

# The WOODFIELD *View*

Community Newsletter

THE OFFICIAL *Newsletter* OF WOODFIELD

## from the PRESIDENT

Hello neighbors. It has been two months since my last report. Wanted to take a moment to catch you up on events and activities that are occurring throughout Woodfield.

This newsletter will be published every two months and is strictly published for the purpose of keeping you informed of activities and events happening throughout our neighborhood. We strongly encourage articles to be submitted by any and all Woodfield residents. Some examples of articles could be weddings, graduations, military and birth announcements. You might want to also include a great tasting family recipe. Services such as tutoring or musical lessons could also be published. This is your newsletter so please fill it up with articles of things that pertain to Woodfield.

The Board has recently met with our current management company and negotiated a new price arrangement and property manager. The price arrangement reduced our annual cost by \$5,500. This is a great savings to us. Crystal Tedesco is our new property manager and she will introduce herself later in this newsletter.

Crystal became our new property manager in the middle of April and has proven herself to be very detail oriented and effective in assisting us finding contractors for various projects going on throughout Woodfield. Crystal has indicated that she will get back with homeowners having any issues or concerns within a period of 48 hours. Please feel free to welcome Crystal to our team.

We also have a new landscaping company, R. Williamson Landscaping will be maintaining our property. As our new contractor we have requested them to increase the amount of annuals planted from 1000 to 2000 plants yearly. This increase should have a dramatic increase in curb appeal within Woodfield. I have also requested them to redo the landscaping by the monument sign on the Forelock entrance. You should be seeing a dramatic improvement by the time you receive this newsletter.

It has recently been brought to my attention by several homeowners and the company that maintains our ponds that the ponds are eroding on the banks. We are looking at all possible ways to reduce or eliminate this erosion. One of the most

effective ways to reduce this erosion from a cost and visual perspective is to place aquatic plants throughout the banks on the homeowner side of the ponds. These plants will be effectively rooting themselves to the soil on the banks eliminating or reducing any further erosion. We will be taking on this project beginning with the ponds that have the most erosion and continue from there until all the ponds have been addressed.

The rust color fence around our monument signs have been showing signs of neglect and we are negotiating with contractors to replace all the rotted wood. Once all the rotted wood is replaced we will possibly change the color from Rust to a flat Black which will complement the monument signs.

You may have noticed the recent activity going on throughout Woodfield. This is due to the county repairing all the sidewalks in the neighborhood. This is a county restoration project, not a Woodfield restoration. Any issues you might be experiencing please contact Pinellas County.

The following information was provided to us by the county. Pinellas County currently has a contractor (Suncoast Development Group of Pinellas County, LLC) working within the Woodfield Subdivision performing upgrades and repairs to the ADA ramps, sidewalk sections, and drainage structures in preparation for roadway resurfacing.

This work is expected to last through the end of July 2018.

During this construction residents should anticipate some minor delays due to workers within the Right of Way, Monday through Friday between the hours of 7AM and 7PM.

The following roadways will be affected:

Ashwood Court; Burlwood Terrace; Centerwood Dr; Cherrybrooke Court; Cherryhill Court; Cobblestone Lane; Glenwood Terrace; Heatherwood Court; Hedgerow Lane; Hickorywood Way; Hollowtree Place; Jadewood Circle; Oakwood Place; Waterford Circle E & W; and Wedgewood Way.

If any residents within the subdivision have any questions, concerns or complaints regarding this work please contact the county directly at the cell phone listed below. This will expedite the process to address any issues or concerns.

Mark Demyan, Field Inspector II  
Public Works - Construction Management Division  
22211 U.S. Hwy 19 N., Bldg 16 Clearwater, FL 33756  
Cell: (727) 282-4519 Main: (727) 464-8880  
Fax: (727) 464-8888 [mdemyan@pinellascounty.org](mailto:mdemyan@pinellascounty.org)

Continued page 2

## From The President Continued...

I try really hard to keep these news articles positive but sometimes we have issues that can't be ignored. There are two issues that can easily be corrected but I need homeowner's cooperation.

a) Street parking is a visual nuisance as well as a hazard for emergency vehicles trying to get by.

b) Garbage cans left out the day after pick up. This is also a visual nuisance.

