

Northwood CDD Newsletter

MARCH 2021

February Meeting Accomplishments

- ✓ Upgraded Caladesi Park
- ✓ Removed and replaced dead trees
- ✓ Enhanced the plantings
- ✓ Organized the community food drive
- ✓ Scheduled the Pasco County Commissioner visit for the April 12, 2021 CDD meeting
- ✓ Put in a request with the county for more signs at the roundabout
- ✓ Enhanced the interior clubhouse usage

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.

Safety and Security

Please be vigilant and aware of your surroundings. Watch out for children and other pedestrians on the roadways. Car vandalism has been reported in nearby communities and is often a crime of opportunity. Lock your windows and doors and secure your valuables.

Clubhouse COVID-19 Safety Reminder

Please remember that masks are required to be worn inside the community clubhouse.



Northwood CDD News

Northwood is in the midst of a change and renewal. The parks are being upgraded, Northwood Blvd. sidewalks are being repaired, the street signs and walls are being pressure-washed, and new plantings are refreshing and beautifying the community.

The playgrounds are getting a much-needed overhaul. Plans are in the works to replace old playground equipment, paint the park complex, put in new fans and plants, and install new play-safe mulch. The children's park is located in the Preserve on Caladesi Drive and will begin its renewal in March.

There are many exciting upgrades happening at the clubhouse and pool. New furniture, paint, and flooring will soon be installed. The clubhouse experience has been enhanced with brand new ways to enjoy the amenity. Come to the clubhouse to get a fresh cup of coffee, listen to music, watch your favorite shows on TV, read a magazine, or send a quick email on the community computer.

If you have any suggestions for the community, please attend a CDD meeting to make your voice heard or email the District Manager Eric Davidson with your ideas at eric.davidson@merituscorp.com

The Pasco County DOT has been notified about an issue with the roundabout missing the arrows that indicate cars must yield before entering the roundabout. The DOT has been invited to come to a CDD meeting for questions and answers.

The CDD has been in discussions with the county about getting a flashing crosswalk going into the Barrington subdivision near the clubhouse entrance. The community had to meet certain requirements for the installation, and the requirements have now been met. However, there has been a delay with the county due to the pandemic.

At the April 12th Northwood CDD board meeting, Pasco County Commissioner Kathryn Starkey will be making a second visit to Northwood. She is the representative for the Northwood community and will be available for a limited period of time during the April CDD meeting to answer questions from residents. Please send your questions to the District Manager at eric.davidson@merituscorp.com prior to the meeting, and the first 10 questions will be asked. All other questions can be asked afterwards on a time-contingent basis.

Northwood Sidewalk Responsibility FAQs

For years there has been an ongoing discussion on whether responsibility for sidewalk maintenance inside the communities is the responsibility of the homeowner, HOA, CDD, or the county.

The sidewalks were deeded to the county, as was NW Palms Blvd. During one attempt, over 200 residents filled the county halls and provided the county with over 200 signatures of homeowners who wanted the roads privatized. When the community went before the county, the HOA did not support the move to privatize the roads, and the motion died.

Now the area is so built up that the county will not release the roads. The roads belong to the county, and the residents and CDD have tried three times to take them over unsuccessfully. At least attempt, the CDD partnered with another community to share the legal costs, but neither community succeeded.

The attorneys stated the costs would become a burden to the community. The County said they could approve the sidewalks repairs but then would pass the cost to the homeowners as an additional tax assessment for the community.

If you have any questions about the sidewalks or history, please email CDD board member Barbara Cruz at northwoodcddseat5@gmail.com.

Northwood Sidewalk Repair Initiative 2021

The CDD is asking Northwood residents for their help with documenting sidewalk issues in front of their homes so the district can put together a report to send to the county.

The CDD board is working on an initiative to work with Pasco County to repair the sidewalks in our neighborhood. The Board is asking for your help so we can put together a report that contains a visual representation of sidewalk concerns.

