



Message from the President

Jorge Andino

President, Board of Directors
Woodfield Community Association

One of the Board of Directors' top priorities this year has been to strengthen communication with our homeowners. We believe that keeping residents informed builds trust, encourages participation, and reinforces the strong sense of community that makes Woodfield such a wonderful place to live. This newsletter is one of several ways we hope to keep you informed about the work being done on behalf of our community.

Woodfield is a beautiful neighborhood with outstanding natural surroundings, well-maintained common areas, and a long tradition of homeowner involvement. Preserving these assets requires careful planning, responsible financial management, and the combined efforts of homeowners, volunteers, Management & Associates, and your Board of Directors. Throughout the past year, the Board has remained focused on protecting the appearance, value, and long-term sustainability of our community. Many of the projects highlighted in this newsletter—including pond maintenance, repairs to the weir wall, and improvements to our common areas—may not always be highly visible, but they are essential to protecting Woodfield's infrastructure and maintaining the quality of life we all enjoy.

The Board also remains committed to managing the Association's finances responsibly. We recognize the importance of keeping HOA dues as affordable as possible while ensuring adequate funding for ongoing maintenance, necessary repairs, and future capital improvements. In this issue, you'll find the Treasurer's Report, which provides an overview of the Association's financial condition and explains how your HOA dues are being invested to maintain and improve our community.

A strong homeowners association depends on an informed and engaged community. Whether you attend Board meetings, volunteer on a committee, participate in community events, or simply stay informed, your involvement helps make Woodfield an even better place to live.

We hope you enjoy this first edition of the **Woodfield Community News**. We welcome your comments, suggestions, and ideas as we continue working together to preserve and enhance the community, we are proud to call home.

Thank you for being a valued member of the Woodfield family.

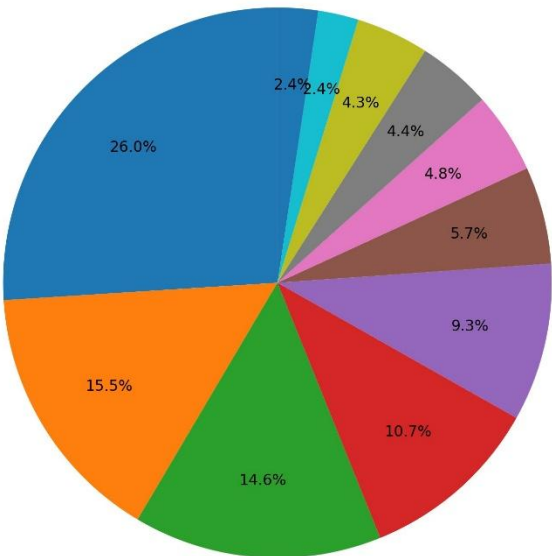
TREASURER'S REPORT

Woodfield Remains Financially Strong

David John, Treasurer

Operating Funds	Average Monthly Expenses	Reserve Investment (2024-2025)
\$228,844	Under \$15,000	Nearly \$100,000

Where Your HOA Dues Are Spent



Total 2026 Budget: \$210,010

- 2026 Budget Categories
- Lawn Service: \$54,631
 - Electricity: \$32,500
 - Management Fee: \$30,710
 - Pond Maintenance: \$22,500
 - Deferred Maintenance: \$19,500
 - Pressure Cleaning: \$12,000
 - Holiday Decorations: \$10,000
 - Insurance: \$9,169
 - Administrative Expenses: \$9,000
 - Lighting Maintenance: \$5,000
 - Tree Maintenance: \$5,000

Keeping HOA Dues Affordable

Despite substantial increases in insurance, utilities, landscaping, and maintenance costs throughout Florida, the Board has worked diligently to control expenses and negotiate favorable contracts. Over the past six years, HOA dues have increased by only \$10 per quarter

Year	Quarterly	Annual	% Change
2021	\$110	\$440	—
2022	\$110	\$440	0%
2023	\$110	\$440	0%
2024	\$115	\$460	4.50%
2025	\$115	\$460	0%
2026	\$120	\$480	4.30%

Protecting Our Community

Woodfield's 28 ponds are among the Association's largest assets and represent our most significant ongoing maintenance responsibility. During 2024 and 2025, nearly \$100,000 was invested from reserve funds to repair and maintain the ponds, restore drainage areas, and repair the weir wall.

Protecting Woodfield's Environment and Homeowner Safety

By: Jorge Andino President, Woodfield Community Association

One of my priorities as President of the Woodfield HOA is protecting the safety of Woodfield residents while preserving the natural environment that makes our community such a desirable place to live. Woodfield's ponds are an important part of our stormwater management system and provide habitat for fish, birds, turtles, alligators, and other wildlife. Maintaining these ponds and ensuring they remain safe for residents requires the cooperation of everyone in the community.

