



The WOODSETTE

August 2008

The Woods Community Newsletter

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YOUR RESOURCES

OFFICE HOURS

Monday	9:00 TO 1:00
Tuesday	2:00 TO 6:00
Wednesday	2:00 TO 6:00
Thursday	2:00 TO 6:00
Friday	9:00 TO 1:00

IMPORTANT PHONE

- Woods Office:.....221-3722 or 221-3723
- Woods FAX:.....221-0833
- Atlantic Gate:221-3111
- Hodges Gate:221-2435
- Pool/Lifeguards221-0646
- Marsh Landing Management273-3033

www.woodscommunity.com
 thewoodscommunit@bellsouth.net

A Word From the Board

The 4th of July party was a huge success. It was the largest number of residents we have ever had attend. Many thanks go out to the Publix at Harbor Town, for not only providing the food, but for also cooking the hamburgers and hot dogs. Next time you are in the store, please extend your thanks. We would also like to thank the members of the recreation committee and board member Alison Garcia for all the hard work putting the party together.

As of July 15, there was a marked increase in homeowners' delinquencies. We on the board understand the current economic situation and the position some of our home owners are in. With that said, we also understand that we have a fiduciary responsibility to the association and we will have to take every step possible to ensure we remain solid. In the past we have worked with residents having problems, to establish payment plans to bring their accounts up to date. In order to do that, we require direct communication from the resident. We encourage anyone having severe problems to contact the HOA as soon as possible to avoid legal ramifications.

This last month we did have several thefts from unlocked vehicles parked in driveways. We also had vandalism at the community center. If anyone has information about these incidents, please contact the HOA office or the police department.

Work is progressing on the east bridge at a very quick pace. We apologize to everyone residing near the bridge for the noise. We are working with the contractors to reduce the noise as much as possible.

Special Thanks For All The Help!!!

Once again, the July 4th party was a huge success. Special thanks go out to Steve Phillips and Sheamus McLaughlin from Harbour Place Publix who not only cooked for us but also provided all the food!!! Publix has supported this event for 10+ years!! Thanks Publix! Wand we could not have done this without so many residents including Steve Thomaston, Mary Boggs, Rich Hanson, Heather and Kendall Park, Hiroki Dionne (see his ad in the classifieds), Zachary Fenno, the entire Szerba family, and Sue, Ray and Elizabeth Richet. Of course, we thank Alison Garcia and her Recreation Committee, too.

Bridge Updates

Bridge repair and yard replacement: We have been advised by the city that they expect to be completely finished with bridge work and yard replacement on the West bridge around August 22. This means fences moved to their original spots, walk ways repaired, boat/storage shed pads replaced, grass replaced, sprinkler systems repaired and the road made smoother. On the East bridge they have started grading the banks and removing water from under the bridge. It is expected that all work in this area to be completed by the September 6 weekend. There may be a possibility that these dates may move depending upon how much rain we get over the next 4 weeks. Thanks for your understanding.

Women of the Woods

Hard to believe that August is already here and time for the WOWies to get together again!! Our meeting will take place on Monday, August 18th and we'll have lots to discuss and settle the agenda for the coming year. Current members – bring a friend or neighbor. New members are welcome of course!!! \$10.00 annual dues gets you lots of new friends, food, and libations!!!

WHEN: MONDAY, AUG. 18TH, 7:00PM

WHERE: Community Center

Tennis Update

We are starting the Men's B and C level tennis teams – we need men to come out and help us start up these leagues. (Once upon a time, the Men's league was awesome here!). Please attend an information meeting at August 8th at the courts. Or call Peter @ 221-0634 or Mike @ 220-7349.

Ladies Beginners and Intermediate league starts in September. Call Coach Mike for more info @ 703-8458.

Story Hour Census

Due to cutbacks at our city libraries, we are considering starting a story hour here at the Community Center. If we can get a consensus of the times and days, we are considering possibly 2 days/month to offer such a FREE service.

Please indicate your preferred day of the week and time, i.e. 10:00 AM on Tuesdays; or 4:00 PM on Sundays. Once all the results are in, we'll take the majority and try to set up accordingly. Please drop off at the guardhouse or the office.

Day of the week _____ Best time _____

Finance Committee Updates

2009 Budget:

The Finance Committee is holding a special meeting at 7:00 pm on Tuesday, August 12, 2008 in the clubhouse to finalize the proposed 2009 budget for submission to the Woods Board of Directors. We are pleased to inform you that the budget draft proposes no increase in the quarterly assessments for 2009. In order for this budget to be viable, our community will need to continue to operate under budget in 2008 and end the year with a surplus of operating funds. Homeowners are invited to attend the meeting to review the proposed budget.

