

JANUARY 2014

THE Woodlands



The Woodlands Civic Association, P.O. Box 520721, Longwood, FL 32752-0721 • www.woodlands-fl.com

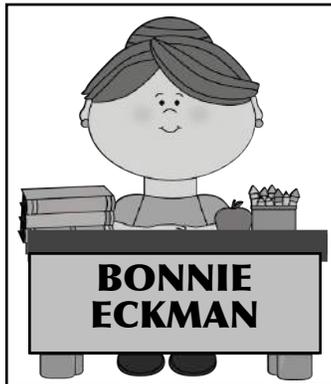
Message from the President

I bid you a fond farewell after serving as your Civic Association President this past year. It has been quite a productive and fun year for me personally. Our year was productive insofar as the accomplishments we realized for this community. Fun insofar as the many neighbors I have had the wonderful opportunity in meeting and working with. I

am so grateful to have met you and have served The Woodlands in this capacity to enhance and protect our property values. What is it that makes a community a truly great neighborhood? It is you!

This past year we were successful in holding off commercial expansion of group homes within our community. There was a major movement throughout the community where more than 700 residents stepped up, signed petitions and many came out publicly to stand in opposition to a threat to our property values. ***This is your Civic Association at work!*** By this printing, the repairs and painting of entrance walls will be well under way. Landscaping is planned and forthcoming. Garage sales, Easter in the Park, Santa's Ride, park improvements are all the product of the volunteers in the Woodlands Civic Association.

One remaining goal is to fill this next year's volunteer base for the community...*your community*. There will be a need for someone to assume the role of manager for our web site, www.woodlands-fl.com Additionally, the community needs someone to manage the Park Security System. Another individual will be needed to take over the role of heading up the



Welcoming Committee (probably one of the most important role as this individual sets the tone for a new resident's impression of the community). The individuals currently involved in these positions have assured me that they will be available to provide training and support.

Civic involvement brings many rewards. Civic involvement

gives parents the opportunity to demonstrate responsibility, ownership and leadership to their children. Often, it reflects positively on one's resume as many employers look for that community-giving component. Without volunteerism, the Woodlands Civic Association would not exist and the community would suffer. Who would be there to maintain the park, change the lights in the front, manage the landscaping, pay the water, electric bills, insurance, interface with county services, organize community events, etc?

Some people, I understand, have come to this community because there is no mandatory H.O.A and that they feel no sense of responsibility to their neighbors. I find this sad. When I came here in 1992, The Woodlands was a prestigious address and I felt proud to give my address as being in The Woodlands. I came here because of the way the neighbors took care of their property. I have been happy to participate by paying dues and volunteering and wish more people could feel a sense of satisfaction in doing so.

And finally I would like to give thanks to Mr. Abe Fried for designing the new look of the WCA Newsletter.

THE Woodlands CIVIC ASSOCIATION



OUR ANNUAL MEETING

Will be held Tuesday, February 10th at the Moravian Church on Highway 434 at 7:00 PM. This is not an open meeting, but a meeting for the dues-paying members of The Woodlands Civic Association to elect their Board of Directors for 2015.

YOU MAY PAY YOUR DUES AT THE MEETING

BY BONNIE ECKMAN

Welcome to the Woodlands



If you have recently moved into this wonderful community, please let us know! We would love to hear from you and have a Welcoming Packet for you! Please go to our web site, www.woodlands-fl.com to fill out your information. We will deliver your Welcoming Packet filled with goodies and information!

Bonnie Eckman





THE Woodlands

CIVIC ASSOCIATION DOCUMENT
Revised: December 2014

HOURS:
The WCA Park
closes at dusk

Dogs in the WCA Park Rules and Standards of Use

The Woodlands Civic Association, Inc., shall **NOT** be liable for any injury damage caused by any dog in the The WCA Park. Each dog owner is legally and financially responsible for their dog's behavior.

Upon entering the WCA Park, it is agreed that the dog owner must abide by park rules. Violation of park rules can result in permanent loss of park privileges.



GENERAL RULES:

- THE WCA Park is a private park for WCA Members only. Only dogs of WCA Members are permitted access to The Park.
- Dogs must be within voice range and under owners control at all times, if not, dogs will need to be leashed at all times.
- A maximum of 3 dogs per Member at one time in The Park, unless accompanied by another adult.
- Dogs should be kept at least 25 feet from the children's playground equipment, if children are present.
- Dogs shall **not** harm humans, other dogs, or any wildlife.
- Dogs exhibiting aggressive behavior must be removed from the park immediately.
- Dog owners are required to give name, address, phone number, and proof of vaccination to injured party before leaving The Park, if their dog inflicts any injury.
- Dogs should be licensed in Seminole County.
- Dogs must be up-to-date on all vaccinations and wear proof of current vaccination on their collar at all times.
- Puppies younger than 4 months old are **not** permitted in The Park, for the health of the puppy and for the health of other dogs. (At 4 months of age, puppies should have had the appropriate deworming treatment and completed the usual schedule of puppy vaccines.)
- The dog owner/guardian must not leave The Park without their dog(s), for any reason.
- All pet waste **must** be collected by the dog's owner/guardian and taken home.