As part of that commitment, the Board would like to remind homeowners of Woodfield's fishing restrictions.

Article IX, Section 17(e) of Woodfield's Declaration of Covenants and Restrictions states:

"Fishing shall not be permitted except on lots by the owner of the lot and family members and invitees."

Please respect Woodfield's restriction on fishing. There are many reasons for this rule. Here are just a few:

- **Privacy and Property Rights** – Homeowners whose properties border Woodfield's ponds paid substantial premiums for those locations. They are entitled to have their privacy, security, and enjoyment of their property respected.
- **Protection of Our Ponds and Wildlife** – Fish play an important role in maintaining the health and balance of our ponds. They, along with all of Woodfield's wildlife, should be left undisturbed.
- **Safety Concerns** – Alligators regularly inhabit our ponds, with some reaching lengths of 8 feet or more. Encouraging children, especially younger children, to stand along the pond banks is both irresponsible and dangerous. We have already experienced unfortunate incidents involving pets being taken by alligators.
- **Impact on the Community** – Residents who ignore our "No Fishing" and "No Trespassing" signs send the message that these rules are optional. This can encourage non-residents to do the same. Woodfield Boulevard and Forelock Road already experience more non-resident traffic than many homeowners would prefer. In addition, vehicles parked off-road often damage the grass and common areas.
- **Purpose of the Ponds** – Every pond in Woodfield was engineered and constructed as part of the community's stormwater management system. These ponds are not public fishing areas. They are private property owned and maintained by Woodfield Community Association, Inc.
- **Community Responsibility** – As homeowners, we are all contractually obligated to comply with Woodfield's governing documents, including the restriction on fishing.

Woodfield's rules are intended to protect the safety, property values, privacy, and quality of life of all residents. We appreciate your cooperation in helping preserve our community and maintain the beautiful environment that makes Woodfield a special place to live.



Understanding Grandfather Clauses in HOA Rules



*By Jorge Andino,
President, Woodfield Community Association*

One of my goals as President is to improve communication between the Board and homeowners by explaining topics that are often misunderstood. One of those topics is the grandfather clause when HOA rules change.

Many homeowners assume that when a new rule is adopted, they must immediately modify their property. In most cases, that is not the case.

What Is a Grandfather Clause?

A grandfather clause protects improvements that were properly approved and complied with HOA rules when they were installed. For example, if your fence met the Association's requirements when it was built, a future rule change generally does not require you to remove or replace that existing fence simply because the standards have changed. However, any new fence installed after the rule change must comply with the current HOA requirements.

Repairs vs. Replacement

Grandfathered improvements may usually be maintained and repaired. If they must be completely replaced, the replacement will generally need to meet today's standards.

Don't Assume Grandfather Rights Continue Forever

Grandfather protection applies only to the existing approved improvement. If that feature is abandoned or completely replaced, the grandfather protection may no longer apply.

Before You Begin Any Project

If you are planning to repair, modify, or replace an existing improvement, the Board strongly encourages you to submit a Design Review Committee (DRC) application before beginning work.

Why It Matters

Grandfather clauses balance the community's ability to adopt new standards while protecting homeowners who complied with the rules that existed when their improvements were installed.

If you have questions about your project, please contact Management or the Board before beginning work.

Building a Stronger Woodfield Together

By Tanya Santiago
Vice President, Woodfield Community Association

As we reach the midpoint of the year, it's a good time to reflect on what makes Woodfield such a special place to call home. Like every community, we've experienced challenges and celebrated successes, but through it all our neighbors have continued to demonstrate resilience, kindness, and a willingness to work together.

Woodfield is more than a collection of homes—it's a community built on shared values. Every homeowner plays an important role in preserving the welcoming environment, beautiful landscaping, and strong sense of pride that define our neighborhood.

The strength of our community comes from people who volunteer, attend Board meetings, serve on committees, lend a helping hand to a neighbor, or simply treat one another with courtesy and respect. Every positive action contributes to making Woodfield an even better place to live.

As we move into the second half of the year, let us continue focusing on what unites us. By working together with respect, integrity, and a spirit of cooperation, we can continue protecting our property values while strengthening the friendships that make our community unique.

On behalf of the Board of Directors, thank you for your continued support, involvement, and commitment to Woodfield. Together, we can continue building a stronger, safer, and more connected community for everyone.

Living in Woodfield

Understanding Your HOA & Staying Connected

Why People Choose to Live in an HOA Community

Woodfield is a deed-restricted community governed by a Homeowners Association (HOA). When purchasing a home, homeowners agree to follow the Association's governing documents, which include the Declaration of Covenants, Bylaws, and Design Review Guidelines. The purpose of the HOA is to maintain the common areas, preserve the appearance of the neighborhood, protect property values, and responsibly manage community assets for the benefit of all homeowners.

