

## 2013/2014 IPW HOA BOARD OF DIRECTORS

### PRESIDENT

Maria Tunis | 630-450-0351

### VICE PRESIDENT

Gary Baker | 727-458-2323

### TREASURER

Leo Lorden | 267-2982

### SECRETARY

Camilla Green | 433-5284

### DIRECTORS

James McCord | 437-4027

Conrad Anklam | 433-3423

John Rees | 482-4241

Kathleen O'Keeffe | 433-4034

Nancy Blakely | 433-1718

Dawn Bradley | 898-9854

COMING SOON:

WEBSITE: [www.IPWHOA.org](http://www.IPWHOA.org)

Facebook.com/IPWHOA

EMAIL: [info@IPWHOA.org](mailto:info@IPWHOA.org)

LIKE US:



HOA FEES ARE DUE BY:

# JUNE 1ST

only \$120 ANNUALLY

To continue to keep our HOA fees low, we do not send out invoices, so please be responsible and mail your HOA fees each year to us at:

IPW HOA

16450 S. Tamiami Trail  
PMB 105-Suite 3  
Fort Myers, FL 33908

## Letter from the President

Happy Fall Woodlandians! I have to say I'm very excited to be your newly elected HOA President and look forward to making the Woodlands the best kept secret in Island Park!

I have chosen to send my inaugural newsletter to ALL residents in the Woodlands, whether you are paid up on your dues or not. I wanted to reach out and encourage everyone to get caught up as soon as possible! We have so many fun things in the works and we want everyone to be a part of it! See article on next page if you are unsure of your membership status.

I want to give a **BIG THANK YOU** to the past board officers for all their hard work on getting the HOA to where it is today! Thank you to **James McCord, Conrad Anklam, Bill Wright & past Directors!** I want to also thank the new board members for stepping up and taking an active role in our community. I look forward to working with you all!

A couple updates ... the past board has installed the new grills in the common area a while ago – check them out they are really nice! The grills are for all members to use, just be courteous and clean up after yourself.

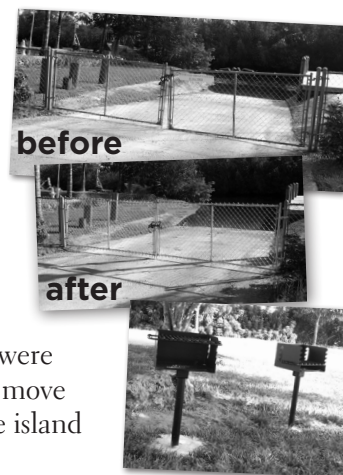
We have also “patched” the boat launch fence for the last time! We have replaced just the front gates and it looks great and works great all at a total cost of \$756.

The info sign at the entrance ... we tried something different by moving it to the other side as you exit the community, but quickly realized that didn't make sense there! The main reason for the move was so many of you were saying you didn't see it entering the park. We are going to move it back to the entrance side but put it at the east end of the island and see if that helps!

Please be sure and like us on our new **Facebook.com/IPWHOA** page! Stay informed immediately on the happenings in the Woodlands. We are also working on setting up a website too – stayed tuned!! :) )

In closing, who would of thought when my husband, Chuck, and I moved here just one short year ago I would be on the board, *not to mention the President!* I have to tell you it's because of all of you, the most awesome Woodland neighbors! Every morning and evening I walk the neighborhood with Jack (my black lab) and I enjoy stopping and chatting with you all! For those of you I haven't met yet, please don't hesitate to stop me and say hello! Have a safe and happy fall and enjoy the upcoming holidays with your family and friends!

Maria Tunis  
President IPW HOA



# Welcome To Our Newest Residents!

Welcome home to our newest residents! We are so happy you have decided to make Island Park Woodlands your new home.

