



New Property Manager Jim Staub

Management & Associates, in response to a request by the Board of Directors, has assigned a new property manager to the Woodfield Community Association. His name is Jim Staub. He can be reached at 813-433-2009 or by email at jstaub@mgmt-assoc.com. We look forward to working with Jim to make Woodfield the best it can be. Please join us in welcoming Jim to our community.



Trash Collection Changes for 2018?

By Glenn Scalia, President

Woodfield residents collectively employ at least 3 different trash collection vendors. Some pick up trash on Monday and Thursday, while others are Tuesday and Friday – to say nothing of recycling days. The net result is that trash containers are at the curb in Woodfield for most of the week. So, from a visual perspective, we're not putting our best foot forward on any given day.

Consequently, the Board of Directors is considering having the Association contract with a single trash collection vendor for 2018. The cost would be passed along to homeowners in the form of an increase in quarterly assessments of approximately \$60 (depending on the negotiated rate). The net cost to homeowners, however, would essentially be zero since they would no longer be paying a vendor for this service. The Board will decide later this year on whether to proceed with this approach. In the interim, it's something for all of us to think about. Stay tuned!

Hedge Issues

The Board of Directors held a Special Meeting on January 23 to adopt revisions to our Landscape Guidelines. The goal was to address rules with regard to hedge height restrictions.

Please take a moment to review the revised Landscape Guidelines by going to WoodfieldCommunity.net and clicking on "Design Review (DRC)" and then "Landscape".

Any homeowners who, as of January 24, have open hedge maintenance violations will have until April 30, 2017 to comply with the revised guidelines. Please contact property manager Jim Staub at jstaub@mgmt-assoc.com or 813-433-2009 if you should have any questions. Thank you for your cooperation in keeping Woodfield looking its best.

Board Election Results

Congratulations to Jorge A. Andino, Sr. and Bob Bloomfield on their election to Woodfield's Board of Directors at the January 17 Annual Membership Meeting. And a huge THANK YOU to departing directors Kathy Kukulski and Susan Liddy for their many years of dedicated service to Woodfield.

Garage Sales

Due to various factors including declining demand, the Woodfield Community Association will no longer be organizing community-wide garage sales. Residents, of course, do have the option to conduct garage sales on an individual basis.

Tip of the Month

**Take stock in how your mailbox looks.
It's the first thing people see of your home.
With a little paint, or perhaps some soap and water, the improvement can be dramatic.**

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Second Quarter Assessment Reminder

The Second Quarter Assessment of \$110 is due on April 1.

Free Bulk Pick-Up April 26th

Waste Connections of Florida (a.k.a. Progressive Waste Solutions) is scheduled to perform a "BULK Pick-Up" for their customers in Woodfield on **Wednesday, April 26, 2017.**



This service covers all large items (appliances, furniture, etc.) that you would normally have to schedule and pay extra for a "Special Pick-Up". On April 26th, this service will be FREE.

Refrigerators, freezers and air conditioners have to be tagged by a licensed tech/repairman to confirm that the freon has been removed. Likewise, lawnmowers and other such yard equipment must have gasoline and oil removed. Brush and small tree branches have to be tied in bundles of less than 50 pounds, branches no larger than 3" in diameter and less than four (4) feet in length.

Items must be curbside no later than 7:00 AM.



Items that cannot be picked up are: construction materials (i.e. dirt, sand, rocks, bricks, blocks, cement, concrete, treated lumber and drywall), solvents, pesticides, propane tanks, pool chemicals, auto parts, paint, tires, kerosene, oil, fertilizer, gasoline.

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Crescent Oaks Country Club
www.crescentoaksgolf.com

Contact Alissa Klinger 727-937-4653 x31 or email aklinger@ace-golf.com

MARK YOUR CALENDARS!