Please keep in mind that these are both restrictions that apply to all homeowners and need to be adhered to. Please help keep your neighborhood looking beautiful and avoid us having to send out letters of infractions and/or possible fines.

Yes, I have also noticed that spring is in the air and homeowners have been busy edging, trimming, pressure washing, mulching and beautifying their homes. Thank you all for doing your part in keeping property values up in Woodfield and a beautiful place to be proud of.

I would like to thank all the Board members and Committees such as the CRC, DRC and our website administrator for their time in helping keep this neighborhood association running. If you see them around please shake their hands thanking them for their time and energy spent to keep Woodfield a great place to live. Please keep in mind that we volunteers and are always looking for neighbors like you to assist us. If you have a small amount of time to dedicate to your neighborhood, please contact your property manager. Thank you for your support.

See you around!

Your President,  
*George A. Audino Sr.*

## Painting Guidelines

Repainting of homes requires an application to the DRC even if there is no exterior color changes. Color chips must be submitted along with an application to the DRC when changing the exterior base and trim.

1. The color selection shall be in harmony with surrounding homes. All homes may consist of no more than three (3) colors (base color, trim color and front door color).
2. The complete overhead garage door shall be painted the base color or trim color of the home. No "boxing, framing, or accenting is permitted on the overhead door. When the house front and side colors are different, the overhead garage door color shall be the color of the house front.
3. Any replacement of an overhead garage door requires approval for the DRC. Painting guidelines are the same as outlined in Number 2 and shall be completed within thirty (30) days of installation of the overhead garage door.
4. The side garage door shall be painted the base color of the house.
5. The roof vents are not to be painted.
6. The chimney shall be painted to match the base color of the house. The chimney cap may be painted either the base or the trim color of the house.
7. The drip edge shall be anodized or painted a color harmonious with the fascia board color. Rain gutters shall be painted the color of the trim: downspouts shall be painted the base color and where they interface with the trim, are to be painted the color of the trim.
8. Exterior propane tanks shall be painted the base color of the home.
9. Any cables, wires, service boxes (i.e. electrical, telephone, cable, satellite dish etc.) shall be painted the base color of the home or if they interface with the trim, they are to be painted the color of the trim.
10. Roof painting. See Re-roofing guidelines.

Approved: 10/26/92

Revised 05/21/01

12/17/01

10/01/02

12/17/02

01/01/04

07/23/04

03/20/18



Hello,

Let me introduce myself, my name is Crystal Tedesco, and I will be your Community Association Manager for Woodfield Homeowners Association. I have been in the property management business for several years, and look forward to working with your Board of Directors as well as the residents.

As your Community Association Manager, I want you to know that I am committed to assisting you in any way that I can. Myself and your community Assistant Emma Bartlett, can be reached at **813-433-2000**, or by email at **Ctedesco@mgmt-assoc.com** – **Ebartlett@mgmt-assoc.com** with any questions or concerns. After normal business hours and on weekends, you will be connected to our after-hours emergency answering service.

Of course, most of my management activities are coordinated in partnership with your Association's Board of Directors. Your Board of Directors has demonstrated their commitment to serving the best interests of all Woodfield Owners and contributed selflessly to the Association. It will be pleasure to work with them and I look forward to continuing the relationship.

Management and Associates and I appreciate our continued relationship with Woodfield Homeowners Association, and we look forward to working with you in the future.

Sincerely,  
*Crystal Tedesco, LCAM*



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## 4 TIPS TO HELP YOU PREPARE FOR MOSQUITO SEASON

Spring is a favorite season for many people, as it allows them to shed their sweaters, get out of the house and — depending on where they live — get some relief from freezing temperatures and heavy snowfalls. However, spring comes with its own downsides. In particular, this warmer season can bring heavy rains and warmer temperatures: two factors that can contribute to an influx of mosquitoes.

So, what can you do to head off these annoying insect vampires at the pass? While you may not be able to rid your yard of mosquitoes on your own, there are several prevention methods you can use to help make your personal green spaces less attractive to them. Read on so you can be more prepared for mosquito season this year.