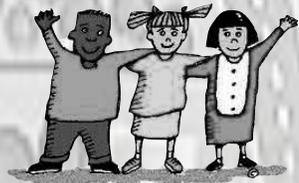


The Park receptacles are not to be used for disposal of pet waste

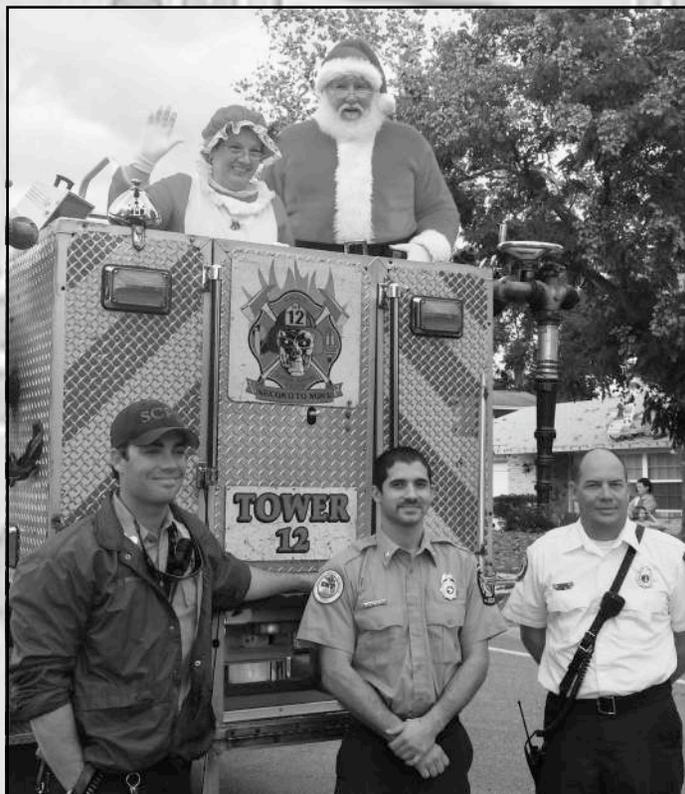
Any violations should be reported to the WCA Board!

PLEASE SAVE FOR YOUR FUTURE REFERENCE





THE Woodlands' Christmas Spirit



Gary and Jess (driving) in the chase car

Yes, Virginia, there is a Santa Claus and he made a special ride through The Woodlands for us. We had great Christmas Spirit too, thanks to some very special Christmas helpers!

Santa's Express Ride through The Woodlands was made possible by the participation of: Gary Abrahams, Antoinette Giunta, William Seward, Jess Webster, and the Seminole County Fire Department - Ladder 12.

Thank you for volunteering and for making lots of Woodlands' boys and girls excited to see Santa and receive candy from the big guy himself!

Many helping hands took part in the decorating of the front entrance for the holiday season! With great appreciation for helping me with the decorations, I thank: Michael Fink, Steve Harmon, Jeff Hauser, Corky Morris, and Michael Morris.

BY ANTOINETTE GIUNTA

THE Woodlands

ENTRANCES GET A FACE LIFT



Our wall along EE Williamson as well as the entrance walls along Highway 434 have gotten to the point where they needed some serious attention. The WCA Board has allocated funding for this purpose. There will be cleaning, painting, structural repairs and landscaping as part of this project. We, the WCA Board, believe that the appearance of the entrances to our community speak loudly and clearly as to the nature and quality of the neighborhood. Consequently, this directly reflects on our property values. We've seen a significant rebound in home prices and would like very much to have our community on board when it comes to capitalizing on this for all of the property owners in The Woodlands.

I am very pleased and grateful to all of our residents who understand and feel a sense of responsibility to support our community by paying their small annual dues to the Civic Association that we might be able to organize and bring such projects to such fruition. Conversely, I am somewhat frustrated and disappointed with those individuals who feel they are entitled to a free ride. Apparently, their conscience doesn't lead them to do the right thing simply for the sake of doing the right thing - and that is to pay their dues and maintain their property. "That being said", I would like to take this opportunity to say *shame on you to the homeowners of 121 Rose Briar Drive and 246 Tollgate Trail* for not paying their fair share of a mere \$166.67 for this project or annual dues. They have benefited from the wall that the WCA (remember those people that pay dues?) participated financially in erecting years ago to produce an aesthetically-pleasing wall that enhances our community. Shall we give our thanks to these two home owners for their utter disrespect for their neighbors and community?

