

Willow Wood Village Homeowners Association, Inc.

NEWSLETTER

Quarterly Newsletter

Winter Edition – November 2024

THANK YOU!

Our association would like to express our thanks to both the City of Dunedin and FEMA for the excellent job they did with storm debris cleanup on November 11, 2024. The City had originally determined that our community was not eligible for this service at no cost to us because our roads are private, however, they later changed their policy resulting in a savings of at least \$3,000 for our community!

Storm Debris – What To Do

In light of the back-to-back hurricanes our area sustained this fall, some clarification on how to manage storm debris was requested.

1. If you sustain damage, you should report it to our management company (contact info is below).
2. Next, clear the roadways and storm drains of sticks and branches. These can be placed in piles along the main roadways where trash is collected.
3. Leaves and small branches should be bagged and put out with regular trash – the city will pick up these items once regular trash service resumes.

Community Clean-Up Day

Stay tuned! We are organizing a community wide clean-up day this winter.

We will have a sign up if you would like help with clean up or minor repairs around your property.

**If you have any skills or talents to offer, reach out to a board member.



Association Contact Information:

DeSantis Community Management
Info@DeSantisMgmt.com; (722) 440-5225

Willowwood Website: www.willowwoodvillage.com

New Board of Directors, effective November 12, 2024

Roy Santangelo, President: willowwoodroy@gmail.com

Katherine d'Entremont, Vice President: willowwoodkate@gmail.com

Lois Marotta, Treasurer: willowwoodlois@gmail.com

Tina Reynoso, Secretary: willowwoodtina@gmail.com

Wendy Brinkley, Director: willowwoodwendy@gmail.com

Marc D'Elia, Director: willowwoodmarc@gmail.com

Jim Scott, Director: willowwoodjim@gmail.com

Willow Wood Village Website

Don't forget – if you are looking for information on HOA policies, hurricane preparedness, DeSantis Community Management, board contact information, or board meeting minutes, our website has the answer! It is 'chock full' of association documents and information, be sure to check it out! www.willowwoodvillage.com 😊

Neighbors in the News

This is an exciting new feature in our newsletter! Please submit anyone you would like to recognize; who are in the news, who accomplish a milestone, etcetera. Each newsletter we will publish these exciting tidbits for everyone to appreciate.

In this newsletter, we congratulate Wallace and Janice Gillard – please see the link for full article:

<https://www.thesudburystar.com/news/local-news/wat-supplies-celebrates-35-years-of-service-in-northern-ontario>

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GENTLE REMINDERS:

Leasing Cap of 25% and Leasing Restrictions:

Residents are reminded that Willow Wood Village has a Leasing Cap of 25% of the total units. Given that THE 25% CAP HAS BEEN REACHED, any owner wishing to lease his or her lot shall inform our property manager (in writing) and shall be placed on a first-come first-served waiting list. Detailed information about the community Leasing Restrictions is found on the SALES & LEASING tab of our website.

Monthly Maintenance Fee Payments: (Fee increases to \$230/month January 2025)

We still have far too many residents who are delinquent in their monthly assessment payments to the Association. Your Association will continue to be diligent in applying late fees to all delinquent accounts. When delinquent accounts reach a certain point, the Association places a lien on the property which could ultimately lead to foreclosure. Further information about monthly payments can be found on our website under the ASSOCIATION FEE PAYMENTS tab. Should you require assistance with your account, please contact Paula at DeSantis Community Management at accounting@desantismgmt.com or call Paula at 727-440-5225.

Property Inspections:

Regular property inspections are carried out by our property manager to ensure compliance with our Governing Documents, including our Rules and Regulations. Details about what property inspections consist of can be found on the PROPERTY INSPECTIONS tab of our website.

Between regular property inspections by our property manager, any resident who notices a potential violation can bring it to the property manager's attention AT ANY TIME by filling out the *Violation Report Form* on our website under the VIOLATION REPORTING POLICY tab.

The Willow Wood Village Homeowners Association Inc. is committed to upholding the community's Governing Documents while striking a balance between the individual interests of homeowners and the overall harmony and value of the neighborhood.

Paper copies of association forms/documents

The following documents are available to review in printed format in the cabana:

Meeting Minutes
Violation Policy

A few copies of the below documents and forms are also available:

ARC Request forms
Violation Forms
Quarterly Newsletter

Next Board Meetings:

Regular Board Meeting: December 3, 2024, 6:30pm

Regular Board Meeting: January 7, 2025, 6:30pm



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Best Regards & Season's Greetings!

Your Board of Directors,
Roy Santangelo, President
Katherine d'Entremont, Vice President
Lois Marotta, Treasurer
Tina Reynoso, Secretary

Wendy Santangelo, Director
Marc D'Elia, Director
Jim Scott, Director