If the sidewalk in front of your house is in need of repair, the CDD requests for you to send an email with information and photos by **March 30, 2021** to Eric Davidson at eric.davidson@merituscorp.com and copy CDD Board Member Jennifer Inman at northwoodcddseat3@gmail.com.

With your help in compiling this information, the CDD hopes to work with the county and County Commissioner Kathryn Starkey in resolving sidewalk matters. If you have specific questions about how to get this information to us, please call Eric Davidson at 813-373-7300. Thank you in advance for your help with this initiative!

What to include in your email

The subject of your email can be Sidewalk Repairs and the following should be included in your email.

1. Your first and last name
2. Your phone number
3. The full street address of the sidewalk issue
4. Description of the sidewalk issue (one or two sentences)
5. Attach photos as described below:
 - Photo 1: A clear photo of the sidewalk that needs repair
 - Photo 2: A photo of your house with the sidewalk issue in view (this gives perspective to how big the repair is and shows it is in front of your house)
 - Photo 3: A zoomed in photo of your house number

Send your completed email to Meritus at eric.davison@merituscorp.com and copy northwoodcddseat3@gmail.com.

Northwood Community Landscaping Spring Refresh

The new spring plantings will be installed soon!



Northwood CDD Community Food Drive

Many of us have been fortunate during these challenging times; however, there are some who have been less fortunate. The Thomas Promise Foundation helps families who are struggling with food insecurity. Northwood CDD has organized a food drive to assist the Thomas Promise Foundation with helping food insecure children during this difficult time.

The Thomas Promise Foundation has been helping children from food insecure homes for the past 10 years. What started out from one girl wanting to help fellow classmates in her school has turned into a foundation that currently helps provide weekend bags of food to over 1400 children within Pasco County weekly. This past year it surpassed over 2 million meals provided. Donations of non-perishable food items help ensure all children have enough food to get them through the weekend when school meals aren't available.

If you would like to contact the Thomas Promise Foundation, please email tpf.org@gmail.com.



The following is a list of items that may be used in Thomas Promise weekend lunch bags:

- Canned goods (ravioli, tuna fish, Vienna sausages, etc.)
- Individually wrapped cookies and crackers
- Juice boxes
- Cereal and granola bars
- Packaged snacks
- Dried fruit
- Miniature toiletries (hotel-sized)
- Bottled water

Please drop off donated items at the Northwood clubhouse on March 22, 2021 through March 26, 2021 during clubhouse staff hours M/W/F 9:00 a.m. - 5:30 p.m. & T/Th 8:30 a.m. - 5:00 p.m.

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>

CDD Meeting Schedule

March 24, 2021 at 6:00 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.

All meetings are held at the Northwood clubhouse.

Northwood CDD Board of Supervisors

Mimi Kilpatrick, Seat 1

Chairperson

northwoodcddseat1@gmail.com

Karen Uhlig, Seat 2

northwoodcddseat2@gmail.com

Jennifer Inman, Seat 3

northwoodcddseat3@gmail.com

Angel Medina, Seat 4

Vice-Chairperson

northwoodcddseat4@gmail.com

Barbara Cruz, Seat 5

northwoodcddseat5@gmail.com

Xeriscape Landscaping Survey: <https://www.surveymonkey.com/r/VMQQTCL>

This is a photo of a prospective new Xeriscape landscaping design that could be Northwood's look for years and would remove the flowers at each monument indefinitely. Please visit the CDD website or go directly to the survey link above to vote if you are FOR or AGAINST this layout at all of the community entrances, or attend the March 24th CDD meeting at 6:00 p.m.



What is Xeriscape? Xeriscaping is the process of landscaping or gardening that reduces or eliminates the need for irrigation.

How much is it? Xeriscape at the monuments would be \$27,000 upfront with some possible maintenance costs thereafter vs. an average of \$12,000 every year for the flowers that are installed every three months.

How do I voice my opinion? Attend the March 24, 2021 CDD meeting at 6:00 p.m. or fill out the online survey.