March 20
Spring Begins



April 1
Second Quarter Assessment Due (\$110)

April 11
Passover Begins



April 16
Happy Easter

April 26
Free Bulk Trash Pick-Up



May 14
Mother's Day

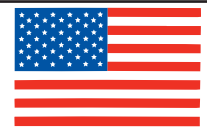
May 16

Board Meeting



May 29
Memorial Day

June 14
Flag Day



June 18
Father's Day

Visit Us On The Web ...

www.
WoodfieldCommunity.
net

IMPORTANT - CRC Volunteers Needed!!

The Compliance Review Committee (CRC) is looking for volunteers. The CRC meets once every other month to hear cases where homeowners have received notices of non-compliance with Woodfield's governing documents, failed to comply, and been recommended for assessment of a fine by the Board of Directors. After evaluating each case on its merits, the CRC may or may not approve the Board's fining recommendation.

If you have an interest in serving on this important committee, please notify the property manager, Jim Staub, by email at jstaub@mgmt-assoc.com.

Design Review

By Thomas Kukulski, Chairperson

Please remember that homeowners must apply for and receive written approval from the Design Review Committee (a.k.a. DRC) before making any modification or addition to the exterior of their property.

All such modifications must adhere to the DRC guidelines, Woodfield's governing documents, as well as state and local codes. Failure to comply may result in fines up to \$1,000 per infraction.

- All Design Review Applications must be submitted through the management company and properly date stamped. Only date stamped applications will be acted upon. Although applications can take up to 30 days to process (as allowed by Woodfield's documents), the DRC acts on most applications in 7 to 10 days. You may hand deliver or mail your applications to Management and Associates at the address listed on the application.

- Please submit only ONE (1) project per application.
- Submit all required information (i.e. paint chips, roof tile/shingle sample, photos, site plan drawings, etc.). Incomplete applications will be returned and will not be processed, causing delay of the project.

- Often times, projects can be delayed. Please be advised when an application is near its deadline and an extension is required. Written notification must be submitted to the DRC for approval. If written notification is not submitted, the application will expire and a new application will be required before the project can commence.

- Need a permit? When in doubt, check it out! If you are making an improvement or change that requires a county permit; or a change in county right of ways or easements that are governed by the county, please call the Pinellas County Regulatory Services Group at 727-464-3404 to obtain information regarding necessary permits.

Application forms and guidelines are available online at WoodfieldCommunity.net (click on "Design Review").

Thank you for your cooperation!

NEWS DEADLINE:
for articles in the next issue is **MAY 19TH.**
Submit Articles to:
www.hoapub.com

Directory

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Vice President Jorge A. Andino Sr.
Secretary John Alvarez
Treasurer Bob Bloomfield
Director Jamie Gillespie

PROPERTY MANAGER

Jim Staub

Management and Associates

720 Booker Creek Blvd. #206, Oldsmar, FL 34677
Office: 813-433-2009 Email: jstaub@mgmt-assoc.com

DESIGN REVIEW COMMITTEE

Tom Kukulski, Chairperson
Phillip Matzner • Mark Murphy

COMPLIANCE REVIEW COMMITTEE

David Kaplan, Chairperson • Tami Rush
Kathy Kukulski • Susan Liddy • Ellie Hofer

NOMINATING COMMITTEE

John Alvarez, Chairperson
Sharon Johnson • Paul Carey

GROUNDS COMMITTEE

Bob Dray, Chairperson
Stu Hazard, Advisor
Susan Liddy • Glenn Scalia

WOODFIELD WEBSITE

www.WoodfieldCommunity.net

IMPORTANT PHONE NUMBERS

Emergency 911
Sheriff's Office (727) 582-6200

ALLIGATOR REMOVAL

1-866-FWC-GATOR (1-866-392-4286)

PINELLAS COUNTY EMERGENCY MANAGEMENT

www.pinellascounty.org/emergency - (727) 464-3800

PINELLAS COUNTY INFORMATION CENTER

(727) 464-3000

HUMANE SOCIETY OF PINELLAS

24 Hours / 7 Days a Week (727) 797-772

WOODFIELD VIEW

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Director of Bus. Development/Acct. Rep. Jarrod Wallach

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A Message from your Property Manager. . .