Brian Rodgers 'moved' to 17586 Blackfriar  
Ryan & Kara Lowe – 6037 Macbeth Lane  
Michael & Susan Feagan – 6182 Park Rd.  
John & Deborah Kerinuk – 6025 Swords Way

Christopher & Laura Pappas  
17571 Taylor Drive  
Mil, Cindy & Seth Jenks  
17553 Taylor Drive (New House - Almost Finished)



## Are You Behind on Your Dues & Want To Catch Up?

As a member of the Island Park Woodlands HOA you are required to stay current with your annual dues. If you have not been getting the quarterly newsletters or you don't have a key to the boat ramp or tennis court that is a good indication that you are not current with your dues or you haven't completed the Membership Agreement. Our annual dues are only \$120 and payable in June (see front page for mailing address). If you are not sure of your status please send us an e-mail to [info@IPWHOA.org](mailto:info@IPWHOA.org) and include your name, phone number and address so we can look it up for you and let you know. We have a total of 177 lots in the community and as of last report only 134 members are current.

Another benefit of being a member in good standing is you have the right to vote and can be a part of events going on in the community from picnics to Easter Egg Hunts and more! We look forward to welcoming back all members!

## Financial Report



We currently have a balance of \$30,448.72 (as of 11/12/13). We've gained about \$7000 since June 30th due to HOA Fees coming in late from having a 'late' annual meeting. We also have a \$5000 CD at CNL Bank. We are somewhat 'under budget' on expenses YTD.

Much of this is the attorney fees not being as high as budgeted.

The 'Bank Rate' for the checking account is going from \$0 to \$12/month effective January 1, 2014. We will discuss options at the next board meeting for sure!

## Tennis Court Ideas ...

As everyone is aware the tennis court is in really bad shape and has been for some time. It appears that all efforts have been put on the dock rebuild and also building up a cash reserve in the case the dock gets ruined by a storm. As you are all aware the dock is the draw to the community and we need to keep that in the best shape possible. BUT that doesn't mean we should neglect our other asset, the tennis court and common area.

So the Board is gathering ideas on how we can convert the tennis court into a multi-purpose zone. We all realize not everyone likes tennis, but what about shuffle board or this new craze called Pickle-Ball ([http://usapa.org/whatis\\_pball/](http://usapa.org/whatis_pball/)). If you have any suggestions/ideas on how we can create a multi-purpose court we'd love to hear from you! Send an e-mail to us at [info@IPWHOA.org](mailto:info@IPWHOA.org).

# Thank You!



A huge thank you goes out to **CONRAD ANKLAM** for trimming the trees along the lot line (by the common area) and taking care of the shrubs/flowers around the boat launch and tennis court. The mowers that come to mow do not take care of the shrubs or trees! Also a shout out to **GARY BAKER** for helping with removing the tree from the front entrance!

*It is up to us in the community to help out where and when we can!*

## Monthly Gatherings?

Now that the cooler weather is upon us several neighbors thought it would be a great idea to get more use out of our common area by planning a community get together on Friday or Saturday evening.

Bring a chair, bring something to drink and possibly a snack to share and play some baggo (corn hole) or just visit.

Any thoughts on this idea?  
Would you be interested?

Email us at [info@IPWHOA.org](mailto:info@IPWHOA.org)

## IN NEED OF A GOOD HOME

Hi, we're LJ (6) & Buddy (5)  
Come visit us & let us show you how lovable we are.

Call Michelle @ 239.464.9142  
17635 Boat Club Dr.





# A Happy Halloween in the Woodlands!

What a fun night! Thanks to all the neighbors that participated in handing out candy! There were lots of good looking costumes big and small that came through the neighborhood! Were you one of the lucky ones that got caught in the Prez's camera?? :)





*Happy Thanksgiving & Happy Holidays!*

*Take time and enjoy  
the upcoming holiday  
season with family  
& friends!*

## 2014 UPCOMING IMPORTANT DATES

**FEBRUARY 8** - Garage Sale | **MARCH 30** - Annual HOA Picnic | **APRIL 19** - Easter Egg Hunt

## UPCOMING BOARD MEETINGS:

Meetings start at 7:00p sharp! Doors will be closed at start of meeting to eliminate disruptions, so be 5 minutes early please. Dates subject to change.

### 2013

**December 3** | Tunis | 17508 Boat Club Dr

### 2014

**March 4** | Green | 17569 Moorefield Dr

**June 7** | Annual Meeting | 10AM | Common Area (Bring Chair)

**September 2** | Lorden | 17536 Taylor Dr

All HOA meetings are open to all residents that are members in good standing of the association. If you are unsure of your status, please contact us at [info@ipwhoa.org](mailto:info@ipwhoa.org) with your name, phone number and address and we can confirm your status.

