

HAPPY NEW YEAR 1



January 2020  
Volume 7 Issue 1

# Woodlake News

## Our New Board

Woodlake held its Annual Meeting on November 15, 2018. The ballots were counted and a new Board of Directors was installed. Our new directors are:

- ◆ Margaret Reid, President
- ◆ Deborah Anderson, Vice President
- ◆ Deann Michaels, Treasurer
- ◆ Galia Tzolova, Secretary
- ◆ Tina Pehringer, Director

Congratulations to all! Please come to our next board meeting on January 16th and meet our new directors. (Regular Board meetings are held the 3rd Thursday of every other month)

### Board of Directors:

- Margaret Reid
- Debi Anderson
- Galia Tzolova
- Deann Michaels
- Tina Pehringer

### Woodlake News Editor

- Susan Wall
- woodlakeneeds@gmail.com



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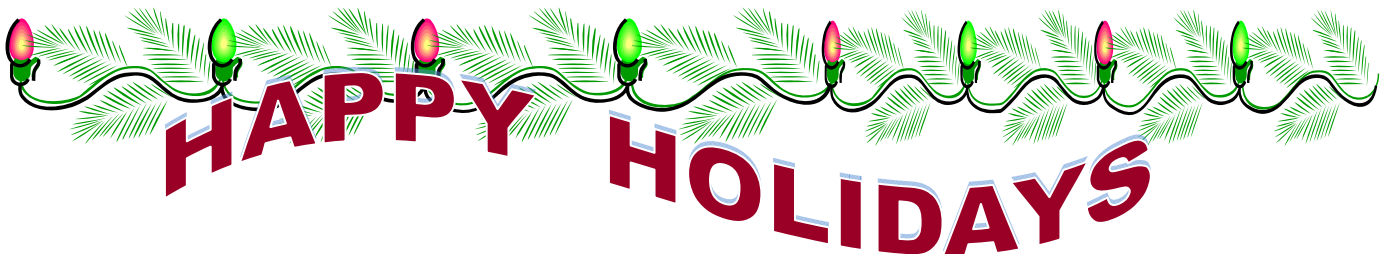
### Important Dates

- 01/01 Happy New Year
- 01/16 Board Meeting—  
6:30pm
- 02/14 Valentines Day
- 03/20 Board Meeting—  
6:30pm



## Highlights From 2020

- ~ The Board of Directors has decided to hold the community Board Meeting's every other month.
- ~ Committees Formed.
- ~ Due to the disregard by the rental host of the clubhouse rules and complaints made to the board of this disregard the decision was made to discontinue private rental of the clubhouse.
- ~ Fire Marshall confirmed all cited issues resolved
- ~ Slip & fall has been settled by insurance company for \$30,000.
- ~ All Woodlake's legal business to Mankin Law Group.
- ~ Financial discussion of Woodlake's finances - Woodlake does not have any wriggle room for capital improvement: New roofs, new fences and new roadway & parking lot are needed. An approximate cost to replace one roof on one building would be \$30,000 to \$40,000. Adding in new fences and new pavement the total needed for these capital expenses would be approximately \$600,000. There aren't many options to consider but, the board discussed the options available and how to financially structure these expenditures going forward.
- ~ US Lawns contracted for both landscaping and irrigation.
- ~ KWA contracted to issue to Woodlake a Conditional Survey and Report.
- ~ Alan Sisco, a guest speaker, explained the KWA Conditional Survey and Report at the Nov. 21st meeting.
- ~ Galia and Tina elected to the Woodlake Board of Directors for a two year term.
- ~ 2019 was the first time a quorum was met for the annual meeting.
- ~ 2020 Budget was approved.
- ~ Kerry requested that any resident report any damage, no matter how small, to Resource Property Management, promptly to ward off it becoming a large issue.



### Telephone Numbers

#### Resource Property Mgm't

K. Laughlin : 727-796-5900  
ext. 2109

#### Bouchard Insurance

David Mohns: 727-373-2947

#### Plumber

Just In Time Plumbing:  
727-412-8075

#### Electrician

Dunedin Electric:  
727-773-1622  
David Nardin Electric:  
727-418-5674

#### Pest Control

Haskell Termite & Pest:  
727-466-6533  
Soles Exterminating:  
727-400--48777

#### Painters

Al Leach Painting:  
727-447-4004

#### Handyman & Janitorial

Ignacio Riveras Service and  
Repair (Chili):  
727-686-9511  
Affordable Work Orders:  
727-709-4895

#### Locksmith

Countryside Locksmith:  
727-458-2165

#### Air Conditioning

Cool Wizard  
Alison or Robert  
(727) 542-6178  
info@coolwizard.com



## COMMITTEES

### Upkeep and Improvement

by Roseanne Collins

Greetings & Happy Holidays from Woodlake's Upkeep/  
Improvements Committee!

