

# The WOODFIELD View

Community Newsletter

THE OFFICIAL *Newsletter* OF WOODFIELD

## from the PRESIDENT

Jorge A. Andino

Hello fellow homeowners,

As always I want to keep you abreast to improvements and areas of concern throughout our subdivision.

The board has taken on the fiduciary duty of keeping Woodfield a beautiful place to live in and a place we can be proud to call home.

I am pleased to announce the appointment of two additional members to the Woodfield Association Board of Directors. Welcome aboard Aaron Bridgewater and Collen Bebell and thank you for volunteering your time for the betterment of Woodfield.

We are currently taking bids on adding sprinklers and new sod for the entire length of Woodfield Boulevard and ending on Forelock Road. This improvement will allow for the Boulevard to be watered all year long and be able to maintain healthy grass.

In conjunction with adding sprinklers and grass we are also looking into the possibility of placing landscape lighting to all of the village signs throughout Woodfield. This enhancement will improve the appeal as you enter your village at night and make it easier for your invitee's and emergency personnel to navigate within Woodfield.

I would also like to take this opportunity to remind homeowners of their obligation to slow down when driving throughout Woodfield. I have been approached by concerned homeowners stating that the speeding limits are not being obeyed. One homeowner who owns a radar gun has told me that he clocked some vehicles exceeding 50mph. The house of infraction seem to occur between 6-8am and 4-6pm, the typical rush hour times. In your haste to get to work or get home be aware of your speed while driving in your neighborhood. We realize it's not only homeowners speeding in Woodfield, we also have a lot of drive thru traffic in the neighborhood which is why the Pinellas County Sheriffs Office has been made aware of the problem and they have indicated they will do periodic surveillance. Avoid a speeding ticket and slow down for everyone's safety. Let it be those cutting through the neighborhood that get cited. Let's do our part in keeping our neighborhood safe for all.

As always I look forward to seeing you around this beautiful neighborhood.



Has a stranger ever done something that **made your whole day look brighter**? Perhaps they opened the door at the bank for you or let you go ahead of them in the queue? Remember how good it made you feel? Making someone smile and brightening their day is one of the most generous things you can do. It has a ripple effect that touches the whole community; if you are nice to someone it is likely they will be nice to someone as well.

### Why bother trying to make people smile?

Try to think back to when someone last did something that made you smile or brightened your day. A simple smile or friendly gesture by that stranger had an effect on your whole world, even if only for a few hours. It rippled through the people in your life. Quite amazing when you think about it.

So we know that making someone smile can change the whole community. But what else can it do? Why else should we bother trying to make people smile? Well there are a lot of reasons actually.

Firstly, it makes you feel good about yourself. When you make someone happy you really feel like you have done something

*Continued on page 2*

## Make Someone Smile Today continued...

So making other people happy makes you happier.

Secondly, it is healthy. If you smile at someone and make them smile you are actively causing chemicals to be released in to your body that battle stress and cause feelings of joy. This is good. Making other people smile benefits both yourself and others.

Making someone else smile or brightening their day is all about putting them before you. When you engage in this type or practice (and it is a practice) you also develop positive qualities in your mind like patience and kindness. But the main quality that you will develop is generosity. If you go out everyday and try to make the people around you smile you will develop the inner qualities of a very generous person. This is one of the most respectable and admirable qualities a person can possess.

Ways to make someone smile and brighten their whole day

Here are some simple and easy ways to make the people around you smile or brighten their day. They are small acts that have big effects.

**1. Smile first** - The easiest and possibly the most effective way to get someone to smile is to smile at them first. People don't seem to do this anymore. I remember when I was a kid walking through the park with my family and everyone would smile at each other and say hello. Now people sort of just power walk through the park and avert their eyes when they get near you. Perhaps it is because we have so much more fear now. I don't know. But what I do know is that if you smile at someone first they will almost always smile back and walk away feeling happier.

