

Country Woods Home Owners Association – August 2023 Newsletter

Dear Homeowners, my name is Paul Lucas and I am your current HOA President. This newsletter is a continuation of the April newsletter in which we introduced everyone to five of our seven new board members. Below you will find the short biographies of Diana Read and Mark Amaro. Again, I want to thank them for coming forward to support our beautiful neighborhood and community. I also want to pass on some information about our HOA. Finally, I have attached two little puzzles or brain teasers at the end of the newsletter. The correct answers (phrases/products) will be uncovered at our next meeting on Tuesday, August 22, 7PM. So please join us. More meeting details to come. They will be posted on the web site.

New Board Members

Diana Read

Originally From Ohio, Diana spent her early adulthood in San Diego and considers it home. Diana began her career in banking, transitioning to real estate marketing, and spent many years in financial counseling. A life-time volunteer, she has served as president of several U.S. Navy spouses clubs, Chairman of the Navy Ball Program (a major fundraiser for Navy/Marine Corps Relief Society), Chairman Of Volunteers, President Women's Retreat League of Washington DC. She currently volunteers at the Dunedin Library. Diana has completed masters degree courses through Cumbria University in England and Florida Waters Stewardship Program through UF/IFAS. She and her husband Basil (a retired US Navy Captain and active university professor) moved to Country Woods in 2017.

Mark Amaro

My name is Mark Amaro I am 56 years young. I moved to Country Woods in 2019 but have been visiting Clearwater since 2000. The reason I have been visiting the area since 2000 is because I met my wife Jeanna (a Florida native born in Pinellas County) in California while she was working in LA as a travel nurse. I promised her one day we would move back to her hometown and here we are. I was born and raised in Culver City (Los Angeles) and I have a 28 year old son (who moved here with us). Most of my career was a LA union carpenter. I got my contractor's license and started my own company as a general contractor. In LA we lived in a condo community for 12 years and I was the maintenance guy. I look forward to serving on this board.

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HOA Information

The January Annual Meeting

This is the first notice that our annual meeting will be held in mid-January, 2024. Next year Bob Wivagg and I will be leaving the board (finished our second terms). Therefore, there will be at least two board openings. Please think about participating and helping out the returning board members. Let me or any board member know if you are interested or have any questions.

New Electric Meter at Entrance

It appears that someone stole the electric meter on the east side of Country Woods Lane at the Curlew Road intersection. This meant that there were no lights or irrigation on that part of the common area. It took nearly three months to get the situation resolved thanks to the patience and persistence of Mike Mitchell. He contacted and coordinated the work with Duke Energy, the city of Dunedin, and a local electrical contractor. Significant costs were absorbed (~\$1700). It was a logistical nightmare; however, things were learned. Sorry to say, it appears that we need to do some work on the west side electrical system in the future.

Landscaping

We have identified at least 12 large trees that need to be removed from the common areas. We will do some planting to replace these trees. Other work will be scheduled this fall.

Webpage (countrywoodsdunedin.org)

Our webpage has been updated and contains a wide variety of information about our community. It is still a work-in-progress. If you have any suggestions, please let us know. Please visit it. Our covenants, conditions and restrictions are the guideline for living in our community. Please do your best to abide by them, including your family members and guests. Here are the three most common violations that we typically see:

1. Parking on the streets overnight (Section 3.02).
2. No commercial vehicles or trucks, trailers, boats, mobile homes, or motorcycles may be parked in the development unless concealed from public view. (Section 3.02).
3. Not submitting the ACC (Architectural Control Committee) application form for exterior additions or alterations including exterior coloring, additional fences or changes in existing fences, walls, walkways and other structures. (Sections 6.02 to 6.05). Below is some more information about CCR's and ACC.

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What are those covenants all about?

Here's a quick index of some important parts of the CCR's
[Covenants, Conditions and Restrictions]

Why are we sending these to you?

To avoid problems;

To maintain and in some cases restore the appearance of our community;

To remind some of their obligations in Country Woods.


Here are a few items that talk about some of the more frequent issues:

- **The appearance of each property.** Page 9. Owner shall keep the lot free of tall grass, weeds, rubbish...and shall keep such lot at all times in a neat and attractive condition.
- **Mailboxes.** Page 15. Style, design, location, type of material, color - must first be approved by the Architectural Control Committee.
- **Architectural Control Committee.** Page 13. Responsibility and authority. The ACC shall have full power to regulate all exterior changes... One of the aims of the Board and of the ACC is "to protect and conserve the value and desirability of the Land as a residential community".
- **Fences.** Page 15. Here it talks about size, location, types of materials and so on.
- **Paint colors and approval thereof.** Starts at the bottom of page 13. An application has to be submitted to the Architectural Control Committee; following that, approval must be received or turned down.
- **Some other building standards.** Before you do anything to the exterior of your property, please read pages 13 through 17. Page 13 reads in part: "No exterior additions or alterations, including exterior coloring to any building in the development..... shall be commenced, erected or maintained until the same is approved by the Architectural Control Committee."

The heart of the matter is that the Board and the Architectural Control Committee work all year long maintaining and improving our community. The intent of this little summary of parts of the CCR's is to make the CCR's seem quite friendly and easily understood; thus producing a community of ever-increasing value and beauty.

BRAIN TEASERS – 4

Here's something to do while we are waiting to get started.
 Each of the 12 items below is a separate puzzle.
 How many can you figure out?

<p>e a v e s</p> <p>1</p>	<p>kick kick idea kick kick kick kick</p> <p>2</p>	<p>ing statement</p> <p>3</p>	<p>RUOY TNEMUGRA</p> <p>4</p>
<p>SOLVINGPROBLEMS</p> <p>5</p>	<p>OPINION <i>OPINION</i> opinion opinion</p> <p>6</p>	 <p>7</p>	<p>GR AC IO US LY</p> <p>8</p>
<p>phrase phrase</p> <p>9</p>	<p>thought thought thought thought thought thought thought</p> <p>10</p>	<p>message message message message</p> <p>11</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>friends</p> </div> <p>12</p>

- | | |
|--|--|
| <p>1 <u>Eavesdrop</u></p> <p>2 _____</p> <p>3 _____</p> <p>4 _____</p> <p>5 _____</p> <p>6 _____</p> | <p>7 _____</p> <p>8 _____</p> <p>9 _____</p> <p>10 _____</p> <p>11 _____</p> <p>12 _____</p> |
|--|--|

NUMERAL-INITIAL EQUATIONS

Each equation below contains the initials of words that will make it complete. Find the missing words.

- | | | |
|-----|------------------|---------------------|
| | 36 = I in a Y | 36 inches in a yard |
| 1. | 20 = Y in a S | _____ |
| 2. | 366 = D in a L Y | _____ |
| 3. | 11 = P on a F T | _____ |
| 4. | 3 = V in a T | _____ |
| 5. | 360 = D in a C | _____ |
| 6. | 4 = Q in a G | _____ |
| 7. | 52 = C in a D | _____ |
| 8. | 16 = O in an P | _____ |
| 9. | 100 = Y in a C | _____ |
| 10. | 1000 = M in a M | _____ |
| 11. | 5280 = F in a M | _____ |
| 12. | 6 = S of a H | _____ |
| 13. | 12 = E in a D | _____ |
| 14. | 60 = S in a M | _____ |
| 15. | 12 = I in a F | _____ |
| 16. | 2000 = P in a T | _____ |
| 17. | 64 = S on a C | _____ |
| 18. | 60 = M in an H | _____ |
| 19. | 144 = I in a G | _____ |
| 20. | 100 = P in a D | _____ |