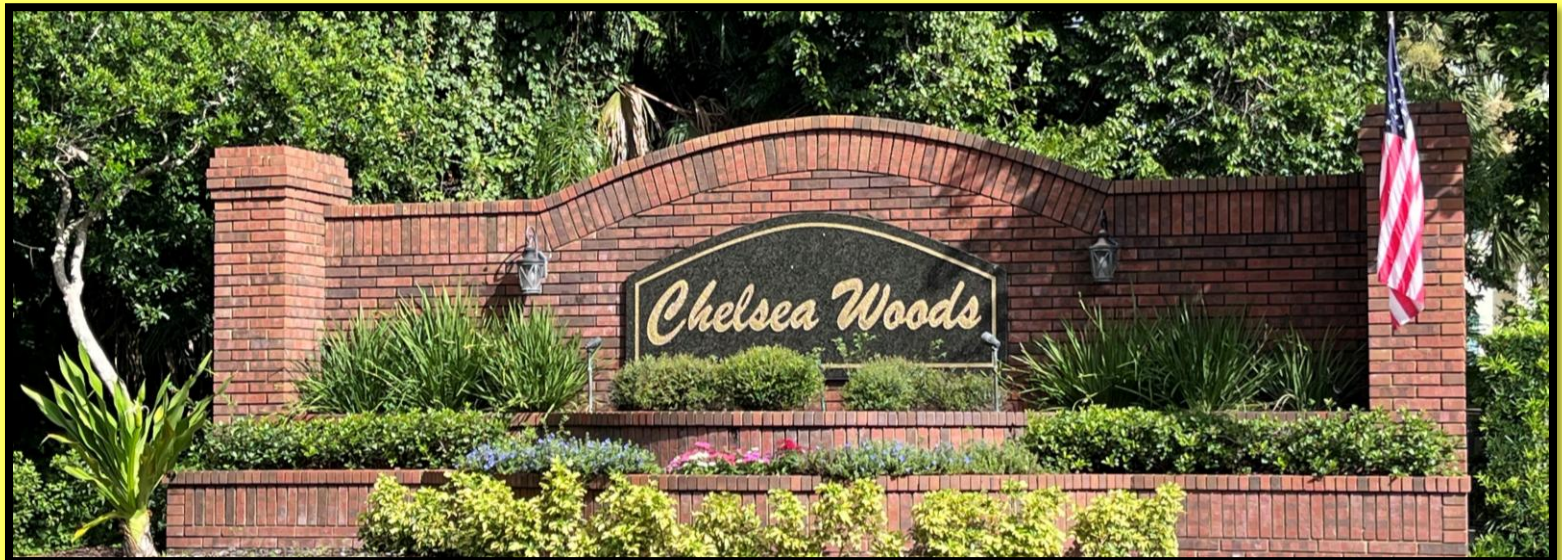




Your Neighborhood News | Summer 2025

Summer is underway, we have seen a few storms and we have been blessed not to have any major ones cross our paths yet this year. We hope you are enjoying the change of pace and have seen these some of the items enclosed posted on our Facebook page. To get more up to date information, please consider following Chelsea Woods of Tusawilla on Facebook and listening to our community radio station (Tusawilla's 87.9 FM).



What a difference one year makes. The landscaping installed last year at our south monument has matured and continues to fill in the space left after replacing our granite sign. Additionally, the short brick light column that was in front of this monument has finally been removed thanks to two of our dedicated board members. We look forward to seeing the turf fill in and complete this beautiful entrance to our neighborhood.

Our north monument island landscaping needs some attention. We are collecting bids for our project and ask any interested, licensed providers to contact us via email (thechelseawoodshoa@gmail.com) to receive project specifications. Please share with any businesses you think may be interested.