**Understand Mosquito Winter Habits**  
Different species of mosquitoes can overwinter in various ways. Females can store fat during the winter, and some species of mosquito have eggs that can survive the winter. Most male mosquitoes don't make it through the winter, however. When you know that these insects will be ready to spring into action as the temperatures warm up, it's easier to understand the importance of preparing for mosquito season.

### When is Mosquito Season?

There's no equinox or calendar date that marks the beginning of mosquito season. Instead, these pests begin to stir when the temperatures start to hit about 50 degrees Fahrenheit. And the hotter and more humid, the better, which is why southern states — Florida in particular — are known for having mosquitoes throughout most of the year.

### How to Prepare for Mosquito Season

#### 1. Get Rid of Standing Water

As the rain falls — or snow melts — make sure you're not allowing standing water to build up in overturned trash can lids, old tires, plastic sheeting, kiddie pools, birdbaths and so forth. These serve as ideal mosquito breeding grounds. In addition, you'll want to fix any leaking spigots that might be leading to puddles around the perimeter of your home. Any water that

stands for more than a week can become a mosquito breeding site.

#### 2. Keep Gutters and Drains Clear

Mosquitoes don't need a deep pool of stagnant water to breed. In fact, they can lay eggs in as little as a bottle cap full of water. Many gutters become cluttered with pine straw and fallen leaves over the winter. Add that to melted snow and ice or built up rain water, and you have the perfect recipe for a mosquito breeding ground. Clear out your gutters so that any liquid can flow freely, and you can reduce the places in which mosquitoes can lay their eggs.

#### 3. Maintain a Well-Kept Yard

Toss out any old tires or other debris that could collect water. You should also consider filling in or leveling off any dips in your yard that are prone to becoming puddles in rainy weather. When you're trying to figure out how to keep mosquitoes away, you'll want to keep a close eye on any water features, too. Consider installing bubblers that churn the water in ponds so that it's not stagnant. You can also introduce fish or minnows that feed on mosquito larvae as a natural means of prevention.

#### 4. Enlist the Help of a Professional

Prevention can help nip a mosquito infestation in the bud, which is always a wise move. However, mosquitoes are prolific breeders, which means there's a good chance you may need to look for control methods at some point. It's best to call on a trained professional — like a trained pest control technician — who can evaluate your mosquito problem and present a solution tailored to your needs.

## CAN GROUND SQUIRRELS DAMAGE YOUR HOME?

Ground squirrels are pests that eat crops and can significantly damage plants, trees and vegetables.

They may chew on plastic sprinkler heads and irrigation lines. Though they don't typically enter homes, ground squirrels are notorious for burrowing. They may burrow under patios, stairs and foundations, potentially causing expensive structural damage.

Ground squirrels also pose a health threat to humans, particularly when many

squirrels are present. Fleas carried by ground squirrels can transmit bubonic plague. Knowing how to get rid of ground squirrels is important to protect your garden, home and health.

**What is a ground squirrel?** A ground squirrel is a small rodent that digs underground burrows. There are 26 species of ground squirrels in North America. Some of these are marmots, chipmunks, and prairie dogs. The ground squirrel's body is 9 to 11 inches long, with a bushy tail that's 5 to 9 inches long. Their fur is brownish-gray with off-white speckles along their backs. Ground squirrels have internal cheek pouches to carry seeds, fruits and other food to storage chambers in their burrows.

**Where do ground squirrels live?** Ground squirrels prefer open grasslands and are usually found in grain fields, irrigated pastures, meadows and around residential and commercial buildings. Ground squirrels live in underground burrows where they sleep, rest, store food and raise their young. The burrow openings are about 4 inches in diameter. Burrows are usually 6 feet deep and 15 to 20 feet long with many entrances. Ground squirrels live in colonies that may include many rodents living in multiple burrows.

Ground squirrels forage for food above ground near their burrows. They can also climb trees, but they will retreat to their burrows when frightened.

