



2019 Member Invoice
Chelsea Woods of Tuscawilla Homeowners Association, Inc
PO Box 620433
Oviedo, FL 32762-0433
www.chelseawoods.com

Dear Residents and Neighbors,

It is hard to believe but 2019 is already here. We truly need your help to support the ongoing efforts of our Homeowners Association (HOA) in serving our community in 2019. This past year the HOA took on several projects, some planned and unfortunately a few that weren't. As a result the HOA reserves have dipped uncomfortably low. At the same time the monthly and annual costs have all risen with inflation to the point where even without major capital expenses we are finding it hard to meet an already tight budget. This has necessitated the first dues increase in over a decade, this year's dues will raise by \$15 to a total of \$75 per household.

2018 Capital Expenses:

- Replacement of the Vistawilla entrance fountain & associated electrical work
- Reinstallation of the Winter Springs Blvd entrance plaque
- Replaced of the Winter Springs Blvd entrance carriage lights
- Replacement of "no soliciting" signs

2019 Cost increases:

- Both Electric and Water costs have risen
- Insurance costs
- Tree trimming, outside company is now needed
- Post office fees
- Reinforcement of sign at North entrance
- Anticipated sprinkler repairs

Here's how your membership dues help to support and maintain your beautiful neighborhood :

- ✓ We maintain the landscaping at the entrances including updating sprinklers and shrubbery
- ✓ We pay for the utilities (Water and Electricity) used at each entrance
- ✓ We maintain the Chelsea Woods website (www.chelseawoods.com) for everyone's benefit in our community
- ✓ Homeowners Association Insurance
- ✓ Post Office Box fees
- ✓ Mailings to homeowners

The efforts of our volunteer board and our residents ensure that 100% of dues paid go back into the community. Please reach out to a board member if you have any questions regarding the annual budget or expenses.

Please make your check for \$75 payable to "The CWHOA" and send to the post office box address (or give it to any board member) at your earliest opportunity. You can also pay via PayPal using the link on our website.

Name: _____

Address: _____

E-mail: _____

In addition, please offer to serve on the Chelsea Woods Board of Directors or on a committee.

- | | |
|---|---|
| <input type="checkbox"/> Beautification/Landscaping | <input type="checkbox"/> Welcoming Committee (to welcome new residents) |
| <input type="checkbox"/> Architectural/Deed Restriction Enforcement | <input type="checkbox"/> Social Activities (Halloween Parade) |
| <input type="checkbox"/> Community Relations/Government | <input type="checkbox"/> Newsletter/Community Communication |

Best regards,

Chelsea Woods Home Owners Association Board of Directors

2019 Member Proxy
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Dear CWHO A Homeowner:

You are cordially invited to attend The Annual Homeowner's Meeting on Thursday February 21, 2019 in room TBD of The Foundry Church 1491 East SR 434, on the corner of Vistawilla and SR434.

In order for the community to continue to be the most desired neighborhood in Winter Springs, we must all step up and make a commitment to do our part. Consider volunteering on the board (Qualification: interest in keeping our neighborhood great) or a committee.

Our annual dues are \$75 for the year. Thank you if you have already paid your dues for this year and if you have not paid, please forward your payment as soon as possible so we can continue to maintain our awesome community.

CWHO A Board of Directors

PROXY VOTING FORM – If you are unable to attend the annual meeting, please fill out this form and mail with your payment or give to any member of our homeowner's association to bring to the meeting. Thank You.

I (PRINTED NAME) _____

(SIGNED) _____

HEREBY GIVE MY VOTE AT THE ANNUAL MEETING TO:

(PRINTED NAME) _____