

Greetings Friends and Neighbors!

Our annual meeting this year will be held on February 23rd at the Tennis Villas Clubhouse, details are in the attached letter.

Dues this year can be paid via Zelle to thechelseawoodshoa@gmail.com, via paypal using this link [Chelsea Woods HOA Dues Payment via Paypal](#) or via mail (see details in the letter)

Please help us by submitting your payment now before we send out the mailers, which reduces postage cost.

If you no longer live in the neighborhood please send us a message so we can take you off this mailing list.



2023 Member Invoice & Proxy Form
Chelsea Woods of Tuscowilla Homeowners Association, Inc
PO Box 620433
Oviedo, FL 32762-0433
www.chelseawoods.com

2022 was an eventful year to say the least. Our neighborhood was not left unscathed by the hurricanes but we fared better than many. It was amazing to see the support throughout the community of neighbors helping each other. Once the waters receded the community recovered fast, but please be mindful that several of our neighbors are still recovering from the impacts of the storm.

After last years big expenses of re-powering our south entrance we luckily had no major expenses, however, we did have several issues to contend with. We unfortunately lost the tall palms at the south entrance due to a disease, due to the size these had to be taken down by a professional company and replacements will be costly. We also suffered a lightning strike at the North entrance which took out a light, photocell, and sprinkler controller.

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!

For a second year in a row our community Hot Chocolate with Santa. There was a great turnout thanks to our wonderful hosts and sponsors the Ferraro's, and the Ferrin's- 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 cookie.

This coming year will be important for your support, there are several major items such as the 417 widening and a proposed development at the end of Seneca on the other side of Winter Springs Blvd. Having community representation isn't a job for "someone else" it is an important cause that affects us all.

Our deed restriction focus this past year has continued to be 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



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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/bpnUDUTVHxarW8Ps9>

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 CWHOA" 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 or use QR code

Name: _____

Address: _____

E-mail: _____



Chelsea Woods HOA Annual Meeting Notice:

You are cordially invited to attend The Annual Homeowner's Meeting on Thursday February 23, 2023 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) _____