**2. Be chivalrous** - Chivalry is a term dating back to the medieval knights and their values of honor, courtesy and good manners. It is a very simple practice where you endeavor to behave in a kind and courteous way to the people around you



and especially to members of the opposite sex. A typical example would be holding the door open for someone or standing up to greet someone when they meet you for lunch. Again, it is easy to do but makes people feel really good.

**4. Listen** - When someone is talking to you listen to them. Don't just sit there waiting for your turn to talk. Actually listen. This is one of the best ways to make people feel good about themselves.

**5. Surprise someone** - Have you ever brought flowers home for your wife or girlfriend because it was a Wednesday? Not Valentine's Day that fell on a Wednesday, just because it was Wednesday? Surprising someone for no particular reason other than to make the person smile is a fantastic way to brighten someone's day.

**6. Take on some work** - Quite often the reason someone is angry is because of their work. It might be a deadline at the office or it might be the pile of dirty clothes in the laundry. And quite often you can reverse that person's mood and make them smile by taking on some of their work.

If you have a few spare minutes at the office you might want to volunteer to run some errands for a person who is struggling. Or you might want to do the dishes even though it is not your turn. A little extra work can often really brighten someone's day.

**7. Be humble** - I am always shocked at how much a truly humble person can improve my day. Their inner warmth seems to radiate outwards and makes you feel protected and comfortable. Humility is truly a great quality.

**8. Make eye contact** - Looking people in the eyes is a good habit to develop. It shows trust and demonstrates that you are truly trying to engage the person. When you show someone that you are trustworthy you make them feel good. This is particularly true of business related meetings. People want to know that they are dealing with a trustworthy person and as such looking someone in the eyes will improve their day.

**9. Offer a random compliment** - This seems like a pretty obvious thing to do but it actually takes a lot more guts than people think. Compliments are a sure-fire way to make someone smile but quite often they are hard to deliver. It takes bravery.

A big **"thank you"** to anyone who is out there in the world making people smile. It is a truly admirable thing to do.



## Design Review Committee Report

Residents of Woodfield:

Please be aware of the following Driveway/Walkway/Sidewalk Guidelines:

1. The concrete color/stain is to be applied in a professional manner and is to be kept in a like new condition.
2. Paint is not an acceptable material.
3. The color of the stain selected must be harmonious with the existing and surrounding concrete and not stand out as a contrasting color.
4. The driveway, sidewalk and driveway apron located between the end of the driveway and street must be maintained in a non skid condition.
5. The staining shall be limited to the driveway, walkway and sidewalk within the lateral boundaries of the driveway. These areas must also be maintained in a non skid condition.

## House Numbering Guidelines:



1. The numbering of houses shall conform to the Pinellas County Ordinance.
2. Numbers must be easily legible from the street with figures not less than three inches high for residences.
3. Numbers must be in a color contrasting to the building background.
4. Easily legible numbers shall also be affixed to the mailbox serving the house.

Thank you,  
*Thomas Kukulski*  
DRC Chairperson

# Jen "Jmack" McCormick

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3. Jen McCormick is a **full-time** real estate agent, with a **full-time** Office Manager - anything less and you'd be short changed.
4. I use my **connections throughout the mortgage industry** to get you the best deals possible.
5. You'll be my **number one priority** in the real estate transaction.
6. I'll **guide you through the complexities** of buying and/or selling a house, eliminating hassles and stress.
7. As a standard business practice, I **preview homes** as they become available, keeping you apprised of market conditions as they evolve.
8. I won't waste your time - when an offer is made, I'll require acceptance or a counter offer within **24 to 48 hours**.
9. You'll have the advantage of **personal, one-on-one attention**, as well as my **dynamic web and e-mail resources**.