**When are ground squirrels most active?** Ground squirrels are most active during the day, usually from mid-morning to late afternoon, particularly on warm, sunny days.

**Do ground squirrels hibernate?** Many ground squirrels do hibernate in the winter months, while others are active year-round. Ground squirrels belonging to the genus *Spermophilus* (including North American ground squirrels) hibernate. The body temperature of the thirteen-lined ground squirrel (*S. tridecemlineatus*) of central North America drops from 98.6 degrees Fahrenheit to 1 to 3 degrees above burrow temperature. During hibernation, this ground squirrel's heart rate drops from 200 to 350 beats per minute in an active squirrel to only five beats per minute. Respiration rate decreases from 50 breaths per minute to about four.

**Ground Squirrel Removal** Removing ground squirrels can be very difficult. That's why if you have an issue, you should contact a wildlife control professional

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## 6 COMMON COCKROACH HIDING PLACES IN YOUR HOME

You probably think cockroaches are disgusting. They're known to carry pathogens that can transmit disease, they seem to sneak up on you when you go to the bathroom in the middle of the night and they're just not pleasant to look at. But one of the few things that may be worse than seeing cockroaches is seeing one and knowing that more could be hiding in your home.

Take a look at six of the most common cockroach hiding places in your house, and see what you can do to help prevent roaches from moving in.

**Kitchen Appliances...**Shudder at the thought of roaches hiding in the back of your microwave, fridge or oven? Unfortunately, these areas — along with countertop appliances like toasters and coffeemakers — can be roach resorts due to the fact that the kitchen is warm, has moisture and is a great place to pick up bits of food debris. Take the time to wipe down counters after meals, clean under countertop appliances, vacuum or mop regularly, carry the trash out and keep sink drains and traps clear, and you could eliminate some major cockroach attractants.

**Cabinets...**Think cockroaches can't penetrate your cabinetry? Think again. They've got no problem sneaking into cupboards to feast on any food bits that may have spilled throughout. Clean your cabinets and pantry regularly to make them less attractive to creepy crawlers. In addition, store food like grains, pastas and pet food in sealed air-tight containers.

**Electronics...**Have you ever eaten a snack while finishing off a report or typing an email on your laptop? We've been there, too. Unfortunately, crumbs and other food particles can fall in between and under your keys. Some species of roaches are small enough to wriggle through gaps in the keyboard, meaning they can set up camp in your computer. Make your electronics less attractive to roaches by setting them aside when you eat and using canned air to keep keyboards clean.

**Pipes...**The pipes that run throughout your home tend to be located in dark places, whether they're situated in the basement or under sinks. Couple that darkness with moisture from drips or leaks, and you've got yourself a cockroach oasis. Want roaches to feel less welcome? Regularly check drains, pipes and faucets to make sure there are no drips or leaks. Additionally, seal any cracks or holes around plumbing that leads to the outdoors to give roaches one less access point.

**Furniture...**You're not the only one who thinks that the couch is nice and comfy. Roaches will sometimes camp out on — or in, rather — your couch, especially if you tend to spill as you snack and stream movies. What's worse is that cockroaches can lay eggs in and on your furniture. Help prevent this by regularly vacuuming upholstered furnishings and inspecting wooden furniture for egg casings that need to be cleared away.

**Nooks and Crannies...**Houses and apartments have all sorts of cracks and crevices that can make excellent cockroach hiding places. These can include your baseboards and trim, the backs of picture frames and corners where you've let the recycling pile up. You could avoid infestations in these areas by eliminating stacks of debris that might attract roaches. In addition, inspect your home to make sure all cracks are sealed and your baseboards and trim fit flush.

Feeling unsettled after learning about these cockroach hiding places? Knowing that you have a trained professional taking care of your cockroach prevention and control needs may put your mind at ease. Contact a pest control company so that a trained technician can inspect your home and customize a comprehensive pest control plan for your house.

## Some Thoughts on Our Woodfield

We have been in existence as a community since 1988. A great part of the reason why our development looks so beautiful is because of our guidelines and by-laws. They should be followed and not be ignored.

