

The Park Pages



August 2019

Annual HOA Meeting

Election of Board Members

Thursday, September 26, 2019 at 7 pm

The Real Life Church

31205 Round Lake Road – Mt. Dora

Home Owner Association (HOA)

Contact Information:

Park at Wolf Branch Oaks HOA

PO Box 981

Sorrento, FL 32776

352-729-1824

theparkhoa1998@gmail.com

Community Website:

Please take a look –

<http://parkatwolfbranchoaks.com>

We would like to see all of our residents at the meeting to relax, talk and meet your new neighbors. Every home should have received a mailing that included the directions, agenda, and a proxy for Election of Officers. If you cannot attend the meeting, please fill out your Proxy and send it back to PO Box 981, Sorrento, FL 32776 or give it to a neighbor who is planning to attend. This is **your** HOA.

We need your participation. Hope to see everyone there!



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HELPFUL NUMBERS

Water Billing questions
Utility Technicians (352)669-5822

Water Problems
Kevin Rees 352-978-7438

Streetlight Problems
SECO 1(800)732-6141
You will need the number on the pole

Lake County Emergency
Management
(352) 343-9420

Lake County Sheriff's Office
NON Emergency
(352)343-2101

Emergency 911

Lake County Code Enforcement
(352) 343 -3950

From the President . . .

Greetings Neighbors;

This year's article has really been a challenge for me, not so much the subject material, but the story line. I simply did not want to continue to rework the countless amounts of subject material on this that all of you have read through the years. I really want to try and communicate effectively the need, challenges and yes the rewards of the subject matter. To do so I have decided to share my journey into this world which in part was brought on by my addiction, yes unfortunately I have an addiction problem.

Shortly after Robin and I moved into the park we received a notice of the upcoming annual meeting. As Robin and I discussed the notice, I decided that I would attend the meeting and check it out, if for only a few minutes. Not really knowing the subject matter or what the protocol would be I still decided to attend. Upon arriving I was asked to sign in and take a seat, I was also offered food, so much for leaving early!

I recall as I approached the tables lined with food and there they were hidden between the cheese dish and the cold cut meats tray, brownies yes chocolate brownies with chocolate chips! How did these folks know, people I just encountered, how did they know?

(continued on next page)

**"Volunteering is the ultimate exercise in democracy.
You vote in elections once a year, but when you volunteer,
you vote every day about the kind of community you want to live in."**



(President's Report continued)

As I filled my plate full of brownies I headed back to my seat content to stay as long as the brownies held out. As the meeting progressed it became apparent to me that something was amiss? Was I going to have to pay for all the brownies I had on my plate, did I bring enough money with me? What was the problem?

It turns out that the problem was really an opportunity, a chance where I was able to volunteer my time and energies by becoming a board member. This journey has allowed me to not only meet and work with some of the best folks (our neighbors) but also learn the interworking's of our community. The fact that we own our water plant and the great folks (again our neighbors) who help keep that facility humming along. To the folks that make up our many committees, folks who offer their time and energy for the special events throughout the year. As I have said many times before and I will say it again, Thank You to all of you who volunteer across the many areas that makes our Community a great place to call home. I would especially like to take the opportunity and say a special Thank You to Joan and Stu Anderson for all they have done through their volunteer work in various committees for the past 11 years, unfortunately Joan and Stu are leaving us to be closer to family, and I wish them all the best on their new adventure.

So please, the need for volunteers is still as urgent today as it was the day I was feeding my chocolate addiction. We are a self-managed association which helps keep our Homeowners Annual Dues at a lower rate. Without volunteers to become *Board Members* and *Committee Members* we would have to hire an outside management company there by significantly increasing the annual fee. Please join us and volunteer today.

Till next time,

Joe Routt

♦ 2018/2019 BOARD OF DIRECTORS

President: Joe Routt 352-321-8123
servicecoor1@yahoo.com

Vice President: Myrtle Webb 407-492-0650
myrtlewebb@comcast.net

Secretary: Jeff LaChapelle 352-408-1912
lachjeff@gmail.com

Treasurer: Karin Pierson 352-385-0085
Karinpierson26@gmail.com

Director: Jeff Coldren 352-408-0032
Jcold272@comcast.net

♦ A.C.C. CONTACTS

Chairperson: Jeff Coldren 352-408-0032
ARC32332@comcast.net

Co-Chair: Debbie Hayden
debhayden87@gmail.com

Myrtle Webb
Liz Terrill
Liz Herold
Adam Ripley
ACC Application: arc32332@comcast.net

♦ WATER COMMITTEE CONTACTS

Chairperson: Kevin Rees 352-978-7438

Co-Chair: Tom Terrill 352-383-4388

Joe Routt Rich Savoy
Marty Reid Jeff LaChapelle
David Kumanchik

♦ LANDSCAPE COMMITTEE

Chairperson: Myrtle Webb 407-492-0650

Co-Chair: OPEN

Blossom Mahoney Joan Anderson
Nancy Husebye





Landscape Committee

The Landscape Committee recently had a social gathering with light refreshments at the Gazebo to celebrate the completed project this past March of the planting of the trees along the front fence line!

