

Northwood CDD Newsletter

January 2021

Happy New Year!

We welcome 2021 despite the struggles many of us have faced in 2020. The Northwood of Pasco community continues to have many positive initiatives to be proud of. In the last newsletter, we highlighted a number of accomplishments of our community. Since then the board has reestablished their 2021 goals, completed old tasks, and sworn in a new board that was elected by the community of Northwood.

We welcome new homeowners to our neighborhood! Helpful homeowner information, including meeting dates and documents, frequently asked questions, and newsletters like this one can be found on our website at <http://northwoodcdd.com>. In this newsletter you will find information about the most recent board meeting and updates on CDD projects, an important reminder on parking, a brief overview of CDD responsibilities, resident questions and answers, the dates of the CDD board meetings, contact information for district staff and CDD board members, and information from CDD Counsel regarding the Northwood CDD sidewalk maintenance policy.



Northwood CDD News

- The December 11, 2020 meeting established the new board. Also during the December meeting, CDD 2021 goals and initiatives were discussed, and motions regarding interest in having a community food drive were passed. Additionally, having more mediums for online discussions and addressing residents' frequently asked questions were among the issues of interest at the board meeting.
- The community is looking forward to upgraded pool furniture, clubhouse enhancements, and a new monument identifying the community from the north entrance.

- The work on the sewer break on Northwood Blvd. has been completed by Pasco County.
- Repairs to the community wall monuments and other infrastructure will continue, as will the removal of dead and infected trees. Landscaping will continue to improve and upgrade as work progresses.
- Vendor contracts, pricing, and service will continue to be a part of our monthly discussions and responsibilities. Waste collectors and LMP landscaping were the topics of board discussions at the December meeting.
- We have new emails for each of our board members. Please refer to these new email address for board member communication. Each month we will feature a question from a homeowner and response. Below is this month's feature question.

Important Parking Reminder

There is no parking on any street in the community. Law enforcement will cite and ticket any vehicle parked in the street. The county owns, operates, and maintains the roads in Northwood. Please adhere to the signage in the front of the community at the south entrance.

CDD Responsibilities

Chapter 190 of the Florida Statutes outlines the parameters in which a CDD functions. The establishment ordinance passed by the local governing body (County or City) acts as a charter for the CDD and identifies its duties. From a practical standpoint, the construction, operation and maintenance of community assets requires; budgeting, solicitation of lowest competent bids, managing contracts, supervising staff, directing professional engineering and legal services as needed to comply with state and federal regulations, resident services, providing financial statements and protecting and preserving the District's assets. There should be an approved set of rules for each community which outlines duties and procedures which the District must follow. Beyond that, the budget establishes the financial plan and outlines the expected efforts for each fiscal year. CDD Board members should be able to attend all meetings, review agendas and participate as an active member in all deliberations of the Board.

Resident Questions and Answers

The board would like to thank resident Karan Mehra for submitting excellent questions and suggestions to the Board. Below are some of the suggestions, as well as answers from the Board.

“We need small portion of the Northwood Palms Blvd filled with pot-holes to be repaved by Pasco County.”

Thank you for your suggestion. The roads in our community are public, and all matters regarding the streets are referred to the county. However, each resident can contact the county about individual matters.

“We should standardize on the mailboxes and mailbox pole that every Preserve and Carlyle resident should have installed. Right now we have mix of all different kinds of mail boxes (and many are old). We have same looking (identical) mail boxes only in Barrington. It’s a small investment from every resident to have CDD approved good looking mailbox. This will give us much nicer looking Preserve and Carlyle sub-divisions enhancing the overall look and value of our Community.”

The board appreciates your suggestion. The mailboxes are maintained by the HOA; please contact them with this suggestion and others pertaining to the mailboxes.

“For community landscaping, I would suggest please have lights installed near shrubs to enhance their beauty at night time [and] have colorful flower plants installed.”

Great idea! The board will discuss this at our meetings.

“We should replace simple metallic road signs (thin white metal pole with green color road names) in our community with nicer looking road signs (poles and road name plates).”

The board will review and consider this idea.

“If we have local businesses whose owners live in Northwood, it would be helpful for them and residents if we have local business advertised on Northwood CDD newsletter and web site (assuming owner want this service).”

Thanks for the idea, the board will look into doing this.

“We need email addresses of CDD Board members available at Northwood CDD Web Site under “Contact” tab. This will help Northwood residents get in contact with their CDD board members. I got your email addresses from Northwood CDD Newsletter (October 2020 issue).”

The board has already established emails will continue to provide them on the website.