For most families, their home is their largest financial investment. Living in an HOA community helps ensure that reasonable standards are applied consistently so that one property does not negatively affect its neighbors or the community as a whole. These standards help keep Woodfield attractive, well-maintained, and a desirable place to live.

The Board of Directors consists of volunteer homeowners elected by the community. Homeowner participation is encouraged through Board meetings, committees, and volunteer opportunities. The more involved our residents are, the stronger our community becomes.

Helping Protect Our Community	Stay Connected
Design Review Committee (DRC) - Reviews proposed exterior improvements before work begins, including fences, landscaping, painting, roofs, pools, additions, and other visible exterior changes. Compliance Review Committee (CRC) - Works with homeowners and Management & Associates to encourage voluntary compliance with the Association's governing documents and community standards.	Official HOA Website – Woodfieldcommunity.net - Community news, governing documents, Design Review applications, meeting notices, and community projects. FrontSteps Homeowner Portal – woodfieldelw.frontsteps.com - Account balances, payment history, Association documents, and management contact information. New homeowners can register online. Woodfield Community Chat (Facebook) - Neighbor discussions, community events, and local information. This is an independent homeowner group and is not an official HOA communication channel.

Get Involved

Every homeowner plays an important role in preserving the quality of life in Woodfield. Attend Board meetings, volunteer on a committee, share constructive ideas, and stay informed through the HOA Website and FrontSteps Portal. Working together helps protect our property values and ensures Woodfield remains a beautiful community for current and future homeowners.

Tip: Bookmark the Official HOA Website and FrontSteps Portal on your computer or smartphone for quick access throughout the year.

Protecting Woodfield's Ponds and Stormwater System

Why Pond Maintenance Is One of Your HOA's Largest Investments

Woodfield's 28 ponds are much more than attractive water features—they are a vital part of our community's stormwater management system. They collect, store, and manage stormwater during heavy rains while also enhancing the beauty and value of our neighborhood. Maintaining these ponds is one of the Association's largest ongoing responsibilities.

Professional Pond Management

The Association contracts with Solitude Lake Management, a professional lake and stormwater management company, to provide year-round maintenance of Woodfield's ponds.

Their responsibilities include:

- Algae control and water-quality management
- Treatment of invasive and nuisance aquatic weeds
- Routine pond inspections and condition monitoring
- Recommendations for corrective actions when needed
- Helping maintain proper stormwater function
- Supporting compliance with environmental best management practices