From our City Commissioner

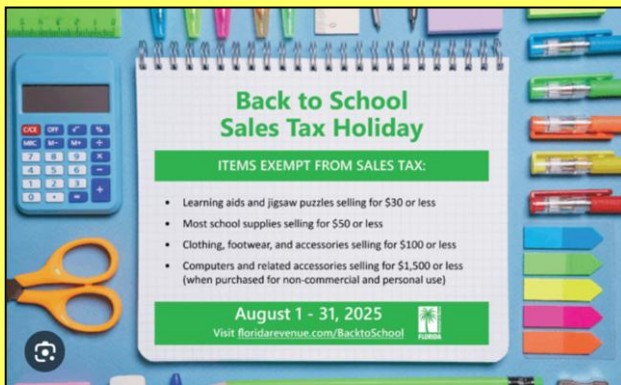
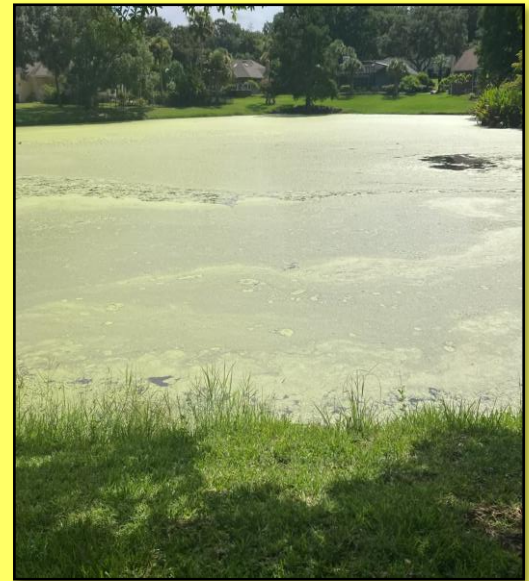
Thanks to a grant to the City of Winter Springs from the Natural Resources Conservation Services (NRCS), contractors will begin the essential task of clearing debris from five separate creeks to restore functionality and improve the smooth flow of stormwater throughout the city. Under the terms of the grant, the NRCS will contribute up to 100% of the project's total cost as part of the city's hurricane Milton recovery efforts.

The debris clearing project started with Sheoah Creek, and will be followed by Gee, No Name, Little Howell, & Bear Creeks.

Pond 59 Update

Your HOA Board continues to communicate with the city regarding the pond on the west side of Seneca. Winter Springs has contracted a new pond management company, SOLitude Lake Management who has been in the area several times so far this summer to address the overgrowth of duckweed.

All of us can help by reducing the amount of chemicals we use on our lawns, not just around this pond but throughout the neighborhood. Four street level drains send water into this pond from our neighborhood streets. What we put on our lawns can travel to this pond and our other local waterways.



Back to School

August 5-8 Teacher Workdays & bus practice runs
August 11 FIRST DAY OF SCHOOL

As our neighborhood children get back to school, please pay extra attention while driving throughout the neighborhood.