“At Northwood Entrance we have informational TV installed. Please have it working at all times. This is a good source of information to view as we drive in to Northwood community. We can have Northwood employee monitor it on a daily basis to ensure it is working.”

Thank you, the TV is already up and running.

“With Christmas and holiday season coming, plan on having good Christmas/Holiday lightning at Northwood entrance.”

The lights and decorations were up for the holiday season; we have included some photos of the beautiful display on the first page of this newsletter.

“In addition to paper newsletter, we should also have Northwood CDD Newsletter emailed to residents that have their email addresses made available to CDD. It would be good to have Northwood CDD Newsletter also available on www.northwoodcdd.com web site.”

The board agrees and will implement putting the newsletters on the CDD website.

Thank you again to resident Karan Mehra for taking the time to write to the Board with ways to improve the Northwood community! If you have any questions or suggestions about CDD matters or the Board, the management company Meritus is the best and only source for accurate information. All of the CDD records are open to the public. You can contact the district manager Eric Davidson by emailing eric.davidson@merituscorp.com or by calling (813) 873-7300.

CDD Meeting Schedule

Meetings will be held at **The Northwood Clubhouse located at 27248 Big Sur Drive, Wesley Chapel, FL 33544*** on the following dates:

January 11, 2021 at 6:30 p.m.
February 8, 2021 at 6:30 p.m.
March 8, 2021 at 6:30 p.m.
April 12, 2021 at 6:30 p.m.
May 10, 2021 at 6:30 p.m.
June 7, 2021 at 6:30 p.m.
July 12, 2021 at 6:30 p.m.
August 9, 2021 at 6:30 p.m.
September 13, 2021 at 6:30 p.m.

**Please note that because of the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such meetings may be held telephonically, virtually, or at another location in the event the above location is not available.*

Contact Us

District Manager, Eric Davidson, Meritus
(813) 873-7300
eric.davidson@merituscorp.com

Onsite Property Manager, Josue Marquez
(813) 991-1155 – Clubhouse
(727) 247-5790 – Cell
northwoodemployee@gmail.com

Northwood CDD website: <http://northwoodcdd.com>

Northwood CDD Board

Seat	Name	Email
1	Mimi Kilpatrick, Chairman	northwoodcddseat1@gmail.com
2	Karen Uhlig	northwoodcddseat2@gmail.com
3	Jennifer Inman	northwoodcddseat3@gmail.com
4	Angel Medina, Vice-Chairman	northwoodcddseat4@gmail.com
5	Barbara Cruz	northwoodcddseat5@gmail.com

Northwood Community Development District Sidewalk Maintenance Policy

Exhibit A of Resolution 2018-01 adopted on October 9, 2017

The Northwood Community Development District Board of Supervisors desires to establish a sidewalk maintenance policy. The goal of this policy is to help residents better understand sidewalk maintenance within the community.

As part of the development process, the road right of ways (“**ROW**”) were dedicated to Pasco County, Florida via plats¹ that were recorded with Pasco County. The dedications on the plats were used to convey ownership of the ROW to Pasco County. The Pasco County Property Appraiser records show that Pasco County owns the ROW. The Pasco County owned ROW begins on the outer edge of the sidewalk and runs through the entire width of the sidewalk, the landscaping strip, the road, all the way to the outer edge of the sidewalk on the opposite side of the ROW. Pasco County has taken the position that it will not perform any maintenance or repairs on sidewalks within the community. Pasco County maintains and operates the roads in the ROW.

Under Florida law², Pasco County is not obligated to maintain the sidewalks in the ROW, unless it voluntarily chooses to accept the obligation.³ Based on discussions with Pasco County and a neighboring CDD, it appears that this issue only affects a small amount of communities and only two outcomes are possible: (1) Pasco County could agree to add the sidewalks to its maintenance schedule or (2) the District could agree to voluntarily maintain the sidewalk at the expense of the District residents.

At this time, neither the District nor Pasco County has agreed to accept maintenance for the Pasco County owned sidewalks within the community. The District disclaims any maintenance obligations of the sidewalks in the ROW since the District has no ownership interest in the sidewalks within the ROW. Since the District has no ownership interest or maintenance obligations for the sidewalks in the ROW, residents should contact Pasco County to report any dangerous conditions or damage to the sidewalks.

The Pasco County Customer Service Department can be reached at (727) 847-2411 or (352) 523-2411.
Adopted: October 9, 2017

1 A plat is a map that is drawn to scale that shows the division of property. It describes pieces of property, their boundaries, residential lots, public infrastructure, and easements.

2 See Section 177.081 (3), Florida Statutes.

3 Although Pasco County is maintaining the roads in the ROW, Pasco County is not performing any maintenance activities for the sidewalks.