FAQs: Basketball Court Enhancements

Three years ago, a management staff member expressed a concern about the basketball courts at a CDD board meeting. He explained how people from outside of the community were coming into the facilities to use the courts. Unsupervised minors were also using the courts late at night, and unofficial organized adult-only games were being played for money. Residents around the courts were being affected by the late night noise, and many residents were concerned about some illegal drug use on the courts and residents not being able to use the amenity because of non-resident usage.

Different remedies were discussed, including additional sheriff coverage, but scheduling did not fully cover the issue. The management team suggested that the district go to one basketball hoop. The Board had many reservations about doing this. There was one audience member who attended the following meeting and expressed his disappointment. However, there were four families who said they wanted peace from the late night games and noise. The Board took many months asking residents through mailers to voice their opinions and attend the meetings. No other residents provided feedback.

After five months of discussion, a motion to move to one basket at the courts was made at a CDD meeting and passed with a vote of 4 to 1. The basket was removed, and decisions soon followed on how to revamp the courts. The courts were resurfaced, the remaining basketball hoop and pole were upgraded, and three new activities for younger children were added. Later, a net was included and a fence was installed. The Board did not make a motion to add the fence, but the reason for the change at the courts was sound.

The district must do everything it can to protect Northwood residents and provide a safe and pleasant environment at the amenities. The decisions to modify the courts were made with the utmost attention to safety and with respect for the residents of Northwood. A lot of time, care, and consideration was taken in this matter, and the board tried its best to accommodate and please the community with the enhancements. Based on the information provided by district staff, the decision to remove the basket and expand usability at the courts was the best course of action for the amenity.

HOA Corner

HOA Property Manager

Cindy Riner

Greenacre Management

(813) 936-4139

cindy.riner@greenacre.com

HOA Website

<http://northwoodofpasco.com>

HOA Meeting Schedule

March 23, 2021 at 6:30 p.m.

April, 27, 2021 at 6:30 p.m.

May 25, 2021 at 6:30 p.m.

All meetings are held at the Northwood clubhouse.

HOA Community Event Calendar

April 3, 2021 – Community Easter Celebration. Egg hunt, games, photos with the Easter bunny, and more! Outside of the clubhouse from 1:00 - 3:00 p.m.

April 24, 2021 – Community Garage Sale from 8:00 a.m. - noon. Coffee, donuts, and bagels will be served in the clubhouse from 7:00 a.m. - 9:00 a.m.

April 24, 2021 – Community Shredathon. After the garage sale, bring your old documents to be shredded from 1:00 - 3:00 p.m. in the clubhouse parking lot.

Dog Walking Reminder

Dog are required to be leashed outdoors at all times unless enclosed in a fence, per Pasco County leash ordinances. Please be courteous to your neighbors and also pick up and properly dispose of your dog's waste.

The CDD and Social Media

- The CDD will soon have its own information-only Facebook page for important updates.
- CDD board members do not use social media to discuss CDD items that could come up for a vote at CDD board meetings per Florida Sunshine Laws.
- Social media postings from other residents often do not include the most accurate or up-to-date information about CDD items.
- Facebook, Nextdoor, and other social media sites are not the best places to voice your concerns about CDD matters.

To voice a concern or ask questions about CDD matters, please attend a board meeting or contact Josue Marquez on site at 727-247-5790 (cell), or email the District Manager Eric Davidson at eric.davidson@merituscorp.com.

CDD Financial Highlights

The CDD recently received the results of the required yearly audit. The audit came back clean and showed the district is in good financial shape and has been following the financial protocols outlined by the state.

The report noted that the assets of the district exceeded its liabilities at the close of the most recent fiscal year, resulting in a net position balance of \$1,336,863.

At the end of fiscal year 2020, the district's governmental funds reported combined ending funding balances of \$793,978, an increase of \$49,768 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items and deposits, and the remainder is unassigned fund balance which is available for spending at the district's discretion.