

# Island Park Woodlands

Home Owners Association

## Welcome to the Island Park Woodlands

Dear New Neighbor,

The Island Park Woodlands Homeowners Association warmly welcomes you to the neighborhood! We believe our community is one of the best-kept secrets in all of Lee County.

Nestled along Ten-Mile Canal, Island Park Woodlands is a quiet neighborhood of 172 homes (plus 4 vacant lots) with **Gulf access via Mullock Creek into Estero Bay and then out to the Gulf of Mexico.** Residents enjoy a unique blend of natural beauty, waterfront access, and a strong sense of community.

### COMMUNITY AMENITIES

As a member of the HOA, you'll have access to:

- **Neighborhood Boat Launch** – App-based gate access. Send us your email address with your home address so we can give you access. Look for an email from MasterLock with instructions.
- **Tennis/Pickleball Courts** – Key access. Text Conrad Anklam [239-994-7059] your address and request for a key. Please put pickleball nets back and in locked position and be sure and clean up after yourself. No skateboards, bikes, etc. on the court. Lost key replacement: \$35 fee.
- **Lake Grasmere & T-Dock areas** – Fishing, paddle boarding, kayaking, and canoeing are allowed, no motorized vehicles on the lake. Please pick up after your pets and yourself.
- **Common Area** – Open area for playing fetch with your dog, football/baseball with the kids, etc. Please pick up after your pets and yourself as we have no garbage cans in the area.
- **Playground** – Available for children and their guests **under the age of 10.** Benches available for seating, no pets allowed in the playground. Please clean up after yourselves.

### HOA FEES

Each household is assessed an **annual fee of \$240**, due **June 1st**. These fees cover:

- Liability insurance for the Association
- Maintenance of the entrance, seawall, boat launch, courts, playground, and common areas
- Community events (Fall Festival, Easter Egg Hunt, Garage Sales)
- The Woodlands newsletter, Website Fees and other communications
- Other projects as determined by the membership and Board

To keep costs low, invoices are not mailed. Reminders are sent via **email, and a notice is posted at the entrance sign, and shared on Facebook.**

Please mark your calendar each year to ensure timely payment. **Payments can be made by check and mailed to the address below.** The only online payment we accept is **Zelle, use our email address listed below. We do not accept credit cards.**

16295 S. Tamiami Trail, Box 105, Fort Myers, FL 33908  
[info@IPWHOA.org](mailto:info@IPWHOA.org) | [www.IPWHOA.org](http://www.IPWHOA.org) | [www.Facebook.com/IPWHOA](https://www.Facebook.com/IPWHOA)

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### HOA FEES (CONTINUED)

In addition, many of our residents volunteer their time to help with events, beautification, and upkeep — a big reason we are able to keep our dues so affordable. We hope you'll join in when opportunities arise!

### COMMUNITY EVENTS

We love bringing neighbors together! Each year, the HOA organizes several activities:

- **Neighborhood Garage Sale** (2nd Saturday of February)  
Each homeowner runs their own sale and keeps their proceeds. The HOA provides advertising, which always draws a large turnout of buyers.
- **Annual Easter Egg Hunt** (Saturday before Easter)  
Over 400 eggs are hidden in the field next to the tennis courts, divided into four age groups (0-3, 4-7, 8-11, 12+). Each age group has one **Golden Egg** with a special prize. Just bring your own basket/container to hold your easter eggs.
- **Annual Fall Festival Picnic** (November)  
Held in the common area at the north end of Boat Club Drive. The event features a Chili & Dessert Contest, HOA-provided hot dogs and drinks, neighbors not entering the contest are encouraged to bring a potluck-style side dish. There are kids' activities, bounce house, water slide, and games for all ages. It's a wonderful way to celebrate the season and connect with neighbors. Always need volunteers to help with set up, tear down and activities.
- **Community Socials** (Occasional Saturday evenings)  
Informal gatherings at the common area with tennis, pickleball, basketball, campfires, s'mores, or even movie nights. Just bring a chair, snacks, and drinks — a fun, easy way to enjoy the company of neighbors.

### HOA MEETINGS & THE BOARD

Our HOA is self-managed by resident volunteers, not by a management company, so we encourage all homeowners to get involved and help keep our community strong.

- **Quarterly Meetings:** March, June, September, and December (usually Saturday mornings at 9AM in the common area — bring a chair!)
- **Annual Meeting:** Held each June.
- **Board of Directors:** 7 members, elected on a rotating basis (4 elected in even years, 3 in odd years). Terms last 2 years.

**Interested in serving?** Email [Info@IPWHOA.org](mailto:Info@IPWHOA.org) by May 1 to be considered for the ballot.

### STAYING CONNECTED

We communicate through several channels:

- **Annual Newsletter, Website, and Facebook** – Monthly updates and timely announcements
- **Front Entrance Sign** – Used for meeting dates, event announcements, and volunteer requests

*Please be sure to share your email address and phone number with us so you don't miss important updates!*

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## GENERAL NEIGHBORLY GUIDELINES

To help keep our community safe, welcoming, and enjoyable for everyone, here are a few important courtesies and rules to keep in mind:

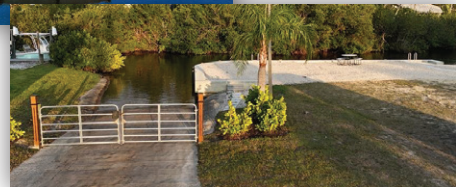
- **Pets** – Please be a responsible pet owner by cleaning up after your pets and disposing of waste properly. For everyone's safety, pets must be kept on a leash at all times when outside.
- **Parking** – To maintain the appearance and safety of our neighborhood, RVs, boats, trailers, and recreational vehicles should be parked to the side of your home (where space allows), not on front lawns. Overnight street parking is not permitted.
- **Rentals** – If you decide to rent out your home, please note the minimum rental period is 3 months. Additionally, a background check of all tenants must be submitted to the HOA.
- **Deed of Restrictions** – For complete details on our community's rules, regulations, and By-Laws, please visit our website where all governing documents are available.

## ONCE AGAIN – WELCOME!

We're so glad you've chosen to make Island Park Woodlands your home. If there's anything we can do to help you settle in, please don't hesitate to reach out. We're confident you'll love living here and we look forward to seeing you at our next community event or HOA meeting! **Refer to our website for dates.**

## YOUR ISLAND PARK WOODLANDS BOARD OF DIRECTORS 2025-2027

<b>PRESIDENT</b>	Maria Tunis, Boat Club Dr. [2027]	630-450-0351
<b>VICE PRESIDENT</b>	Wade Ralph, Birnam Wood Ln. [2026]	740-225-8351
<b>TREASURER</b>	Lynn Anklam, Boat Club Dr. [2027]	239-433-3423
<b>SECRETARY</b>	Nancy Smith, Birnam Wood Ln. [2027]	239-707-3312
<b>DIRECTORS</b>	Nancy Blakely, Swords Way [2026] Roger Gold, Taylor Dr. [2026] Maggie Janczak, Taylor Dr. [2026]	239-994-6403



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