

The Meadows of Tarpon Woods HOA

Mailing Address: 3087 Bolt Drive, Palm Harbor, FL 35685

Email: MeadowsofTarponWoods@gmail.com ARC Email: Meadowsarc74@gmail.com

Website <http://Meadows.gogladly.com>

Welcome Packet for the Meadows Community Overview

On behalf of the Meadows Home Owners Association Board of Directors and the other homeowners of The Meadows of Tarpon Woods, we welcome you to our community. Over the coming months we look forward to meeting you, whether it be walking down the streets, at the pool, or at a community activity.

The Meadows of Tarpon Woods was established in the 1980's as a ***deed restricted*** neighborhood of 74 homes near the Brooker Creek Preserve. The operation of your homeowners association is governed by a board of volunteer directors.

Our neighborhood is within walking distance to shops, bike trails and more. John Chestnut Park (with a Baseball Diamond, Boardwalk, Boating/Boat Ramp, Dog Park, Fishing/Pier, Horseshoe Pit, Nature Trail, Observation Tower, Picnic Areas, Picnic Grills & Shelters, Playground, Restrooms, and Shelters) is located close by. Tarpon Woods Golf Club abuts our community. We are not far from Eastlake Library, Publix, Dunkin Doughnuts, Boot Ranch Shopping Center, several restaurants, Mease Countryside Hospital and medical offices, schools, places of worship, and a fire station. We are just a short drive to Tampa International Airport, Safety Harbor, Clearwater, Dunedin, and Trinity areas, as well as the State and Interstate highways. There are always places to go and things to do!

HOA Fees & Benefits

Our HOA Assessment fee of **\$615/quarter** is payable on January 1st, April 1st, July 1st, and October 1st. Fees may be paid by check or online.

To pay by check, please request a coupon book from the Association using the email provided above.

To pay online, enroll in Association Pay by visiting: Truist.com/payments. Go to Truist.com/payments. Click the Pay Now link. Complete the requested fields. Submit your request. Get a receipt immediately. There is no fee to enroll online.

You can enroll online through the 25th of the month to be effective for the next debit month



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Community Pool

Entered from 3087 Bolt Drive: Our pool is for the enjoyment of our homeowners and accompanied guests. If you were not provided with pool keys, please email our Board to request a set at: MeadowsofTarponWoods@gmail.com. Pool keys are provided for the pool gate, and the restrooms for use by residents. Pool rules are posted at the pool and on our community website.

Landscape and Lawn Service

No lawn mower? No problem! Grass cutting, hedge and shrub trimming are perks of the community and covered by your HOA Fees. Lawns are cut weekly except for the winter months when cutting is bi-monthly.

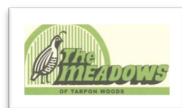
Hedge/shrub trimming is done monthly on the second Thursday, weather permitting. Lawn fertilizing, and limited weed control applications are included. Schedules are adjusted when weather interferes. An updated schedule is provided on our community website and may also be emailed. Notify the Board if you have any issues with our landscapers. They are usually very good about correcting any issues we may have.

Trash pick-up

This service is provided on Tuesdays and Fridays: Homeowners provide their own trashcans with a tight-fitting lid. Trashcans must be stored out of view from the street. To maintain the clean look of the neighborhood, trash is to be put out no earlier than the morning of trash pick-up. This not only helps keep the neighborhood looking good, it also helps curb our local wildlife from getting too personal with our trash. Oversized items like mattresses, furniture and heavy items, require advance scheduling. For a small fee Solar Sanitation will pick up your items on Wednesdays. To schedule an advance pickup, please call Solar Sanitation at 727-535-0447.

Spectrum Cable HDTV and Internet

Some 200 television channels are included along with a cable modem with Wi-Fi Internet and 2-cable boxes. Homeowners call Spectrum's dedicated bulk call center 833-697-7328 when setting up accounts, and the telephone number on their Spectrum invoice for installation and service.



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Home Improvements

As a new homeowner, you may already have some ideas on how you'd like to improve your property. Please keep in mind, the Association has an Architectural Review Committee (ARC) to help maintain the quality of our neighborhood. Its function is to evaluate the plans for all exterior painting, landscaping, repairs and remodeling (such as painting, decks, windows and replacement roofs, etc.). In order to ensure compliance with all covenants, restrictions and guidelines, external home improvements are authorized by the Association through a step-by-step process:

Home Improvement Authorization Process

1. Obtain an ARC Application Form, available on our website at: <http://Meadows.gogladly.com>. Complete the application thoroughly- adding samples, drawings, and so forth.
2. Submit your ARC Application:
 - a. Drop the completed application in the community mailbox located near the pool house at: 3087 Bolt Drive.
 - b. Email it to the ARC Email box at: meadowsarc74@gmail.com
3. Application Review:
 - a. Your completed application will be reviewed the Architectural Review Committee who will make a recommendation.
 - b. The Board of Directors will review the Application, the ARC report, and based on the community guidelines, vote on whether to approve the application.
4. Notification of Authorization Status:
 - a. The Board Secretary will notify you by email to inform you whether or not the application has been approved.
 - b. If an application is denied- notes will be provided to address the non- compliant issue.