## Five Reasons Home Values Are Still Going Up In Woodfield!

As your Woodfield Treasurer, I am offering an open-door policy to all of my fellow neighbors. So, what exactly does that mean? It means that I don't believe in taking a position on our board of directors and not offering my personal time to anyone who may want to knock on my door and strike up a conversation about anything that may be of concern. Lately, the rising real estate market has been a great topic of discussion. Having personally sold homes in our community, a lot of neighbors tend to ask me "What do you think our home is worth?" and "How long do you think the market will be like this?" Well, those are great questions...

It's been nearly a decade since the Great Recession delivered the worst housing crash in modern memory. But these days, the fallout feels squarely in the rearview mirror. Markets have bounced back with fervor, and confidence is skyrocketing. Homes are flying off the market at record prices, and buyers are still clamoring to get in the game.

One thing is clear: It's a great time to be a seller.

"We've seen two or three years of what could be considered unsustainable levels of price appreciation, as well as an inventory shortage that resulted in a record low number of homes for sale across the country," says **Javier Vivas**, director of economic research for [realtor.com@](mailto:realtor.com@).  
Bottom of Form

Sounds like the stuff of seller's dreams, right? But know this: If you plan to sell in 2018—and you want to unload your home quickly and for maximum money—your window of opportunity may be rapidly narrowing. Here's why you may want to get moving ASAP.

1. Rates are still historically low, drawing buyers into the market
2. Inventory remains tight—and demand high
3. Home prices are still increasing
4. People have more money in their pocket
5. Millennials are ready to commit

So, there you have it. It's important to educate yourself on our current real estate market if you plan on making a move this year. If you would like to discuss anything that might help us keep Woodfield on the upswing, again, my door is always open!

Aaron Bridgewater.com  
Woodfield Treasurer

## Change in Design Review Application Submission Process

Homeowners must apply for and receive **written approval from the Design Review Committee (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 \$1,000.00 per infraction.

### There are two methods for submitting Design Review Applications.

#### METHOD 1 - ONLINE (PREFERRED)

Applications may be submitted online, saving homeowners the time and expense of mailing or delivering in person to the Property Manager. Although this method is preferred for its efficiency and convenience, some projects do require hard copy applications to be submitted (see Method 2 below).

#### METHOD 2 - HARD COPY (ALTERNATE)

Hard copy applications may be submitted by mail or by delivering in person to the Property Manager. This method must be used if applying for a fence, play set, addition or other visible structure.

All Design Review Applications must be fully completed per the instructions on the form, and then submitted to the Property Manager. Incomplete applications will be returned unprocessed to the sender. Please submit only ONE (1) project per application and submit all required information (i.e. paint chips, roof tiles/shingle sample, photos, site plan drawings, etc.).

Please allow thirty (30) days after the DRC receives your application for a written approval, as allowed by Woodfield's governing documents. The DRC typically acts on most applications within 7 to 14 days.

Need a permit? When in doubt, check it out! Exterior changes often require a county permit, particularly if they involve improvements or changes in right-of-ways or easements governed by the county. Please contact Pinellas County Building Services at 727-464-3888 or on the web.

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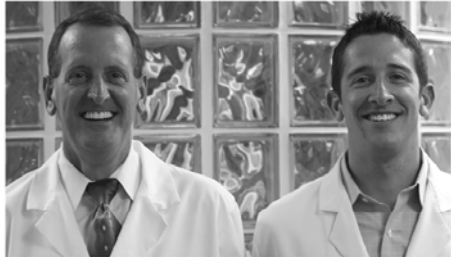
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## Weddings & Events

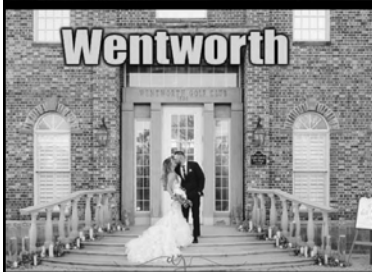
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**W**hether you are working on a whole home remodel, or just a bedroom these 8 Tips for Remodeling on a Budget are going to help stretch your budget farther. Being able to do your own work around the house will help you to save money on contractors. Having some great shortcuts to save money will also give you a bigger budget for upgrades like new furniture, appliances or even just to tuck away into your savings account for future use.

