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April 2023

Insight into Neighborhood Topics

# Woodland Place



Your HOA is here  
to serve YOU!

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

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 kind of HOA do we really want?

People have varying reactions to the concept of a Homeowners Association, and this is understandable. First-time homeowners might look at an HOA with confusion or limited interest. Those who have experienced HOAs may have definitive opinions shaped around previous encounters that range from pleasant to horrendous. For our inaugural issue, your Board of Directors (BoD) will address this question: What kind of an HOA do we really want?

In many neighborhoods, HOA membership is a condition of purchasing a home and you are therefore obligated to pay annual dues and abide by community rules and guidelines. Board members are elected to serve the needs of their community as volunteers. Because of the trust that homeowners place in them, all HOA board members across the U.S. act with integrity and transparency, right? RIGHT??

WRONG! Ask anyone who has had a bad experience with an HOA and you will hear stories about unfair treatment and discrimination, increased annual dues without explanation, rules being introduced without community input, or unfair treatment from board members who search for violations in order to issue arbitrary fines and feel better about their sad lives. (Two hundred dollars for having my garage door open after 6pm? It's 6:03, Bertha! You've never forgiven me for stepping on your peonies in 2004!) Conversely, homeowners may bring forth legitimate concerns and are ignored.

This is NOT what we want.

Now that we know what we want to avoid, let us explain the kind of community we do intend to have, and how you can help us keep things F.A.I.R. (Foolproof, Affordable, Inclusive, and Reasonable).

**F**oolproof  
**A**ffordable  
**I**nclusive  
**R**easonable

**FOOLPROOF:** If we told you that we are foolproof, you would laugh in our faces because nobody is perfect. However, your current BoD is committed to being transparent, honest, and open. We

hold each other accountable, and so should you! With trust, we can get through anything together, and that's as foolproof as it gets.

**AFFORDABLE:** The average annual HOA membership fee for a single-family home in Florida is \$3,000. Currently, our dues are just \$350 per year. We want to keep costs down by being fiscally conservative with our decisions, while still providing proper maintenance of common areas and responding to your needs.

**INCLUSIVE:** It is imperative that every homeowner is treated as a valued and respected member of our community.

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# 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?

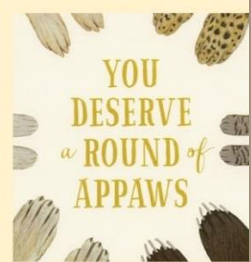
**A:** Monday mornings. For more information, including holiday and bulk trash pick-up schedules, you should visit this website: <https://www.talgov.com/you/you-solidwaste>.

**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.



Sasha Erb, 16 years old  
1105 Willow Crossing Dr.  
"Dog-ter" of Jeff and Sarah  
Cause for Recognition: Nepotism

**Featured PET**  
>>>Submit your fur baby 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 welcomed to attend.

**Foolproof  
Affordable  
Inclusive  
Reasonable**

## From the Board

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To create a sense of community, we must be welcoming to everyone and celebrate our diversity. After all, how boring would this world be if we were all clones of each other??

Your BoD can help create a community feeling through transparent communication so that you know how important you are to Woodland Place. We will continue to notify you of meetings, work with our property management company to stay responsive, keep our website updated, and let you know how your dues make a positive difference. Our diversity brings fresher ideas, so we welcome your engagement in our activities and initiatives.

**REASONABLE:** We don't want to be too restrictive, but we do want to be reasonable. It all comes down to respect and consideration. Good neighbors treat one another with dignity and kindness. This is done through respectful communication, setting a good example by abiding by community guidelines, respecting privacy and individuality, and assuming best intentions.

Speak with one another in a friendly manner or consult with the Board when you have a concern. Do not yell at Steve and egg his house because Snoopy barks after 10pm and keeps you awake. Assume Steve does not have a pointless life goal of making you sleepy, and calmly speak with him tomorrow. Who knows, maybe Steve is hard of hearing and didn't hear Snoopy howling, and will vow to bring in the dog after 10 on week nights. Added bonus? You'll save money on eggs!

Thanks for reading. Let's keep our neighborhood F.A.I.R.

## 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.

### EASEMENT AREA DRAINAGE

Due to poor design of back-to-back fences in the easement area between Willow Crossing Drive and March Road, proper drainage is impeded. Premier will not finance reconstruction of the affected fences. These six Willow Crossing homeowners will receive guidance for future fence repair/construction. Please note that fence repair/construction is not required until the homeowner is ready to do so.

### UPDATES TO CC&Rs

We are proposing updates to our Covenants, Conditions, and Restrictions for WP. As they currently stand, our CC&Rs are generic and, in many places, impose restrictions that are irrelevant and unnecessary to our neighborhood. In other places, additional clarification is needed. Homeowners are encouraged to attend a CC&R Town Hall Meeting (TBA) to discuss the specific proposed changes, which will be mailed out beforehand. An affirmative vote from 2/3 of WP homes is required for acceptance, so we encourage your input and attendance.



Photo courtesy of Tallahassee Nurseries

During March and April, monarchs lay their eggs on native milkweed. To learn more about how you can attract these and other beautiful butterflies to your yard, visit <https://www.tallahasseenurseries.com/butterfly-host-plants>.