HOA Membership

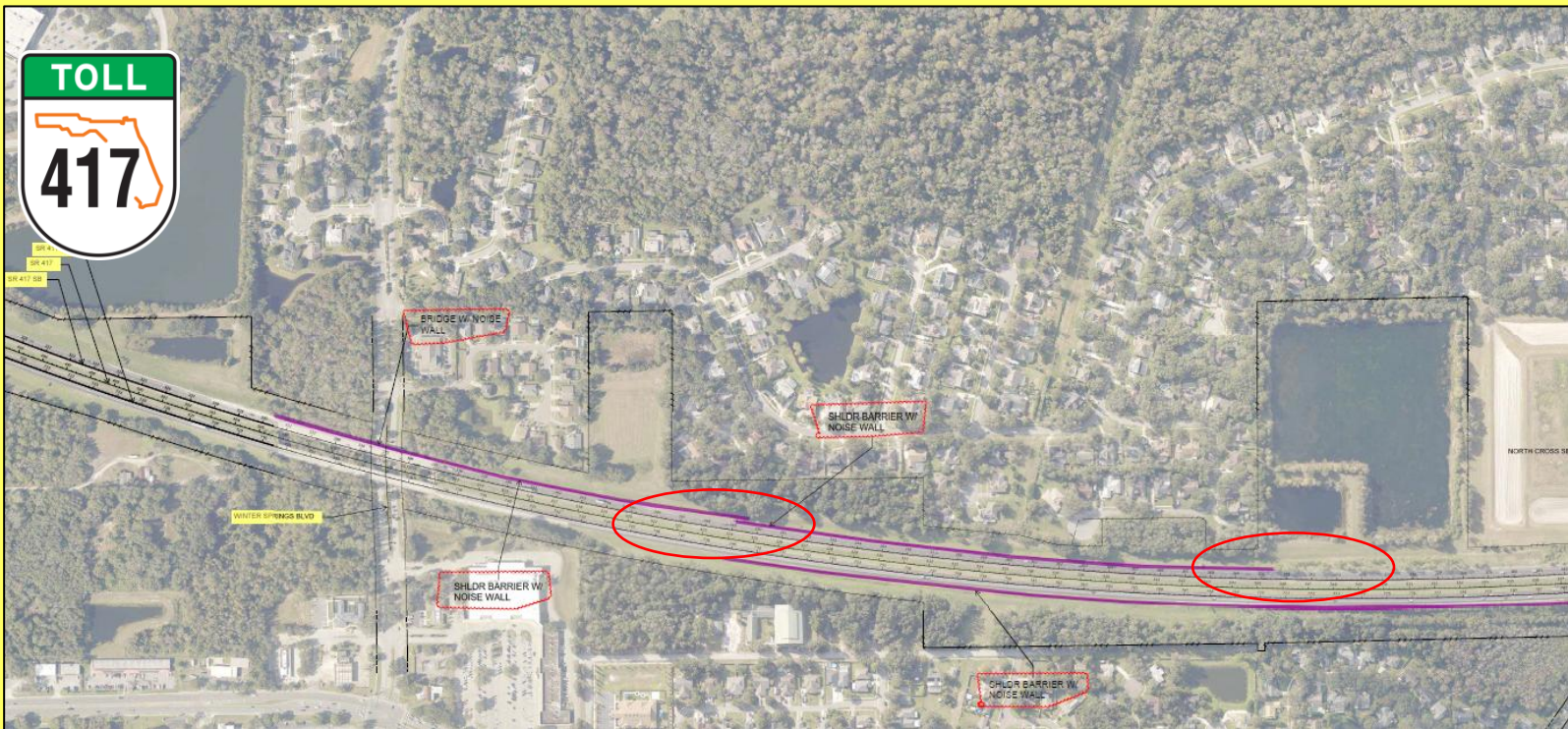
Thank you those neighbors who paid their 2025 HOA dues. We will be able to address all items in our 2025 budget and look forward to another successful year. If you have yet to pay dues, please visit our website for payment options.

Community Work Day

At the north monument (wear bright clothing).
Saturday, September 20th, 2025 | 8am-10am
Bring your gloves, shovels, trimmers, and water.
RSVP to confirm attendance using our email.

If you are interested in putting together this (or any other) type of newsletter for our community on a quarterly basis, please contact thechelseawoodshoa@gmail.com.

SR 417 Expansion, Wall Update



With the publication of the noise wall construction plan, your Chelsea Woods HOA Board requested changes to the current design in two locations as shown above in red. We referenced a break in the wall near the "349" mark and asked it to be moved closer to "345" (to the left on the map above) so as not to have it close to personal property lines for safety and security concerns of our neighbors.

We additionally requested to extend the wall further north (to about the "373" mark to the right on the map above) to accommodate for northerly/northwesterly winds that could possibly allow road noise to travel into the backyards of those neighbors on Oneida Lane that back up to the smaller of the two stormwater retention ponds west of the expressway.

Their response was, "We have reviewed your request to adjust the location of the opening in the noise wall from Station 349 to Station 345. The opening currently shown at Station 349 is required to provide access for maintenance equipment between the back of the wall and the limited access Right-of-Way. Shifting the opening to Station 345, in front of the pond, would reduce the pond's capacity and is therefore not feasible. The current location at Station 349 was selected as the most practical option for the project's operational needs.