### 8 TIPS FOR REMODELING ON A BUDGET

**Do demo work yourself.** If you will be doing a lot of demo work to make room for new rooms, installing fixtures, windows, or even changing out the drywall in a room you can save a lot of labor hours by doing the demo to remove existing items before the contractors arrive. Make sure you know where electrical and plumbing is located so you do no unnecessary damage before you get started. You can also save money by hauling off any trash or unusable items yourself instead of having contractors bring in a dumpster.

**Do prep and painting yourself.** There are a lot of prep things you can do yourself. From removing wall paper to prepping and painting walls after drywall has been hung. Check with your contractor to see what they have on their list to do, and work around it to save money by handling some tasks yourself.

**Repurpose items that are in good shape.** Doors, windows, and even some pieces of paneling or crown molding can be used again in the same room, or for a great fun upcycled craft project in your home. Doors and windows are especially great for using again to save money, but if you want to replace for better quality and insulation, then use them as a base for other fun projects. I also love repurposing pieces of furniture and then move to a different room in the home.

**Shop Habitat For Humanity Restores.** Habitat For Humanity operates a multitude of Restores which are great resale shops. You can find quality items for your remodel from sinks and bathtubs to fixtures for your home. Some are even brand new.

**Look for construction outlet stores.** In some areas there are what are considered construction outlet stores. These hardware stores will have things like cabinets, doors, bathtubs, counter tops, flooring and more at discounted prices because they are an odd size or slightly damaged.

**Hire local teens to help with labor.** If you are going to have a lot of labor intensive work to be done, but you know you can manage it on your own, you can hire a local teen to help out with labor.

**Upgrade appliances while you are remodeling.** This may not seem budget friendly, but often in the long run it is. When you are remodeling, you may want to look at how old your existing appliances are.

**Sell or Consign Furniture.** This gives you some extra money to get a new piece of furniture or use the money towards your remodel project

These are some great budget friendly remodeling tips that are sure to keep you in budget and give your family a great upgraded new home. Whether you are remodeling one room, or your entire home these tips are great for keeping in mind.

Sincerely, *Colleen Bebell*  
Board of Directors

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## Directory

President ..... Jorge Andino Sr.  
Vice President ..... Bob Bloomfield  
Secretary ..... Colleen Bebell  
Treasurer ..... Aaron Bridgwater  
Director ..... Peter Dubos

### Property Manager

Fay Suber

#### Management and Associates

720 Brooker Creek Blvd. #206, Oldsmar FL. 34677

### Design Review Committee

Tom Kukulski, Chairperson

Phillip Matzner (ALT), Mark Murphy, Connie Danskin,  
Paul Carey, Marilyn Cosentino

### Compliance Review Committee

Katherin Thoensen, Chairperson

Tammy Rush, Susan Liddy, Tanya Santiago

### Woodfield Website

[www.WoodfieldCommunity.net](http://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](http://www.pinellascounty.org/emergency) 727-464-3800

### Pinellas County Information Center

727-464-3000

### Humane Society of Pinellas

24 hours/ 7 days a week 727-797-7722

**Street Light Outages** It's quick and easy to report a street light outage online at [www.progress-energy.com](http://www.progress-energy.com). Click on the Report an Outage" link, then follow the prompts. It's quicker than waiting on the phone for a representative as long as you have the pole number. The repair is usually handled within a few days. Or, if you prefer to phone, please call Duke Energy Florida's Customer Service at **727-443-2641**.

**Note:** Each pole has a metal strip (approximately eye height) with a pole number embossed on the strip. Be sure to have the pole number when you call or go online.



Do you have questions or concerns? You may address your concerns, questions or suggestions by writing to the Board of Directors, c/o Property Manager:

**Fay Suber, Management and Associates,  
720 Brooker Creek Blvd. #206,  
Oldsmar, FL 34677.**

You can also email Fay at [fsuber@mgmt-assoc.com](mailto:fsuber@mgmt-assoc.com). Your information 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 or taken seriously.



