

COUNTRY WOODS HOA

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Was formed in 1985. It provides structure to help maintain a clear, cohesive atmosphere in the neighborhood and preserve the value of your property. It is a not for profit corporation under the Laws of the State of Florida. We employ lawyers, file taxes and provide an annual report to the state of Florida. We have by-laws on how the Association is supposed to run. Our founders have also created a list of rules for residential behavior called CCR's (covenants, conditions and restrictions). As homeowners, we are required to abide by these rules. Failure to abide, could result in fines or lien against your property. Nobody wants that to happen. We have partnered with a management company called Ameri-Tech.

DEAR HOMEOWNERS,

Greetings and Happy Holidays from your Home Owners Association. My name is Paul Lucas and I am the current HOA president. I have lived here since 2009. If you are new, I would like to welcome you to the neighborhood. I wanted to send this note to provide you with some important information about our HOA.

Our annual meeting is scheduled for Tuesday, January 9th at 7:00 PM. You can attend in person at Ameri-tech's office in Clearwater or virtually using the Zoom app on the internet. The meeting information including the Zoom ID and password are on our Web page – countrywoodsdunedin.org .

To conduct the annual meeting, we need to have a quorum of our homeowners. This means that we need at least one-third of our homeowners to participate either by attending in person (or via internet) or by returning the enclosed proxy form. In the past four years, we have had difficulty meeting this requirement.

Please return your proxy forms, even if you plan to attend. This will provide us with a buffer in case your plans change. Otherwise, the meeting will be postponed and board members will need to go door to door to get the appropriate number of proxies.

Bob Wivagg and I will be retiring from the board. We have served on the board since 2017. There are 9 board positions. An election for at least two openings will be held. Please consider joining the board as a new President and Secretary will be selected. As a board member, you will learn about the HOA and our obligations, help to develop plans for the direction of the community, develop relationships with your neighbors, enhance the community's assets, safeguard property values, and help fellow residents. It doesn't require much of your time, we usually have only four meetings a year, so please consider being an active member of Country Woods.

I wanted to mention that Mike Mitchell, our Master Gardener and Landscaping Chairman, will be retiring from his current duties at the end of the year. Mike has been actively involved for over 10 years in leading our HOA with respect to all landscaping activities in our common areas. He has helped in numerous projects including our irrigation and electrical systems, removing invasive plants, mulching and planting trees, flowers, and shrubs, pond health, tree pruning, bird houses, the community library, etc... Mike was a volunteer who wanted to be part an active part of our community. He will be sorely missed. But it is an opportunity for the next person or persons to step up and help the board with the very gratifying position of helping to keep Country Woods a beautiful neighborhood.

HERE IS SOME OTHER INFORMATION I WANTED TO PASS ON

1. Our budget was increased by nearly 13% this year due to mainly insurance costs (budget increase from \$9400 to \$14100. Your annual fee is now \$320, payable in January. One cost cutting area we would like to focus on is mailings. We do feel it is important to keep the community up to date on relevant subjects. However, the mailing costs with Ameri-Tech have ranged from \$300 to \$600 per event. If you're interested in getting a newsletter, one option is to receive it by email. It would only be three or four times a year. If interested, please send your email address to ithelp@ameritechmail.com and put a note containing your name, address, and that you're from Country Woods HOA.



2. Two lady volunteers (Frances and Pat) have transformed a ragged, vine-swept area into a beautiful butterfly garden using mostly native plants that require little or no water. A large picnic table will be added shortly. Please plan to stop by and enjoy a view of the large detention pond, a home to beautiful birds (bluebirds, anhinga, cormorants, egrets, ospreys, wood storks) and a variety of interesting plant life.



3. As I mentioned in an earlier newsletter, Mike and Kathy Mitchell donated a community book library and installed it on our common area on Country Woods Lane, near our message board. Please be sure to visit it. Also, I will place an envelope in there from January 2nd-9th to collect any proxy forms that you may want to drop off instead of mailing them back to Ameri-Tech.

4. Finally, I would like to say thank you to all the board members and volunteers who have helped me navigate through some very interesting waters. We managed through a difficult situation with a dog biting episode, we passed a resolution to our CCR's to allow a small storage unit to be installed. We have tried to improve the health of our ponds by establishing a buffer area. We dealt with a stolen electrical meter. We had to remove a dozen or more large trees and plant many as well. We have a beautiful butterfly garden and the beginnings of a meeting spot. My sincere best wishes to the 2024 board and to the residents, please help if you can.