mailing list when new information is available!

## **Are you interested in making a difference?**

We have open positions on the HOA board and committees! Send us a message through any of these channels to let us know how you can help your community.