

# Woodlands Section 6 Newsletter

January 2023

Dear Homeowners,

During these uncertain and extremely turbulent times in our lives, I hope that everyone is staying safe, healthy and not pulling their hair out. Even though times are strange, the association still must keep up the high standards which you are governed by. Of course, exceptions are being made these days. In the meantime, I want to remind everyone of the following items...

## **VIOLATIONS & INSPECTIONS TO MAINTAIN HOME VALUES**

Please remember the following items are looked at during inspections weekly. Landscaping-trimming all shrubs, weeds in beds, tree trimming-especially during hurricane season, watering grass 2 times a week if not raining, sodding bare areas, removing dead branches, plants, trees, flowers etc. Roof(s) stains on the mansards due to water collecting on the flat roofs or mold forming from trees overhanging pitched roofs. Driveways-blacktop reseal if concrete is showing, paint if peeling up, pressure cleaning if there is grease, tire tracks, weeds etc. House painting; pressure cleaning; if wall(s) is dirty or moldy and/or painting when the paint becomes chalky or chipped. Painting should occur every 5 to 7 years. **Parking; never on grass and not on street from 2am to 6am.** Trash and bulk should never be out before the evening the day before pickup and bins must be brought in the same day as pickup. Remember bins are to be out of sight of street and neighbors. If bulk was not picked up, you must bring it back in, out of sight.

## **SECURITY GUARD & BSO**

By now I am sure you have seen our security guard Cedrick driving around in the golf cart. He drives on all the streets and on the golf course making sure the backs of homes are secure. If you need to contact the Security Guard, call 1-407-949-7651. If there is an emergency, please call 911 immediately. The BSO WHOA detail # is 954-799-1942

## **LANDSCAPING**

Please remember that all sprinklers heads are to be buried at or slightly below the grass/dirt line. That way, if the mower goes over the heads, they will not break. It is a good idea to check your sprinkler system monthly and make sure the heads are retracting back down after the sprinkler has turned off. The heads sometimes get dirt in them and cause a clog not allowing the head to fall back down. Gemlawn Landscaping will not be responsible to fix any sprinkler or replace heads so please be diligent in checking. The mowing schedule is always posted monthly in the clubhouse bulletin board.

## **INCREASE In HOA DUES**

You may have noticed that your HOA dues have increased by \$10 a month. This is due to a large increase in the insurance coverage for the Boards of Directors and Clubhouses, as well as increases in the cost of the extra BSO patrol, lawn maintenance and other costs. This is the first increase in many years. **To help keep our costs down, the Board requests that you provide the Board & Management company with your email address.** Due to the increased cost of mailing (stamps, envelopes, paper, printing & labor) it is now over \$1 per letter per home. Your board wants to keep you informed and email is the fastest and least expansive way. Your emails will not be used for span or sold or give to outside companies. **Please email [president@woodlands6.org](mailto:president@woodlands6.org) with your name and street address so a mailing list can be assembled.**

## **DOGS & Coyotes**

All dogs must be leashed once they are outside of the home, no matter the size. You must pick up after your dogs as well. Not only is this a Woodlands rule but it is a City Code as well. Remember, there are still coyotes in the area and they will attack small dogs. It is possible that some are coydogs, a hybrid of dogs & coyotes. They are pack animals and have less or no fear of humans.

## **BOARD OF DIRECTORS MEETINGS**

The Board of Directors will be meeting on their normal 3<sup>rd</sup> Thursday of the month at 7:00pm. We hope you will attend. It has been successful so far.

## **Management Company**

Consolidated Community Management, Inc.  
7124 N. Nob Hill Road  
Tamarac, Florida 33321  
Office 954-718-9903 Fax 954-718-9946

## **Fining Committee**

Your community needs volunteers for a Fining Committee. The members cannot be a board member or related to a board member. We need 4 homeowners. The Fining Committee will be used for violations that have not been resolved after multiple requests. **Note:** Many homes need pressure cleaning of driveways or roofs or both. The Board has a company that will look at the neighborhood and give a special reduced price for multiple houses. To volunteer for the committee, send an email to [president@woodlands6.org](mailto:president@woodlands6.org)

## **WEB SITES & Email**

The WHOA has a web site with information about the new financial management company and the Architectural Control Committee application form: <https://thewoodlandsfl.com/> Note: **The homeowner must fill out the form, not the contractor.**

Your Section Six web site is: <https://www.woodlands6.org/>

The Section 6 Facebook page: <https://www.facebook.com/groups/292706518909397/>

They all have good info and up-to-date news about your community.

To email the Section Six Board: [Yourboard@Woodlands6.org](mailto:Yourboard@Woodlands6.org), to email the president: [president@woodlands6.org](mailto:president@woodlands6.org).

## **Clubhouse**

The clubhouse will be available for renting, starting in February, procedures are being negotiated between the Management company and the Financial company.

There is an 80 person limit to the number of people allowed. We now have a Bleed Stop Kit as required by law in the clubhouse, in a cabinet in the kitchen area. We will soon also have a Defibrillator.

## **Helicopters & Vehicles**

For the next two weeks the Department of Defense, Homeland Security and BSO will be conducting training in our area. Helicopter and military vehicles will be seen.