When your driveway and sidewalk need cleaning, it should be done. When your trash can is out in front of your garage, it should be removed. When your roof is in need of cleaning, it should be cleaned. Parking on the street is prohibited. Unauthorized vehicles in your driveway are also prohibited. Distressed lawns and overgrown landscaping in the front yard is also unacceptable. These are just a few offences that we deal with, but there are others not mentioned.

When you receive a letter you should not take offense to it. You have plenty of time to take care of the issue and if there are special problems, you can notify our management company and we will work with you and not against you. Our goal is not to send letters to residents just for the fun of it! This is not cost efficient and it is very time consuming on both your end and ours. When in doubt on anything, contact Management & Associates and they can help you.

Sadly, some residents feel that they do not have to comply with the rules. That being said, I must remind you that when you purchased your home, at closing, you signed a document stating that you will abide by the rules and guidelines of Woodfield's HOA.

Let us be clear on this. The Board does not want to make any resident upset or angry! We are not trying to single anyone out with letters and/or fines. All we are trying to do is keep Woodfield one of the most beautiful developments in North Pinellas County. With your help and co-operation we can accomplish this mission! Moving forward, I and my fellow board members are looking forward to working with you for the betterment of Woodfield!

Sincerely,  
*Peter D.*

## Directory

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

### Property Manager

Crystal Tedesco 813-433-2000 ext. 2024

#### 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:

**Crystal Tedesco, LCAM Management and Associates,  
720 Brooker Creek Blvd. #206,  
Oldsmar, FL 34677 813-433-2000 ext. 2024**

You can also email Crystal at [CTedesco@mgmt-assoc.com](mailto:CTedesco@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.

**A**s we slowly approach the close of spring and the beginning of summer we're going to have a lot more sightings of cute little beings that run, play and romp around our neighborhoods. Just look out through your windows and you can see or hear them gleefully enjoying the Florida sunshine. I'm referring to our children.

As cautionary reminder please be extra careful when backing out of driveways or driving through our neighborhoods that we obey the speed limits and halt when needed to avoid a catastrophe.

We at Woodfield strive to be the finest and safest community to live and raise our children. Let's close out spring and embrace the summer with joy and gladness in our hearts with no incidence.

Your neighbor,  
Tanya

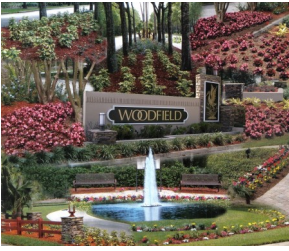


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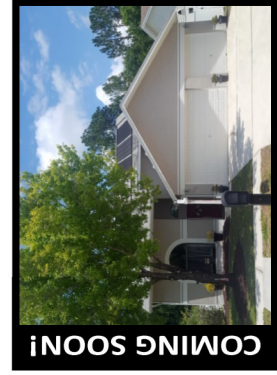
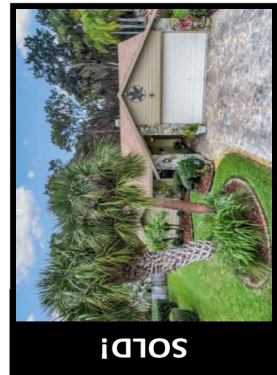


**Stacy** works solely with seller clients with the goal to produce multiple offers and the highest possible price. She has consistently set price records in almost every neighborhood she has sold in. She is the **team owner**, with **30+ years experience in real estate**.

**Anita**, also a licensed Realtor, is our **full-time Dir. Of Clients Services** and is the glue that holds our team together. Anita has been with the Kitchell Group for over **6 years**. She has the very important job of making sure all contract deadlines are met, all contract paperwork is in order, and most importantly, that our clients receive answers to their questions ASAP. And she keeps us in line! :-)

**Renee** works solely with **buyer clients** and has been with the Kitchell Group for over **5 years**. She assisted 34 buyers in purchasing homes in 2017 — in Hillsborough, Pinellas, Pasco and Manatee counties. Affectionately referred to by our clients as a "Go-Getter".

**Our team has worked closely together for 5+ years to create a smooth process for a perfectly-timed home sale and purchase for our clients.**



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