By Jim Staub, LCAM

Spring begins on March 20th... finally! After the cold winter weather, it's time to inspect, replant and spruce up your individual properties. It's also a good time for starting and completing those outdoor projects before the summer heat arrives. It's a good time to:

- Clean mold & mildew from your roofs, driveways &
- Repair/replace broken roof tiles.
- Check and repair broken and torn screens on your lanais.
- Put a new coat of paint on your homes.
- Patch, plug or resod sections of your lawns.
- Remove and replace landscaping that might have been lost due to a winter freeze.
- Trim dead fronds from palm trees.
- Fertilize and update your landscaping.
- Check and repair your sprinkler systems

Does your property meet the community standards? Take a little test. If a visitor drove through Woodfield and looked at all the properties, they could easily form a community standard. Look at your property. If you asked yourself the question would my property fall short, meet, or exceed this standard what would the answer be? It is the responsibility of all homeowners to ensure their homes and properties are up to Association standards. Remember, if you are contemplating any changes to the exterior of your property, please be sure to submit a Design Review Application and receive written approval from the DRC prior to starting your project. You may obtain application forms and guidelines by going to www.WoodfieldCommunity.net and clicking on "Design Review (DRC)".

Misinformation

In a community the size of Woodfield, it's easy for false information to take on a life of its own. Indeed the loudest among us are often the least well informed and most biased. Before believing or spreading gossip or innuendo, do the smart thing – ask your Board members or property manager, or check WoodfieldCommunity.net for the facts. Thank you!

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Benefits of a Clean Garage

To paraphrase President Kennedy, "Ask not what your HOA can do for you; ask what you can do for your HOA". Cleaning your garage is a great way to improve Woodfield's appearance and promote safety in our community. Organize the space, eliminate clutter, and throw away (or sell) items you never use. Get your vehicles out of the driveway and, more importantly, off the street. Protect them from the elements and potential thieves while alleviating traffic issues. Park them in the garage where they belong! Your vehicle AND your community will benefit.

Pinellas County Water Restrictions

Irrigation using County Water or Well for unincorporated Pinellas County.

Frequency: Two Days a Week, One Time per Day

Hours: 4:00 PM to 10:00 AM

(watering prohibited between 10:00 AM and 4:00 PM)


Addresses Ending In: **Authorized Watering Days:**

Even numbers 0, 2, 4, 6, 8 **Thursday and/or Sunday**

Odd numbers 1, 3, 5, 7, 9 **Wednesday and/or Saturday**


For additional details, please visit:

<http://www.pinellascounty.org/UTILITIES/water-restrict.htm>



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Do you have concerns?

You may address your concerns by writing to the Board of Directors, c/o of Property Manager Jim Staub, Management and Associates, 720 Brooker Creek Blvd. #206, Oldsmar, FL 34677. You may also email jstaub@mgmt-assoc.com.

Your concerns and comments will be reviewed on their merit and your name will be kept confidential if you so desire. Please note that anonymous letters are neither acted upon nor taken seriously.

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Fertilize Like a Floridian

Submitted by the Pinellas County Communications Department

Summer rains wash fertilizer into our lakes and oceans, spoiling our water. That is why it is illegal in Pinellas County to fertilize your lawn during the rainy season, and it's also the reason slow-release products are required the rest of the year. Excess nutrients cause harmful algae blooms that turn the water a green or rust color which lower oxygen levels and lead to fish kills. Here are some tips on how to fertilize like a Floridian:

June through September

- Skip the fertilizer. From June 1 to September 30 of every year, fertilizers containing nitrogen and/or phosphorus cannot be applied to lawns or landscape plants according to Pinellas County Ordinance.

- Pump some iron. Use Florida-friendly yard products that contain micronutrients to green up your lawn.