Regarding your request to extend the noise wall further north, the design of the noise walls is based on the noise evaluation completed in May 2025 following federal regulation and state criteria. The noise evaluation considered the ponds located to the north of Oneida Lane and determined that the current wall alignment provides the required noise reduction for the homes on Oneida Lane and beyond."

Louis.Grisoglio

FL DOT

Turnpike Community Outreach

Yards of the Month



Congratulations to the Cruz, Ferraro, and Lovett families for their beautiful yards at 681 Oswego Court, 1698 Seneca Boulevard, and 1736 Seneca Boulevard. Keeping their yards maintained and colorful made these neighbors truly deserving of the recognition. Thank you!

We are already looking for next month's recipient. Be sure to be a current member of the HOA to be considered.



Chelsea Woods Needs Your Help

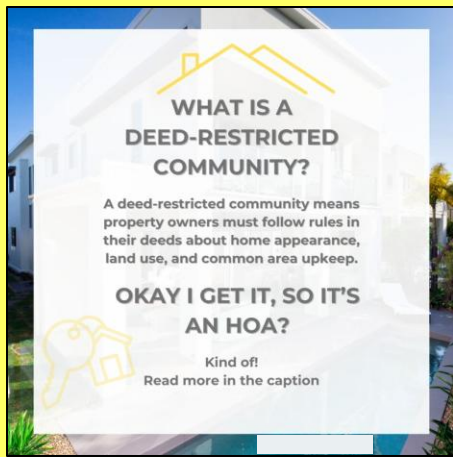
We are still looking for volunteers. Please consider assisting on one of these committees. Email thechelseawoodshoa@gmail.com to let us know how you would like to help.

Beautification Committee – responsible for reporting status of common areas, suggest recommended changes, recommend homes for Yard of the Month, and coordinate community beautification events, as needed

Welcoming Committee – responsible for recommending items to collect for distribution to new residents, creating bags/baskets/items to be given to new residents, delivering items, and staying in touch with new residents for their first year.

Maintenance Committee – responsible for light maintenance in our common areas to include irrigation, mulching, pressure washing, trimming, and other small jobs throughout the year.

Nominating Committee – responsible for making at least as many nominations of candidates as required for election to the Board of Directors as the number of vacancies to be filled. Meet primarily in January.



Did You Know You Live in a Deed-Restricted Community?

Both Deed Restrictions and HOA Bylaws are applicable in Chelsea Woods units 14-A and 14-B, regardless of HOA membership. Deed restrictions and Bylaws are both ways to regulate property use and community living, but they differ in their origin and scope. Deed Restrictions, also known as restrictive covenants, are limitations on how a property can be used, often found within the property's deed. They are legally binding agreements that “run with the land,”

meaning they apply to all future owners of that property. Bylaws, on the other hand, are rules and regulations governing the internal operations of a homeowners’ association (HOA), such as how the HOA is run and how board members are elected.

When purchasing your property in Chelsea Woods, a copy of the Deed Restrictions should have been part of the closing documents. A copy of the Deed Restrictions can be found on our website:

<http://www.chelseawoods.com/woodsformat/deedrestrictions.html>

The HOA Bylaws, as mentioned above, simply let you know how we run the organization, how responsibilities are delineated, and the policies in effect. Our Board is an all-volunteer group with many serving other organizations elsewhere. We are committed to making sure our neighborhood stays a great place to live within the vision of its founders.

Some of the Deed Restrictions (legally binding) we’d like to highlight this month are:

2. No building or structure shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the building or structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation.

11. All trash, garbage and other waste shall be kept in sanitary containers and, except during pick-up, if required to be placed at the curb, all containers shall be kept at the rear of all dwellings out of sight from the street.

18. The current homeowner shall maintain their lot in good appearance and free from overgrown weeds and from rubbish...

20. ...Recreational vehicles, to include campers, boats, motor homes, shall be kept in the rear or side of the house and shall be adequately screened from view by all adjacent properties, as well as from the street fronting said property.