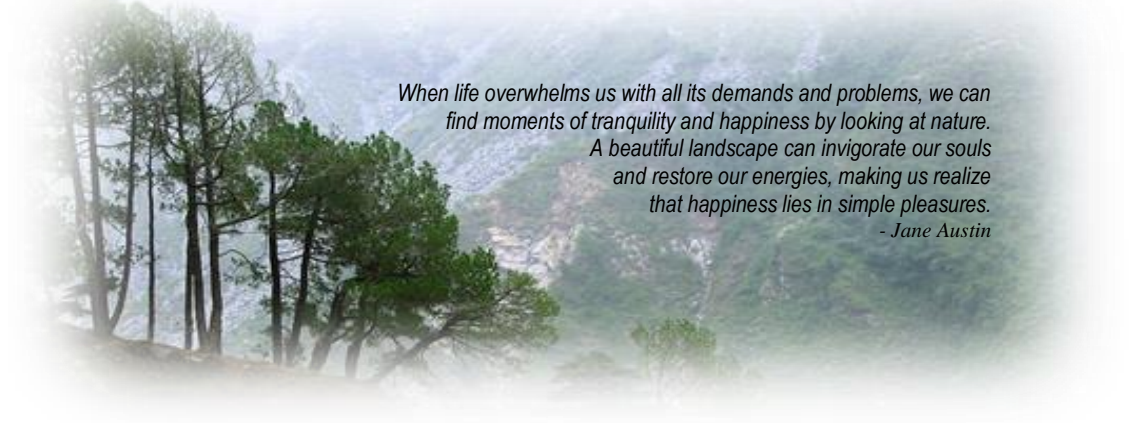
We wanted to express our thanks and gratitude to residents that donated monies to help with the cost and to members of the committee and the Board of Directors for helping get it put in the 2019 budget for completion. This has been an ongoing project since 2009 when a special committee was formed by Stu Anderson. Although the plans started off with a much larger project we are pleased with final results after all the delays and time (10 years) !!

Landscape Committee Chairperson Needed

After serving 14 years as Landscape Chairperson, I have submitted my resignation in hopes that we have someone here that will step in and fill this position. I have lived here for 17 years and in the past 14 years, I have been so proud to give my services as a resident volunteer in this position and have enjoyed working with all the members, past and present as well as all the residents that have supported our plans. We have shared so many potential projects with plans for maintaining and renewing areas in the Common Grounds, some that were approved and some not, but planning is a big part of keeping our grounds looking nice!

I feel that if we can get someone new to fill this position plus a few more members to join the committee with new ideas and suggestions that will continue to keep our Common areas inviting for all of us that live here. Realtors have shared their feelings of how nice our area is to show potential buyers because of the well maintained grounds and all the greenspace we have. As a resident for 17 years I still love this community and will continue to be a volunteer. So please if you have some time to give and help your community let me know. If you have any questions please call or text me at 407-492-0650. Thanks to everyone!

Myrtle Webb



When life overwhelms us with all its demands and problems, we can find moments of tranquility and happiness by looking at nature. A beautiful landscape can invigorate our souls and restore our energies, making us realize that happiness lies in simple pleasures.
- Jane Austin



Welcome to the Neighborhood

Samuel & Lillian Johnson
 Mark & Misty Clements
 Paul & Mariann Thomas
 Steve & Lori Koontz
 Scott & Nancy Baker
 David **Nicodermus** & Cindy Wells
 Christopher & Melanie Palumbo
 Andrea Ferrarini & Zebedee Wright Jr
 Christina Gangemi & John Milliman
 Brittny & Jason Baugh
 Ryan Anderson

We are so pleased to have you as our new neighbors. We hope you will enjoy living here in The Park at Wolf Branch Oaks. Please join us in helping to keep this a great neighborhood to live!

Sympathy Notes



.. Just recently in June we lost Jane Stewart, another long-term resident of our community. We would like to extend our deepest and heartfelt condolences to her family.

Neighborhood Crime Watch

The "No Soliciting" signs are up and hopefully this is helping with less door to door sales to our community. Thank you to all the resident postings on our Facebook page or Google email group regarding any suspicious persons or activity in our development! We all need to have watchful eyes in our community to help keep us safe and secure.

Remember to keep your car doors locked and remove any valuables that may be in sight. If it is late at night and you see a garage door open, make a courtesy call to your neighbor - they may have forgotten to shut the door by mistake. Turn on yard lights at night.

If you find there is a pet loose in the neighborhood, post it on our Facebook page and Google email group. I myself have appreciated the assistance in our neighborhood with my dogs mistakenly getting out from the front door not completely shut. Google "Crime Watch Lake County Florida" for additional tips, teen driving programs and how to sign up for alerts in our county - this is a very informative and helpful site.

Let's Stay Connected....

There are many ways to stay informed about HOA information, events, news and meetings in our community.

