

Northwood CDD Newsletter

October 23, 2020

Northwood Community Development District (CDD)

Sometimes residents in a governed community do not understand the roles of the different agencies in their neighborhood. Northwood of Pasco has two entities, the Homeowners Association (HOA) and the Community Development District (CDD). The HOA has jurisdiction over private residences, and the CDD manages the common areas such as the pool, clubhouse, park, and landscaping along the main boulevard. The CDD is governed and regulated by Florida statutes and Sunshine Laws set by state lawmakers. Decisions made by the CDD must be made in the “sunshine,” meaning that all discussions and decisions must be made in complete transparency in front of the community in person or via conference call in noticed public meetings that residents and the general public can attend.

The CDD is managed by Meritus, which is the property management company that conducts the meetings and business of the CDD. If you ever need information regarding the common areas that the CDD maintains, you can contact Meritus representative Eric Davidson at eric.davidson@merituscorp.com. You can also attend the monthly meetings that are held in the Northwood clubhouse. For the meeting schedule and other information about the CDD, you can visit the CDD website at <http://northwoodcdd.com>. Social media, unofficial websites/blogs, etc. are not the best resources for factual information. Please go to the official CDD site, contact Meritus, or attend a meeting for the most accurate, up-to-date information.

Breast Cancer Awareness Pink for October

October is Breast Cancer Awareness month. This year Northwood would again like to show its support for all of the Northwood residents and their loved ones who have been affected by cancer. When you come into the main entrance of the community off of County Line Road, you will notice that the lights in the fountain now glow pink for the Breast Cancer Awareness month.

Amenities and Landscaping Update

Due to the COVID-19 pandemic, Northwood’s amenities had limited availability or closures during much of 2020. These measures were taken after advisement from CDD Counsel and the district’s insurance company. Many of these limitations have now been lifted: the pool, courts, and clubhouse are now open again. However, organized gatherings are still discouraged.

In other amenity-related news, the new multiuse courts have now been completed and contain resurfaced basketball, youth play, and tennis courts. The basketball courts were modified after

onsite staff identified security concerns due to leagues coming in from outside of the community to use the courts for their games. This unauthorized use meant that Northwood residents could not reliably or safely use the courts. The new change allows for increased safety and security for Northwood residents and creates an additional area with other fun outdoor activities for all ages.

The monument wall and painting improvements are ongoing. Please be aware that because of the pandemic, many vendors have been unable to fulfill contracted obligations, which has set some of the improvement projects back. Projects that have been put on hold will be resumed soon based on availability.

Northwood's landscaping is recognized as some of the best in the area. The community receives calls from residents as well as people from nearby communities complimenting the common thoroughfare. Even then, there is always room for improvement, and the CDD welcomes any suggestions or fresh ideas about the common area landscaping.

Making a Difference

What can residents do to make a difference in their community? One way is to come to a CDD meeting and be a part of what is happening. The CDD board members are Northwood residents just like you. The CDD board has the best interest of the community at heart and works hard to be fiscally responsible, maintain and protect the district's assets, and create a pleasant and safe environment for all Northwood residents. The CDD board has worked on improving the community in the following ways:

- Decreasing the CDD assessments that homeowners pay with their yearly property tax bill and continuing to maintain that decrease in assessments each year
- Being fiscally responsible by staying in budget and not increasing assessments, while still being able to improve the amenities and fund the reserves
- Preparing for the future of the community by increasing the amount of funds in the district's reserve account
- Enhancing the community landscaping
- Updating the sports amenities
- Repairing and improving the monuments
- Upgrading the security system at the clubhouse and courts
- Protecting the district's assets and amenities so residents can safely enjoy using the community amenities
- Increasing Pasco Sheriff presence in the district for additional safety and security
- Communicating with the Pasco County Department of Transportation regarding heavy truck traffic, pedestrian crossings, road upgrades, and upgraded/replacement signage.



“Before”



Upgraded Monument

Planning for the Future

The CDD is also planning for the future needs of the community. Some of the priorities for the community based on resident feedback are as follows:

- Making the landscaping more durable with longer-lasting flowers and plantings
- Removing and replacing dead trees
- Enhancing the front entrance marquis to help facilitate better communication
- Updating the CDD website
- Improving the pool area with more furniture and shading
- Upgrading the clubhouse furniture and office

If you have any other suggestions for the CDD, please attend a meeting to make your voice heard or email district management with your suggestions!

Northwood CDD Board of Supervisors

Mimi Kilpatrick (Chair)
Brian Quigley (Vice Chair)
Barbara Cruz
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Karen Uhlig