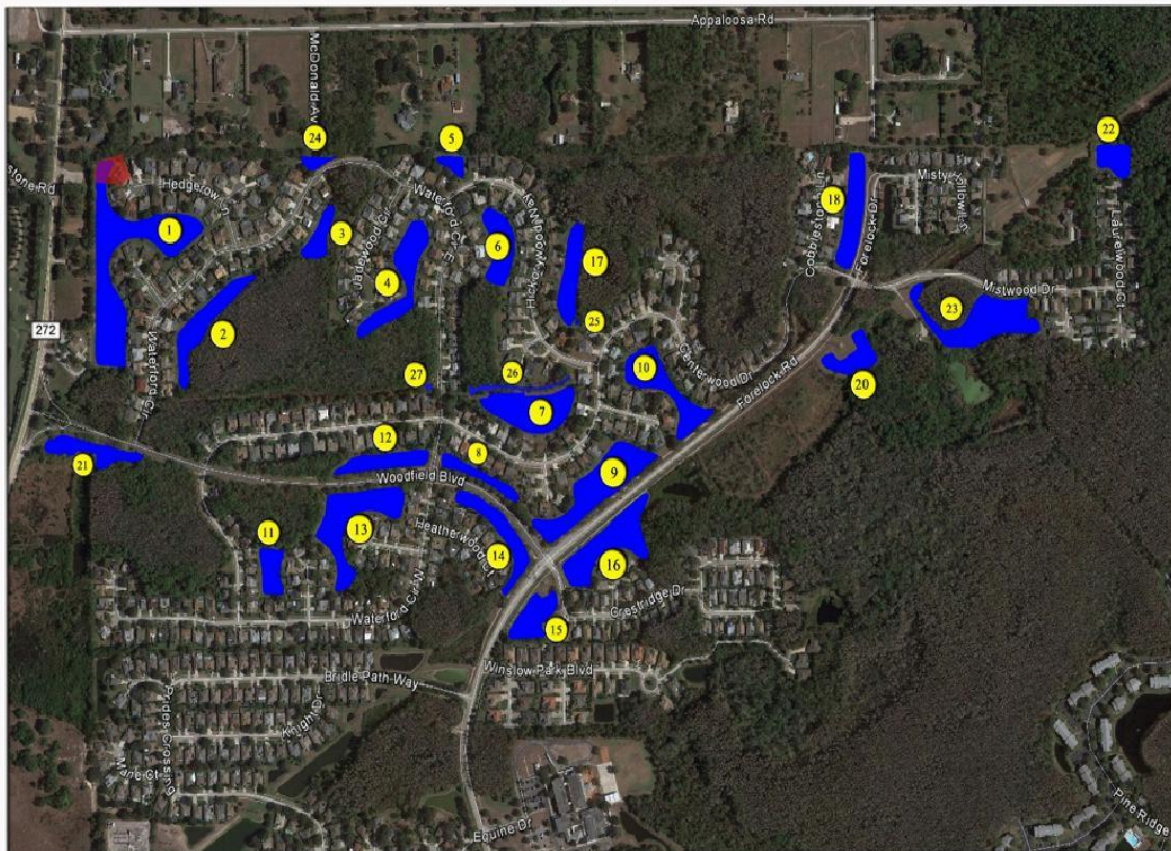


Woodfield Community Assoc

Tarpon Springs, FL

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The Weir Wall Behind Hickorywood Way

One of the most important pieces of our drainage system is the weir wall behind Hickorywood Way. During exceptionally heavy rainfall, the weir wall provides a controlled overflow path that safely directs excess water into the pond, reducing the risk of flooding.

Over time, vegetation and debris blocked the drainage channel behind the wall. Water became trapped, causing erosion beneath the structure and eventually leading to the collapse of a portion of the wall. The drainage channel has since been cleared and the damaged section repaired. Additional repairs are being evaluated to protect the long-term integrity of the structure.

Safety Reminder

Please do not walk, sit, climb, or fish from the weir wall. Warning signs have been installed because portions of the structure remain vulnerable until future repairs are completed.



Weir wall section collapsed



Weir wall section repaired

Crestridge Circle Pond Restoration

Last year, Pinellas County required the Association to restore the pond located at the end of Crestridge Circle. What many homeowners believed was simply part of the preserve was actually Woodfield's 28th stormwater pond. Clearing years of overgrown vegetation restored both the pond's beauty and an important part of our drainage system. Protecting Our Investment



The pond disappeared and looked like the preserve



The overgrown vegetation was removed to reveal the beauty of a pond

Real Estate Update: Protecting and Enhancing Our Home Values

Aaron Bridgewater- Director at Large.

One of the greatest benefits of living in our community is the strong property values we continue to enjoy. While market conditions naturally fluctuate, well-maintained neighborhoods consistently outperform competing areas and remain attractive to future buyers.

As homeowners, there are several simple ways we can help preserve and enhance our investment:

- Maintain landscaping and curb appeal year-round.
- Address exterior maintenance issues promptly.
- Keep homes and common areas clean and well cared for.
- Follow community standards that help create a cohesive neighborhood appearance.

For residents considering a future sale, preparation is key. Small improvements such as fresh paint, pressure washing, landscape updates, and minor repairs can significantly improve a home's marketability and perceived value. Decluttering and addressing deferred maintenance before listing can also lead to a smoother and more successful sale.

The Eastlake area continues to be one of Pinellas County's most desirable locations, thanks to its excellent schools, beautiful natural surroundings, strong sense of community, and convenient access to shopping, dining, and recreation. Buyers consistently seek neighborhoods that demonstrate pride of ownership, making each homeowner's efforts important to our collective success.

Whether you're planning to sell soon or simply protecting a long-term investment, maintaining your property benefits both your family and the entire community.

Introducing Ted Westacott

My name is Theodore Westacott, though most of you know me as Ted, and I am the newest member of the Woodfield Homeowners Association Board of Directors. Following the resignation of a previous board member, I was appointed by the Board to complete the remainder of the term, which expires at the end of this year. My wife and I purchased our home in Woodfield in 1990, raised our family here, and I recently retired.

When I first became a resident, I knew we had an HOA, but I did not truly understand everything that entailed. Over the years, I learned the ropes—such as obtaining architectural approval before changing our home's exterior color from gray to brown and when we replaced our roof. I also learned firsthand about our community standards. Like many of you, I have received a few violation letters over the years. When new windows were installed, some fresh stucco needed to be painted. I also experienced a bit of panic when I received a driveway cleaning notice while I was away on vacation. I requested a short extension, which was graciously granted, and the matter was easily resolved.

As a fellow homeowner, I understand both the responsibilities and benefits of living in an HOA, and I believe my experience will serve me well in my new role on the Board. My goal is to listen to homeowners, work collaboratively, and help find solutions that make Woodfield an even better community.