- Get better dirt. Add compost or other soil amendments.

- Pick better plants. Florida-friendly landscaping needs less fertilizer, water, and overall care.

October through May

- Twice is nice. Fertilize just twice a year, in April & October.
- Watch the weather. Rainstorms don't water in fertilizer – they wash it away.

- Skip the phosphorus. The Tampa Bay region is naturally rich in phosphorus. Only use phosphorus-based fertilizer if a soil test turns up a deficiency.

- Choose slow-release. Pinellas County law requires lawn or landscape fertilizers with nitrogen to be at least 50 percent slow-release (also called timed-release, controlled release, or slowly available) from October 1 to May 31.









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No Fishing

Please respect Woodfield's restriction on fishing. Some residents have chosen to impose their own priorities on the rest of the community by ignoring this important rule. There are many reasons for the "No Fishing" rule. Here are just a few:

- Alligators patrol our ponds – some as long as 8 feet. Encouraging children, especially the younger ones, to stand on the banks is irresponsible and dangerous. We've already had unfortunate incidents where gators have taken pets.
- The people who own homes on Woodfield's ponds paid substantial premiums for their properties. They are entitled to have their space, privacy, and security respected.
- Woodfield's fish are essential to the health of its ponds. They, along with all of our wildlife, should be left unmolested.
- Residents who ignore our "No Fishing" and "No Trespassing" signs encourage non-residents to do the same. Woodfield Boulevard and Forelock Road already carry more non-resident traffic than we'd like. Further, those who park their vehicles off-road damage the grass in those areas.
- Every pond in Woodfield is man-made – engineered and built as a stormwater retention basin, not as a fishing pond. They are the property of Woodfield Community Association, Inc., and not for public use.
- We are all contractually obligated to abide by all of Woodfield's rules – "No Fishing" included.

If you see someone fishing illegally in a Woodfield pond, don't hesitate to report it to law enforcement. The Pinellas County Sheriff's non-emergency number is 727-582-6200.

East Lake Community Library - March 2017 events

<http://www.eastlakelibrary.org-727-773-2665>

Middle School Painting Party: Painting with the Stars: Manet's Boats!: Fri, Mar 3, 6-8pm: Learn about French Impressionist Édouard Manet & his mobile studio (on a boat) & see his paintings. Make your own version using a palette knife & canvas.

Cinema Café @ East Lake: Sat, Mar 4, 1-3pm: Movie matinee with free refreshments. Sit back, relax, & enjoy some old classics & new favorites.

Sunday Concert: Mrs. Murphy's Chowder Band: Sun, Mar 12, 2-3:30pm: This is a Celtic Band featuring fiddles, dulcimer, guitar, concertina and the bodhran (Irish hand-drum). The concert is followed by a wine & cheese reception. Tickets are \$15 each!

Parents Morning Out: Mon, Mar 13, 9am-12pm: Children grades Kindergarten through 5th Grade can kick off their Spring Break by spending the morning with our Teens! Please register - \$10 per child!

Spring Painting Party: Wed, Mar 15, 5:30-7:30pm: Come to our Spring Painting Party! Paint a beautiful picture for yourself or as a gift! There will be a \$5 (cash only) materials fee collected by the instructor the night of the event. Please register.

Crayons, Pencils, Markers, Oh My!: Mon, Mar 20, 6-7:30pm: Coloring pages from books designed especially for adults, colored pencils & crayons will be provided. Adults (16 & over) only. Please register.

Author Showcase: Tues, Mar 21, 6:30-7:45pm: Lorna Moore & Louise Newton-Kerr are authors of *Unspoken Secrets* & *Quiet Whispers*. Inspired by real life, it is a book of historical fiction, which tells the story of a Georgia family across 3 generations.

Sneak Peek Party: Fri, Mar 31, 7-9pm: A FREE evening event unveiling the design plans for the forthcoming library expansion/renovation & shared parking lot. Meet the architects, chat with the library director, & enjoy a wine & hors d'oeuvres reception. Space is limited for this ADULTS ONLY event!