By Bonnie Eckman



Park Improvement



As more of our four-legged family members have become regular park attenders, we have to make some accommodations for them!



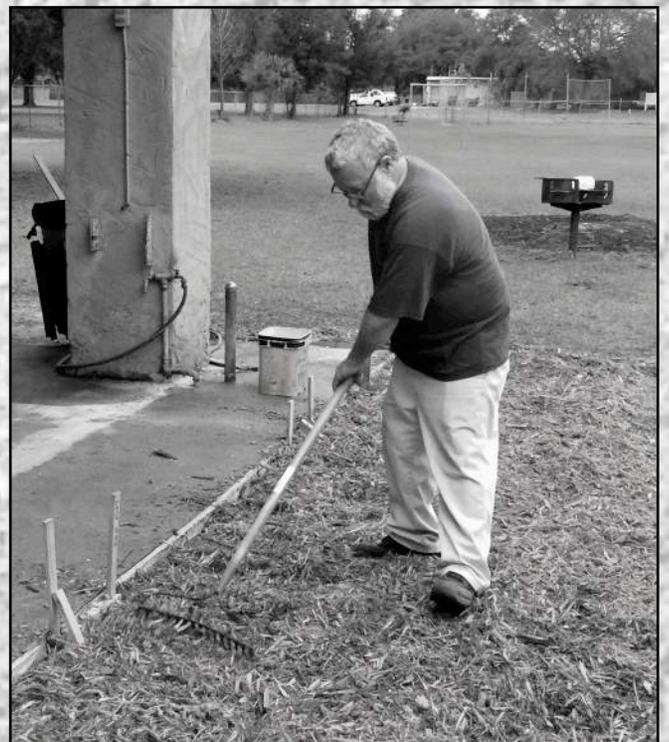
The hose bib at the pavilion had become quite the gathering place for “cocktails” after chasing the ball, Frisbee, playing with the other dogs, etc. that a real Mudfest started to take place. In order to keep the area around the pavilion cleaner for everyone, we extended the

concrete, added a drain and mulched the surrounding area. We would like to take this moment to thank our good friends at Sanlando Utilities for coming over with their hoe and bobcat to excavate the area for us. This saved us hundreds of dollars and lots of sore muscles!

We would also like to recognize and express our appreciation for the hard work of our volunteers Karl Carlock, Corky Morris, Lon Eckman and Dana Dunn. Job well done!

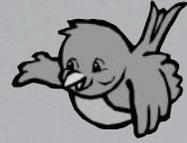


Karl Carlock



Lon Eckman

BY BONNIE ECKMAN



GOOD NEWS ON FORECLOSURES!

As reported in the Orlando Sentinel on December 10, 2014, Seminole County has approved a new ordinance requiring lenders to clean up FORECLOSURES. It requires Banks and lenders to be responsible for maintaining vacant homes. This includes making sure that lawns are mowed. Pools are cleaned up and that broken windows are repaired.

In early 2015, banks and lenders will be required to register their foreclosed homes with the county. Reporting includes name and phone number of agents and a Registration fee of \$200 per home. This ordinance will also provide a good tool in controlling squatters as a check of the registry will show if a vacant home should be occupied. The county code enforcement officer will be involved.

If you have concerns with nearby FORECLOSURES or suspect squatters, PLEASE call the counties Code Enforcement officer 407-665-7403 or 407-6651-487. Calls can be anonymous.



W^{THE} Woodlands

DO YOU NEED ACCESS TO THE PARK?

All dues-paying members may have access to our park with an access card. Do you need one? At the time of paying your dues, please let us know that you would like a park card as not all dues-paying members request access to the park.

If you already have a card and want to make certain it works, please verify your card at either gate before requesting a new card. New card replacements are \$10.00 if you have misplaced yours. If there has been a lapse in the payment of your dues, more than likely your card has been deactivated. Do not throw your card away as it can be reactivated.

If you have paid your dues, your card should work. **KEEP YOUR DUES UP AND ON TIME TO AVOID THIS!** You may communicate with us thru www.woodlands-fl.com

If you need help with your card, please call me at (407) 331-3837 or you may come to our annual meeting on Tuesday February 10th and cards can be given out after our meeting.

ALL ACCESS CARDS WILL BECOME DEACTIVATED BY MARCH 15th IF YOUR 2015 DUES HAVE NOT BEEN PAID, REQUIRING A \$10.00 REACTIVATION FEE.