We will have a Committee meeting on **Thursday, January 23, 2020, 6:30-7:30 pm.** Wow 2020!

Everyone in the community is welcomed and encouraged to attend. We would like to promote a social environment, so please feel free to bring refreshments along with your ideas for work and play.

In summary of our work to date, as committee liaison, I have been the point of contact for our new landscaping company, US Lawns. We have provided some feedback and have had some additional cleanup work completed. We are still in the process of evaluating our irrigation system. Please feel free to provide feedback to me to keep our communications flowing and productive.

The committee's main objective at our January meeting will be to recruit a point of contact for each building to establish better accountability for our other service providers.

We will also be working with the Board regarding our current services and planned improvements, in light of our Survey results shared at the Annual meeting and 2020 Budget.

Looking forward to playing with everyone!

## *Happy New Year to Everyone*

*"For last year's words belong to last year's language  
And next year's words await another voice.*

*And to make an end is to make a beginning." — T.S. Elliot*



# Woodlake Safety

by Sue Vilardi

## **FIREWORKS**

City of Clearwater prohibits personal displays of fireworks, as does the Woodlake Condo Association. For the safety of the residents, vehicles, and property of the Woodlake Community, personal fireworks of any type, are prohibited on our property.

Please review the local news for public firework displays you can attend to welcome in the New Year.

## **PARKING LOT SAFETY**

Speed limit in Woodlake is 15mph. Many unsupervised young children have been observed playing in the parking lots, running, and riding scooters and bicycles in-between vehicles, with dark clothing on after dusk. Be alert when driving through our driveways, help avert a tragedy.

All vehicles must be single parked in a lined parking space. For fire and safety reasons, parking is not permitted on grass, or any area marked with yellow curb or stripes, or in all areas clearly marked as "No Parking". Violators may be towed, advise your guests they can only park in spaces without a number.

Please keep your eyes open and report any unusual or suspicious activity you observe in our community to the Clearwater Police at 727-562-4242. Unfamiliar vehicles have been observed just driving through our entire parking lot, then exiting quickly when they see someone notice them. Keep your cars and homes secured at all times.

## **DUMPSTER SAFETY**

It is the responsibility of all residents in Woodlake to keep the dumpster areas free of garbage, boxes, furniture on the ground. Furniture and large items are to be brought to the large open dumpster in northwest corner of our property. Follow main entrance straight back and the large dumpster will be on the right, adjacent to the park.

Please do not walk in dumpster areas barefoot. All household and food trash must be sealed in plastic bags, and placed inside of a dumpster. Pet droppings must be picked up by owner, and sealed in a plastic bag before placing in dumpster. Dumpster doors need to be kept closed at all times to reduce risk of personal injury, potential health hazards, and rats, raccoons, and snakes from moving in.

Residents are not permitted to leave any trash on ground within dumpster fencing or on ground around the dumpster. If your child is taking your trash out, make sure they understand it must be in the dumpster.

City Garbage collectors are **NOT** permitted to pick up anything on floor of dumpster. Woodlake pays a service for each time the dumpster grounds need to be cleared; those continued fees will directly impact your future maintenance fees. Please do your share in cleaning up our grounds. If you won't leave it on ground inside your home or yard, Please don't leave it on our common areas.

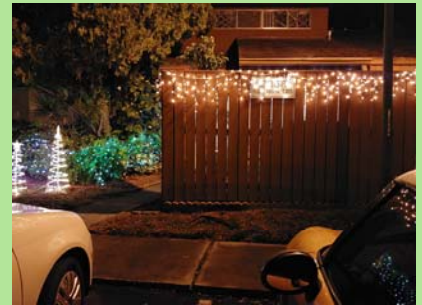
Recycle Bins are a courtesy for our community to reduce the amount of household trash placed in the dumpsters. Glass, plastic and cans can be mixed in the blue bins, rinse all food out of them before bringing to dumpster. Boxes must be broken down and flat before placing in blue recycle cans. LARGE BOXES, - TV, refrigerator, furniture, MUST BE CUT DOWN and flat to fit in blue recycle cans. You can also recycle your large amounts of household cardboard, newspapers at the City Recycle Center, around the corner on Hercules, just past the Post Office. Remember the bins are shared by all residents, be considerate. Dumpster areas are for the residents, and not permitted to be used for home business related waste, nor for contractor's debris.

*Woodlake is your community, be a proud resident, and do your share to help keep our community clean.*





# Woodlake Lights



*“I love Christmas, not just because of the presents but because of all the decorations and lights and the warmth of the season.” - Ashley Tisdale*