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REAL ESTATE TODAY!

By Hugh A. Lichter, M.A. REALTOR®, Century 21 East Lake Realty

We are now into 2017, and sales trends for the end of 2016 have now been compiled.

In general, we had a great 2016. We had good increases in sales, sales prices, and property values, in general.

Distressed sales, meaning short sales and foreclosed properties, now are a far less significant portion of our sales activity and will impact less and less on our market, based on current trends. Foreclosed, or bank owned property sales are down 46.9% from the previous year and short sales are down 37.4%.

Any thoughts that folks may have of coming to Florida and getting a "steal of a lifetime" are now over. Any anecdotal stories they may have or relate about "Florida is a fire sale and my cousin just got a McMansion for the price of a bungalow" is simply "bunk". Sure, there may be instances of estate sales or one or two "lucky events", but this is not in any way the norm today.

So, what is the state of the real estate market in our area? Below is some great info on real estate activity in Pinellas County, where we have good tracking systems of sales data.

Overall mean sales price in Pinellas County was \$210,074 for all types of residential properties, versus \$180,000 the previous year. Overall average sales price was \$274,174 in 2016, versus \$242,000. So, the mean average increase was up 16.7% and the average increase was 13.2%.

Not too shabby!

Breaking this down into segments, the Median Sale Price for Single Family Homes was up 22.4% at \$274,974 this October,

versus \$243,706 the previous year. The average days to contract decreased 19.4% from the previous year to 29 versus 36 days, and the average days to sell, meaning the actual time between the initial listing and the closing, decreased 6.3%. That means we went from 79 days to 74 days.

Breaking this down further into the Townhome/Condo market segment in 2016, the mean sales price rose from \$125,000 to \$136,000, for an 8.8% gain. The average Townhome/Condo sales price rose from \$191,148 to \$199,266. This represents a 4.24% gain over 2015.

We continue to have a limited inventory of new listings. This would typically portend a "seller's market", with less supply than demand. And, another important criteria, cash sales versus financed sales, are declining rapidly. We've gone from 42.4% cash sales in 2014 to 39.9% cash sales in 2015 to 31.9% cash sales in 2016.

As we all know by the traffic, lines at restaurants, and limited "specials" at local eateries, we are in the "snowbird" season, when we sell 60% of the residential real estate versus 40% or so in the rest of the year. In every way, we hope this will continue to positively impact on our market and values.

Next month, we will have our annual "Crystal Ball" issue. The crystal ball is now in the shop, getting refurbished, retuned, and reprogrammed, so please be patient!

If you are even thinking of selling, you owe it to yourself to have a conversation with a real estate professional. We can give you sound advice and good, solid local market info that will greatly assist you. And, if you or someone you know is even thinking of buying, a real estate professional is best able to go over price, payment, location, and value information for this very large decision.

I would be happy to be that real estate professional for you, your friends, and your family!



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4 ways to make the most of your wall space

By Sally Giar

There are dozens of ways to give your room some character. You can lay down an area rug, choose stylish pieces of furniture and adorn with accessories throughout the space. But none of these adjustments will completely bring your room together if the walls are bare.

But sprucing up the vertical space in your home doesn't have to be a huge production – even the most simplistic décor scheme can make a significant statement.

What are you waiting for? It's time to reach out to a professional for some decorating advice. He or she can help you make these adjustments for making the most of your empty walls:

1. Reconsider your window treatments

This one takes thinking outside of the box: Use your windows as leverage for sprucing up your walls by investing in new drapery or another type of window treatment. Your design consultant can give you pointers on which option and color can best give the space character while satisfying both function and design needs.

2. Create your own art gallery

Give your vertical space a personalized touch by filling it with wall décor to create your very own art gallery. First, print and frame your most cherished photos. Then, hang them beside a collection of your favorite pieces of wall art. Your decorator can also help you fill in the spaces with some of our own art. The variety will mix things up and add depth to your space.