Operating and Reserve Funds:

Our community stayed within the operating budget for the period January through June 2008 with a surplus of \$47,629. The Reserve Fund June 30, 2008 balance of \$608,190 is 99 percent of the recommended balance for 2008.

Here is a summary of our community's finances through June 2008. We look forward to providing you future updates.

Dave Czerw, Finance Committee Chairperson

OPERATING FUND	ACTUAL	BUDGET	VARANCE
Revenues	560,530	555,798	4,732
Expenses	(512,901)	(558,595)	45,694
Surplus (Deficit)	47,629	(2,797)	50,426
Reserve Fund Balance - June 30, 2008	608,190		
Recommended Balance for Dec 31, 2008	613,512		
Surplus (Deficit)	(5,322)		
Reserve Fund - Percent Funded	99 %		

Garden Clippings

My, what a July we had!!! The residents here saw 14 days of wonderful rain (compared to only 5 days last year in July!). If you watered your lawn any time in July, you watered too much!!!! It's not really a good time to plant anything but vegetables right now. Plants that go from a "hot" container to "hot" ground are not as likely to thrive/do well. Better to wait until early September for planting shrubs or annuals. Spend August maintaining your yard or cleaning up. Make plans now for fall planting. Remember, just because a garden center is selling it, doesn't mean it's necessarily the right time. Container gardens can always be planted and make a wonderful addition to your patio or pool area.

Bake and Book Sale!!! Get Books and Bread!

It's coming up soon, folks. The first annual Book & Bake Sale, sponsored by the WOW. Thanks to all who have donated some many books already – there's still time to donate. Drop off at either guardhouse or the office (during normal hours).



The date has been set for Saturday, September 27th – so get your gently used books to us!!

Classified Ads

TREE WORK, PAVER AND CONCRETE INSTALLATION

Tree work, paver installation for driveways, walkways, and patios. Concrete repair and replacement. Please call for estimates. Licensed and insured. Jim at 349-0850.

COLLEGE BOUND ODD JOBS SERVICES

Honest, reliable, knowledgeable, self-starter, strong and hard working teen for yard work, clean up and weeding. Call Hiroki Dionne at 220-7349.

MOMS CLUB OF JACKSONVILLE & THE BEACHES.

We invite stay-at-home Moms to get out and join us for some fun! Weekly activities for Mom & kids, playgroups, even Mom's nights out. Visit our website @ www.momsclubbeaches.com for more information!

HARD WORKING COLLEGE STUDENT – Call Me!

I'm looking for some extra cash. I love animals, especially, dogs, and would love to get to know yours. Dog walking, too. Call Jaime @ 237-8855 or 992-7351.

BABYSITTING

I'm 14 and eager to baby-sit. Very experienced. Please call Brittany Downs at 616-6272.

HOUSEKEEPING, ALTERATIONS & DRAPERIES! Please call Aida Broci at 220-5738.

CERTIFIED RED CROSS BABYSITTER AVAILABLE!!!

I am certified by the Red Cross to watch over your darling kids. Also love to help out with your pets. Very responsible – please call Samantha @ 220-8897. References available.

FOR RENT

Bounce houses, jumpy jumps, large slides and obstacle courses. Sno-cone machine, popcorn machine, hot dog cooker, carnival games. Inflatable equipment for rent in The Woods for birthdays, parties, fundraiser carnivals, any event. Also a dunk tank! Best prices and availability, delivered and set up. Licensed and insured. Call Greg at 545-8112

Are Your Headlights CAUSING YOU HEAD-ACHES???

We have the cure for yellowing, dirty, or dingy headlights. Permanent and cost-effective solution! Call Irvin Johnson @ 881-1953.

ENTERTAINMENT BOOKS – 2009 EDITION!! NOW HERE!!

Proceeds benefit local education and scholarships. Only \$20.00 gets you tons of savings!! Call 221-8061.

GREAT BOAT FOR SALE!

Can no longer use. Regal 21.50. Volvo package on trailer, cuDI cabin. Low mileage – asking \$20,000.00. Call 614-8873.

HEAD FOR THE HILLS!!

In this wonderful motor home. Only 8,600 miles, 31', one (1) slide out; split bath, home sleeps 7. Asking \$55,000. Call 614-8873

SPECIAL OFFERS FOR WOODS RESIDENTS

25% off all dry cleaning AND laundry from now through the end of this year! FREE pick-up & delivery also!! Go green with your cleaning and SAVE with this special offer from Martinizing Cleaners in the Tijuana Flats center at Beaches & Hodges. Simply tell Joe & his staff that you live in the Woods.