



2022 Member Invoice & Proxy Form
Chelsea Woods of Tusawilla Homeowners Association, Inc
PO Box 620433
Oviedo, FL 32762-0433
www.chelseawoods.com

Dear Residents and Neighbors,

Happy New Year! After careful consideration Your HOA Board has reviewed the budget from last year and despite the significant inflation we've seen over the last year we are able to maintain the annual dues at \$75 for another year. Please be sure to read the second page to see all that was accomplished this year with the dues.

Again this year we have made it easier to fill out your proxy and keep your contact information up to date. Please fill out the google form on our web page or in the email link provided. You can, as always, respond via mail or email. Online form link: <https://forms.gle/xD57dzMqFDj2PdVj9>

To ensure you are kept up to date please be sure to fill out your email address below and join us on Facebook. Our community Facebook page continues to be a great resource to get neighborhood information and to ask for recommendations or other questions.

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. Details on how your dues get put to work can be found on the second page.

We also accept payment via Zelle® using the email address TheChelseaWoodsHOA@gmail.com. You can also make your check for \$75 payable to "The CWHO" and send to the post office box address (or give it to any board member) at your earliest opportunity. Or you can pay via PayPal® using the link on our website. If you are paying electronically please be sure to submit your proxy form via email or via the google forms link provided. Paypal link: https://www.paypal.com/donate?hosted_button_id=883LNREDYMB4U

Name: _____

Address: _____

E-mail: _____

Chelsea Woods HOA Annual Meeting Notice:

You are cordially invited to attend The Annual Homeowner's Meeting on Thursday February 24, 2022 at 7pm. The meeting will be held at the Tennis Villa's 1401 Forest Hills Dr, Winter Springs, FL 32708

PROXY VOTING FORM – If you are unable to attend the annual meeting, please fill out this form and send 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) _____



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The HOA's big project this year was repowering the south entrance monument. We discovered early in the year that the power line feeding the monument was bad and needed to be replaced (at our cost). The cost for just the electrical work, not including restoration, was over \$7,000 with a projection over \$10,000 once it was all completed. The board wrestled with whether or not it even made sense to do the project. After deliberation it was decided to explore solar power. After the research was completed a budget of \$3,500 was set and the materials were procured. We are happy to announce that the system is functional and we were under the budget by approximately \$500. This was only possible due to the 100% volunteer labor by the board and a donation by Sinns and Thomas Electrical Contractors. As an added bonus now that the system is solar we no longer have a power bill at that entrance.

We also had several unexpected landscaping and irrigation expenses. As our landscaping matures and the irrigation system ages we expect that the annual maintenance on these items will continue to increase.

Your HOA board has reduced costs on several items by volunteering their time and effort to complete tasks at no cost to the HOA. Included is pressure washing of the entrances, minor electrical repairs, and routine maintenance of the fountain.

We had an amazing turnout for our annual Halloween Parade. It was so great to see all of our neighbors out for this event. A special thanks to the Ferrin's for again hosting the Halloween parade party!

A new event, which was a first for us this year, was our Hot Chocolate with Santa. There was a great turnout thanks to our wonderful location hosts, the Ferraro's, and the Santa sponsor, Anderson & Ferrin Attorney's at Law. Seminole County provided a fire truck to parade Santa around the neighborhood after which Santa took pictures and we enjoyed a hot chocolate and cookies bar sponsored by the HOA. We would like to continue offering these events but your support is critical to this.

Our deed restriction focus this past year has been on recreational vehicles, boats, sheds, and general yard upkeep. If you have a question about a deed restriction that you would like clarification on please be sure to reach out and let us know.

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
- ✓ Maintenance and upkeep of the north entrance fountain
- ✓ 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
- ✓ Communication with local government and dissemination of public notices that affect our community
- ✓ Homeowners Association Insurance
- ✓ Post Office Box fees
- ✓ Mailings to homeowners

The HOA is seeking candidates for the position of President. Please let us know if you would like to participate in this way or in any other way to help keep our community the best in the area!

Best regards,

Chelsea Woods Homeowners Association Board of Directors