3. Skip the paint – try wallpaper

Are you tired of the same old paint job your bedroom has had for years? Are you finally ready to cover those white walls? Don't just consider a new hue – think upgraded texture or finish. Wallpaper allows you to break the normal limits and add some excitement to your space with ease. Your personal decorator can show you dozens of available choices and advise which would look best.

4. Give your wall some dimension

Perhaps the color and texture of your walls look just fine. Maybe you just need to add a shelving unit to reinvent your design scheme. This is an easy way to transform the space with style and functionality in mind. You can display a wall of novels or flowers, or mix things up and showcase both. If you're not sure what to display, don't worry – your personal decorator will give you the guidance you need to make the most style-oriented decision.

Bringing your walls to life is simple, it just takes some organized planning.

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Alligator Info

PRESSURE WASHING

- Licensed
- Insured
- Interior
- Exterior

Alligators are an important part of Florida's landscape and play a valuable role in the ecology of our state's wetlands. They are predators and help keep other aquatic animal populations in balance. Generally, alligators less than four feet in length are not large enough to be dangerous unless handled. Visit MyFWC.com/Gators for more information about alligators and a better understanding of the facts and information to help ensure that people and alligators can continue to coexist.

Please notify our Property Manager, Jim Staub, at 813-433-2009 after you contact the Florida Wildlife Commission. It is necessary to post signs regarding the trap as our maintenance personnel (pond maintenance, landscapers, etc.) as well as your neighbors need to be aware of the bait and traps. Thank you.



If you need to report a nuisance alligator, please call 1-866-FWC-GATOR (1-866-392-4286). Individuals may call the toll-free number to submit complaints regarding nuisance alligators. The Florida Wildlife Commission will evaluate the complaint and determine if a licensed alligator trapper should remove the nuisance alligator.

The bait and trapping equipment is normally setup on the Association easements which border all ponds in Woodfield. The trapper is required to obtain your permission to cross your property, and subsequently obtain permission from the Association to setup the traps.

Brooker Creek Preserve – “Our Wildest Place”

Woodfield is fortunate to have Brooker Creek Preserve as its next door neighbor. The Preserve, at approximately 8,700 acres, is the largest natural area in Pinellas County. It consists primarily of forested wetlands and pine flatwoods. Bordered by dense urban development, the Preserve provides both a unique refuge for native flora and fauna as well as an opportunity for area residents to explore the natural beauty of wild Florida. The Preserve also serves to protect a significant portion of the Brooker Creek Watershed. A complex of hiking and equestrian trails provide visitors an opportunity to explore the Preserve's many ecosystems. **ADMISSION IS FREE** (donations welcome).

Don't Feed the Wildlife
It is illegal to feed wild animals.

(Alligators, Deer, Coyotes, Large Birds, Raccoons, etc.)

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Notable Past Sales w/Select Properties

- 3363 Hickorywood in Woodfield
- 358 Waterford in Woodfield
- 4150 Rotherham Court in Ridgemoor
- 3672 Windber Blvd in Ridgemoor
- 3271 Glenridge Drive in Ridgemoor
- 3924 Belmoor Drive in Ridgemoor
- 60 Willowood Lane in East Lake Woodlands
- 95 Deerpath Drive in East Lake Woodlands
- 1703 Captiva Drive in East Lake Woodlands
- 4620 Aylesford Drive in Lansbrook
- 458 Knight Dr in Keystone Bluffs
- 5253 Mira Vista in Lansbrook
- 4301 Auston Way in Lansbrook
- 4068 Carlyle Lakes Blvd in Lansbrook
- 4301 Fallbrook Blvd in Lansbrook
- 5294 Karlsburg Place in Lansbrook
- 3562 Justin Drive in Lansbrook
- 3968 Executive Drive in Lansbrook

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