Community Website
www.parkatwolfbranchoaks.com

Google Group . . . Contact Robin Routt
robinlr57@gmail.com

Community Facebook Page

Message Board at the Front Entrance



*Just living is not enough ...
 one must have sunshine, freedom,
 and a little flower.*

Hans Christian Anderson



Neighbors – *Safety first!*

I have brought this up in previous issues of the newsletter and I have been asked to comment on this again. As I have stated before the *PARK at WOLF BANCH OAKS* is **not a golf cart approved community**. According to Florida Stat. 316.2123 an ATV, ROV, and OHM cannot be operated on a public road. Go-carts fall under the ROV listing. To safely and legally operate a golf cart under the Florida Stat. 316.212 drivers must at least fourteen years of age, the golf cart equipped for on-road use and the area designated as approved for golf carts.



Also of a concern is the motorize equipment operated on our green spaces and preservation areas, which is ***prohibited*** in our CC&R, s. All of these regulations serve a purpose which is to keep everyone safe, as well as maintain the beauty of our park! Thank You.

Joe Routt

Social Committee – *Members Needed*

Residents Nancy Husebye and Debbie Hadden have recently agreed to co-chair the Social Committee. They are excited about reviving this committee and seeking new members. Members are needed to assist in small (make phone calls) and “big ways” (be willing to host a gathering). We don’t hold regular meetings but we would like to start by putting together a calendar of events.

We would appreciate resident feedback. What activities would members of the Park like to participate in? Over the past years, the Community has hosted events such as an annual resident picnic, July 4th parade, Easter egg hunt, and Christmas party. The possibilities are endless to meet new neighbors and make new friends!

Contact Nancy at Nhusebye@comcast.net
Or Debbie at Debhadden87@gmail.com



Family Fun Days

Our neighbor, Natasha Aleverio, has offered to lead a committee to plan play dates and family get togethers for our Park families with small children.

This is a wonderful idea as we have had an increase in the number of families with kids moving into The Park and these get togethers would be a great way to allow the kids (and parents) to get to know each other while having fun! Some ideas could be to have a family host at their home, schedule a get together at the Mt Dora Playground or even a family bowling or miniature golf day!

If you are interested in taking part or can help organize please contact Natasha directly at n.syedova@gmail.com or text her at 407-617-1670.

Neighbors Helping Neighbors Committee



As a reminder, our **Neighbors Helping Neighbors Committee** is being revitalized! The purpose of NHN is to provide support to neighbors in need. If you or a neighbor in the Park is facing a struggle, health issue or in need of assistance please let us know. We try to help in any way we can, even if it's just by sending a card or making a phone call to provide words of support and encouragement. Sometimes we can even arrange transportation to an appointment and have been spotted in the neighborhood dropping off cookies, flowers, and even meals!!

You may contact Ann Robbins-Gordon at 407-495-9636 (call or text) or annrobbinslf@gmail.com. Many thanks to those who have already volunteered to serve on this committee! If you'd like to join us, please let us know - we can always use a helping hand.



Goodbye to Stu and Joan Anderson . . .

We are sorry to see Stu and Joan move away from the Park in a couple of months, but also happy they will be living closer to family. Many thanks to Stu and Joan for their contributions to the Park over the past 11 years as volunteers.

Stu formed special committee to plan a tree planting along the front fence, and also helped in the other activities presented by the Social Committee.

Joan formed the first Social Committee and was very instrumental in bringing new social events to this community. She also served on the Landscape Committee sharing many thoughts and ideas for improvements in our Common Grounds.

They will definitely be missed!

Architectural Control Committee

The A.C.C. would like to say thank you to everyone for your continued diligence on maintaining your properties!

Unfortunately, there are noncompliant issues that need regular attention:

- **Cars should not be parked on lawns, common and preservation areas.**
 - RV's & Boats can not to be parked anywhere on a lot over 48 hrs.
 - Lawns and landscaping should be maintained on a consistent basis.
 - Trash cans should be stored out of sight from the street on non-scheduled p/u dates.
 - Mailboxes need repaired and painted (gloss black) with 3" White or Gold numbers.
 - **Major changes in structural exterior improvements will need A.C.C. prior approval.**
 - a. Exterior painting.
 - b. Roof replacements and solar installation.
 - c. Planting of trees and major landscape/elevation changes.
- * Any tree removal requires Lake County approval.**

A.C.C. Meetings are held on the first Thursday of every month at 6:30 PM. Please review the Covenants, Conditions, and Restrictions Document if you are planning to do any exterior home improvements. The A.C.C. request form must be completed and approved before any work can begin. The form is located on the HOA web site <https://www.parkatwolfbranchoaks.com>

If you have any questions regarding A.C.C. contact me (Jeff Coldren) arc32332@comcast.net. Meetings are open to residents and are posted on the message board at the front entrance.

Also, if you are interested in joining the A.C.C. please contact me.

Regards,
Jeff Coldren, A.C.C. Chairperson

Community Business Directory

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Admin@mtdoramedical.com

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Hatfield and Stack, LLC

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Tavares, FL 32778

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advertise your business to your neighbors and a great resource for our community.
Send your business information to Chris Jeffrey, Editor – subtlesmoke1@comcast.net*