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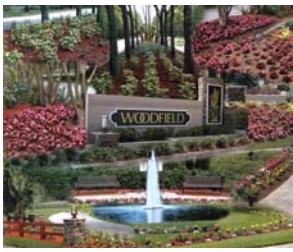
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**OUR RECENT SALES (bolded homes indicate NEW CONSTRUCTION homes... 15% of our sales!)**

Deal Type	Address	City
Buyer	11617 Fox Creek Drive	Tampa
Buyer	700 S. Harbour Island #521	Downtown Tampa
Buyer	5611 Sea Turtle	New Port Richey
<b>Buyer</b>	<b>11016 Purple Martin Blvd.</b>	<b>Riverview</b>
Buyer	323 Tavernier Dr.	Oldsmar
Seller	9132 Lakeview Dr.	New Port Richey
Buyer	9358 Hidden Water Cir	Riverview
Buyer	11320 Lazy Hickory Lane	Tampa
Buyer	4030 S Westshore	South Tampa
Seller	8303 Double Branch Rd	Tampa
Seller	8624 Tidal Bay Ln	Tampa
Buyer	4380 Live Oak	Palm Harbor
Seller	12217 Steppingstone Blvd.	Tampa
Buyer	18221 Webster Grove Dr	Hudson
<b>Buyer</b>	<b>10314 Scarlet Chase Drive</b>	<b>Riverview</b>
<b>Buyer</b>	<b>249 Cascade Bend Drive</b>	<b>Ruskin</b>
Buyer	6809 Charlotte Harbor Way	Tampa
Buyer	4008 Cypress Willow Court	Tampa
Seller	4582 Limerick Drive	Tampa
<b>Buyer</b>	<b>633 Jetstar Lane</b>	<b>Oldsmar</b>
Seller	11538 Glenmont	Tampa
Seller	603 S. Dakota	South Tampa
Seller	12008 Steppingstone Blvd.	Tampa
Buyer	12008 Steppingstone Blvd.	Tampa
<b>Buyer</b>	<b>27003 Carolina Aster Dr.</b>	<b>Wesley Chapel</b>
Seller	12401 Rustic View	Tampa

Deal Type	Address	City
Buyer	9316 Bearcat Rd	New Port Richey
Seller	16409 Birkdale	Odessa
Seller	8721 Imperial Ct.	Tampa
Buyer	206 S. Keystone Dr.	Clearwater
Buyer	10305 Westpark Preserve	Tampa
Buyer	11213 Pembridge Court	Port Richey
Buyer	21222 Tyrell Way	Land O' Lakes
Seller	11804 Branch Mooring	Tampa
Seller	603 S. Dakota, 2-A	South Tampa
Buyer	3502 E 28th Ave	Tampa
<b>Buyer</b>	<b>12029 Kempston Dr</b>	<b>Gibsonton</b>
Seller	2803 Newbern	Clearwater
Seller	1619 Bayhill	Oldsmar
Buyer	2649 Miriam St. S	Gulfport
Seller	12034 Steppingstone Blvd	Tampa
Seller	11410 Whispering Hollow Dr.	Tampa
Seller	19621 Wyndmill Circle	Odessa
<b>Buyer</b>	<b>16537 Courtyard Loop</b>	<b>Land O' Lakes</b>
<b>Buyer</b>	<b>32060 WATOGA LOOP</b>	<b>Wesley Chapel</b>
Seller	12024 Steppingstone Blvd.	Tampa
Buyer	2114 Cypress Point Dr N	Clearwater
Buyer	10509 Hinds Place	Odessa
Buyer	15604 Dornoch Pl	Odessa
Buyer	6108 Cognac Circle	Tampa
Buyer	3835 Morgons Castle Ct.	Land O' Lakes
Buyer	1009 Crescent Lake Dr.	St. Petersburg

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