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August 2023

Insight into Neighborhood Topics

# Woodland Place



## Your HOA is here for YOU!

Visit our website to learn about the Board, submit inquiries, and get access to meeting minutes, financial statements, newsletters, and governing documents.

If you are on Facebook, ask to join the Woodland Place Tallahassee Group to communicate with neighbors.

**WEBSITE:** [www.mywoodlandplace.com](http://www.mywoodlandplace.com)  
**FACEBOOK:** Woodland Place Tallahassee

## From the Board What are Covenants, Conditions, and Restrictions, and Why Should I Care?

HOAs exist to help protect and maintain community properties by establishing and enforcing certain rules, which are outlined in a document called Covenants, Conditions, and Restrictions (CC&Rs). Some CC&Rs are simple, and some are complicated and restrictive.

In our Inaugural Issue in April, we discussed that we want an HOA that plays F.A.I.R. (Foolproof through trust, Affordable with low-cost dues, Inclusive by providing transparency, and Reasonable with what your Board of Directors expects from Woodland Place residents.

Because each of us chose to move into a community with an HOA, your Board must work to ensure that Woodland Place (WP) is properly maintained to keep our neighborhood pleasant and our property values up.

### WHAT'S WRONG WITH OUR EXISTING CC&RS?

They contain inapplicable, unnecessary language and are too restrictive in some ways. For example, there is a section that states,

“Garage doors shall be kept closed except when exiting or entering.”

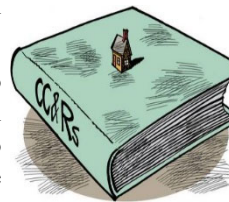
Based on typical neighborhood practices and your Board's conversations with many of you, this is unreasonable. (Why would

*Crisp P. Bacon complain about my garage door being open on Saturday at 6:00 pm?? Shall I just breathe in acrylic paint fumes with no fresh air whilst I perfect my masterpiece self-portrait??*)

In other cases, the CC&Rs don't provide enough detail to protect homeowners. Therefore, language providing you with an avenue to install solar panels, spelling out that landscaping rocks are permitted, and other additions are needed.

### HAVE PROPOSED CHANGES BEEN SHARED AND DISCUSSED WITH HOMEOWNERS?

Proposed changes were sent to homeowners via U.S. mail in June and a virtual Town Hall



### DO WE HAVE CC&RS?

Woodland Place has CC&Rs already in place, (<https://www.mywoodlandplace.com/forms-docs>) but they were not developed and chosen by the homeowners. This is primarily due to the fact that Premier Fine Homes, who built our houses and neighborhood, filed generic CC&Rs before officially turning the neighborhood over to our HOA. Therefore, since April 2020, we have been tied to rules and regulations that do not serve our unique needs or address what is important to YOU!



"I just don't like it, Al... Whenever Billy goes outside, the new neighbors seem compelled to watch every little thing he does."

# Frequently Asked Questions

**Q:** How do I contact the HOA?  
Go to [www.mywoodlandplace.com/contact](http://www.mywoodlandplace.com/contact)

**A:** or call Lewis Association Property Management (LAPM) at (850) 668-1173. Board member contacts are on the website.

**Q:** Is our neighborhood part of Leon County or the City of Tallahassee?

**A:** We are within city limits, So our utility, trash, and recycling services are provided by the City of Tallahassee.

**Q:** When are trash and recycling picked up?

**A:** Monday mornings. For more information, including holiday and bulk trash pick-up schedules, you should visit this website: <https://www.talgov.com/you/you-solidwaste>.

**What is the Facebook group Woodland Place Tallahassee used for?**

This group is used for unofficial communication. Commonly, it is used as a place to share plans for garage sales, celebrate milestones, and communicate other concerns and questions. Sometimes, packages or mail delivered in the wrong mailbox can be discovered through this group. Should official communication become necessary, this will be done through official means.

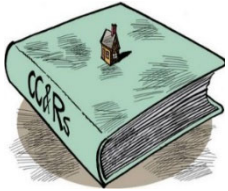
**Most people use email and social media, but I don't. How will I stay informed?**

LAPM sends mailings for official communication and meeting notices are placed in the mailbox area.



**Featured PET**  
>>>Submit your fur baby photos to Sarah Erb at [sarahallen1983@gmail.com](mailto:sarahallen1983@gmail.com)!

**Where are meetings held?**  
Meetings are held online via Zoom, and those who wish to attend in person can go to LAPM's office location. This address is at 7113 Beech Ridge Trail, Suite 2. All are welcome to attend.



## From the Board

(continued from page 1)

meeting was held on June 21. Homeowners provided feedback. Proposed changes have since been made, and these changes will be provided advance of the next annual meeting, which will be held on September 26 at 6:00 pm. *At the meeting, at least two thirds of WP homes are needed to adopt these CC&Rs.*

### WHAT DOES THE BOARD NEED FROM ME TO MAKE THESE CHANGES HAPPEN?

Significant work and input has been put into our proposed changes, but without 33 homes voting to adopt them, we will be stuck back where we have been: with a governing document that does not serve us.

### **PLEASE VOTE TO ADOPT THE CC&RS:**

- Fill out your Proxy/Ballot form according to the directions when you receive the SECOND NOTICE OF ANNUAL MEETING package in the mail (sometime between end of Aug. and mid-Sept.)

### **VOTING ON THE CC&RS CAN ONLY BE DONE IN PERSON OR BY PROXY. ONLINE VOTING WILL NOT BE PERMITTED.**

- **ATTENDING ON 9/26 @6:00 PM IN PERSON?**  
Bring your ballot to 7113 Beech Ridge Trail on September 26 (see FAQ "Where are meetings held?").
- **ATTENDING ONLINE / CANNOT ATTEND?**  
Submit your proxy vote ballot to the same address as above in advance of the meeting. Your proxy may also bring it to the meeting. Any member of the HOA attending the meeting may be a proxy for you.

## Action Items >>>

# HOT TOPICS



### WOODLAND PLACE POND

The City of Tallahassee will ensure that Premier Fine Homes takes action to bring our pond up to code and address clean-up items, per the Woodland Place (WP) plans. HOA legal representative Jeremy Anderson issued a demand letter to Premier in February and has been in communication with their legal counsel and the City of Tallahassee. Additional updated and expected timing of resolution will be provided at the next HOA meeting.

### MAILBOX AREA IMPROVEMENTS

The Board has been in contact with the City of Tallahassee's Neighborhood Affairs Division about applying for a Vibrant Neighborhoods Grant (VNG) under the category of Community Placemaking/Beautification to build a structure with lighting to cover the community mailbox area. The grant would include funds to frame the area with native plants to invite butterflies. This grant would include a covering and a bulletin board for community announcements. Any costs and time commitments will be shared with homeowners before an application is submitted. If you want to get involved or have concerns, reach out to Sarah Erb.

### ELECTION OF NEW BOARD MEMBER

You should have recently received a "First Notice of Annual Meeting and Election" mailout. The purpose of this notice was to inform you that the annual meeting for all homeowners will be held at 6:00 pm on Sept. 26, 2023. At the meeting, one person will be elected to serve on the Board of Directors as Vice President for a three-year term. If you intend to run, please be sure to get your information in by the dates specified in your mailout.

### UPDATES TO CC&RS

See "From the Board" article 😊. These will also be voted in on at the annual meeting.

