



Debary Woods HOA Newsletter



July, 2024

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Neighborhood updates:

Flowers: We are happy to announce that the flowers we have planted at the front of our neighborhood are doing very well. We planted white and red 'Pentas' which are perennials and should not need to be replaced. We were able to buy and plant them for under \$600 and we should be able to save that much next year and the year after provided that we can keep them alive. They are frost sensitive and have required some increased watering but they should settle in and be more drought resistant.

Flags: We were able to buy a few flags to display during Memorial Day and the Fourth of July holidays. We were able to get an amazing deal at Ace Hardware for just over a dollar a flag. We should be able to use them for a few more years but they will not last forever as they are wooden and will break and/or rot over time.

Website: Debarywoods.com is the home of our new website which was previously Debarywoods.org. We want to be using it more moving forward to keep the neighborhood up to date. This is separate from the property management's website.

NextDoor App: We created a group on the NextDoor app. If you want to communicate with us through that app you now can. We have about 15 members on there now and we post all neighborhood updates there. You can also private message us there as well if you do not want to send a formal email.

Community yard sale: We are interested in organizing an annual community yard sale. If you think that is something you are interested in you can let us know at the next meeting at the library or email stevenlynch.it@gmail.com. The benefits of organizing it as a neighborhood is we can post signs and advertise a few days before in the common area in the front and also homeowners who want to get rid of just a few items can do so without organizing it themselves. I think we would encourage all homeowners to move cars off the street during the event if possible as well to reduce traffic.

Reminders of a few rules:

Section 6.3. ARC Approval: No building, fence, wall, walk, dock, pool, sign, or enclosure or addition to any improvement located upon a Lot shall be constructed, erected, removed, or maintained nor shall any addition to, or any alteration thereof, be made until the plans and specifications showing the nature, kind, shape, height, materials, color scheme and location of same shall have been submitted to, and approved in writing by the ARC. Any change in the exterior appearance of any improvement, including, without limitation, repainting in a different color, exterior refinishing, re-roofing, or addition of architectural details, decorative sculptures or wrought iron grills, construction of fences or other enclosures, shall likewise require written approval of the ARC before any such work is commenced. The ARC shall have the right to refuse approval of plans, specifications or locations upon any grounds, including purely aesthetical considerations, which the ARC, in its sole and absolute discretion, deems appropriate.

Section 6.2. ARC Authority: ...Violations of the rules and regulations of the ARC shall be enforced by the Board, unless such enforcement authority is delegated to the ARC by resolution of the board.

Enforcement for ARC violations: The state of Florida allows HOAs to levy a fine of up to \$100 per day for violations of the Declaration of Covenants, which in our case includes the ARC approval process. There are a few hoops the board needs to jump through to get to that point but the bottom line is just check with us before you hire a contractor to change something that can be seen or someone may complain about.

Section 3.5. Signs Prohibited: No sign shall be displayed to the public view on any Lot or the Common Area without the prior written consent of the Board of directors. Residential exceptions are customary name and address signs and no more than one (1) lawn sign of not more than four and one-half (4 1/2) square feet in size (or such lesser amount as may be required by applicable governmental regulations) advertising the property for sale or rent, providing the signs are also in compliance with rules and regulations adopted by the Association. Sign exceptions for the Common Area are those erected with Board Approval to advertise meetings or other matters important to the Association.

Commercial vehicles: The state of Florida recently changed the rules related to the ability for HOAs to regulate commercial vehicles. In short, if you have a commercial vehicle under 26,001 lbs we can't tell you to cover up your logos or park in your garage.