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Please bear in mind that the approval process usually takes two to three weeks. Allow plenty of time for the review process and Board approval before buying any paint or a new roof.

It is highly recommended that homeowners account for the approval process before committing to work orders and contracting for exterior work. The HOA assumes no liability for added expenses incurred by the homeowner as a result of not following the approval process.

Painting A Home or Villa

The Architectural Review Committee will aid homeowners in attached units to make choices that maintain a common theme in painting, design, and roofing. The Architectural Review Committee is currently working on developing an approved paint pallet and will post a link for it on our community website so that homeowners can easily find it. This tool provides homeowners a streamlined process for choosing colors for homes, trims, and doors.

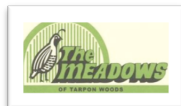
Meadows Governance

When you purchase a home in the Meadows of Tarpon Woods Community, you are agreeing to abide by the Governing Documents. The five Board members who are elected by the community, are responsible for overseeing the daily functions and financial responsibilities of the Association, and for maintaining members' compliance with the established rules and guidelines.

Please take the time to read through the Declarations and Bylaws you may have received during the home purchase process. Copies are available on the community website located at: <http://Meadows.gogladly.com>.

Here is a list of our Governing Documents

1. Meadows of Tarpon Woods -Covenants Condensed (2019-09-11)
2. Meadows of Tarpon Woods -Articles of Incorporation (1980-03-10)
3. Meadows of Tarpon Woods- By-Laws Condensed (2019-12-05)
4. Meadows of Tarpon Woods- Parking Resolution 2021-04-23
5. Meadows of Tarpon Woods ARC Application – New ARC Form 2023 FC (3)
6. 1991 Meadows Final Site Plan



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Our Board looks forward to greeting new homeowners and helping them settle-in to our quiet and well-maintained community. We have five Board Members who are committed to serving you. This is a voluntary Board, typically elected at our Annual HOA meeting in January of each year.

Here is a list of our Board Members and their responsibilities. There are several volunteer committees in the community as well. We welcome you to get involved. If you see something you would like to lend a hand in, please let us know!

Meadows Board Members

- HOA President, Debra Hall – West Coast Lawn Service, Pool, Pond, Common Areas, Legal Counsel, Resident Complaints/Concerns, Covenant Committee
- HOA Chief Vice President, Greg Chase -Activity Committee, Solar Sanitation; Spectrum, Communications, Labels & Mailings, Welcome Packet for new homeowners
- HOA Secretary, Karen White – Architectural Design Committee, requests/approvals, Minutes, HOA Mailbox, ARC Correspondence, Directory
- HOA Executive Director, Matt Daley – Maintenance Committee, Website, Google Drive, Pressure Washing/Tree Trimming of Common Areas
- HOA Treasurer, Ellen Cohen – Treasurer Updates, Review of Financial Statements, Monitoring of Assessment Payments, Expenditures/Budget requests

The Meadows Board of Directors meets on the second Monday of the month. An agenda of the monthly meeting is posted a few days in advance on a board at the Pool House. These are generally open meetings, except for when the Board is meeting with legal counsel.

If a homeowner would like to attend a Board meeting to discuss a topic or voice a concern, the homeowner may contact Board Secretary, Karen White, via email at: MeadowsofTarponWoods@gmail.com, at least 48 hours in advance of the meeting so that the Board will be aware of the homeowner's desire to attend. The owner's discussion topic can then be placed on the Board's meeting agenda. The Board Secretary will send an email confirmation of attendance to the homeowner prior to the meeting.

The Association is required to hold an Annual Meeting, typically held in January. This is an open meeting for all residents where the Association will hear an overview of the budget for the new year and be notified of any changes to assessments, elect officers, and vote on issues presented for community. Any changes to the Governing Documents must be passed by a majority vote of the homeowners.



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New Resident Information Form

Please complete this form and return it ASAP to the HOA
Email or Mailbox. Thank you!

New Home Owner: _____
Name Phone No.

New Home Owner: _____
Name Phone No.

Email Address: _____

Email Address: _____

Additional Residents: _____
Name Relationship

Additional Residents: _____
Name Relationship

Additional Residents: _____
Name Relationship

Date of Closing: _____

Address of Residence: _____

Type of Home: Please Select One - X Did You Receive Pool Keys?
Primary Residence _____ Second Home _____ Yes _____ No _____

Emergency Contact: _____
Name Phone No.

Relationship: _____

I have read and agree to abide by the Meadows of Tarpon Woods HOA Covenants:

New Homeowner: _____
Signature Date

New Homeowner: _____
Signature Date

