

Rubens Concessions Food Truck Published December 31, 2020 at 1:30 PM

Oh Boy, Neighbors! Have we got a treat for you! Ruben's Concessions will be here serving up their delicious authentic Filipino food and many other options this Thursday, January 7th from 4:30-7:30pm. Don't miss this one!

<https://www.facebook.com/.../pcb.../167051811662392/Rubens Concessions.jpg>

December Yard of the Month Published December 30, 2020 at 7:13 PM

Congratulations to the Herian family at 1507 Cypress Bend Trail for being awarded the WHOA December Yard of the Month for most excellent Christmas display!

The Herian family was awarded a \$50 Lowes gift card and will display the WHOA Yard of the Month sign. Congratulations and thanks for bringing joy to those around you!

[thumbnail 1.jpg](#)
[thumbnail.jpg](#)

2021 Annual Dues are due January 1st Published December 3, 2020 at 2:55 PM

2021 WHOA Dues remain at \$300 and are due January 1st each year. Your payment is considered late after 30 days and interest will be charged (18% per annum) in addition to a late fee of 10% of the assessment, per the Covenants.

Please mail your check or money order made payable to Woodlawn Heights Owners Association to:

Woodlawn Heights Owners Association, Inc.
P.O. Box 5458
1910 Navarre School Rd
Navarre, FL 32566

Lone Star Kitchens 2 Go coming to Woodlawn Heights Published November 28, 2020 at 8:16 AM

Calling all Tex Mex fans!

Award-winning Lone Star Kitchens 2 Go food truck is coming to Woodlawn Heights!

<https://www.facebook.com/lonestarkitchens2go>

MARK YOUR CALENDARS!

Date: Thursday, December 17, 2020

Time: 4:30-7:30 pm (don't be late!)

Where: Gazebo Common Area (by the boat storage)
What to bring: Your whole family, some chairs, and a big appetite!
Payment: cash or card (no checks)

Come on out and meet your neighbors, make some new friends, and enjoy a delicious meal. Let Lone Star Kitchens 2 Go do the cooking for you.

Keep your eyes out for more food trucks coming to Woodlawn Heights every Thursday in January 2021 (even a dessert truck). Please support local business!

Questions? Please contact board@woodlawnheightshoa.com

WHOA Board of Directors Meeting (2021 Budget)

Published November 23, 2020 at 7:58 AM

There will be a WHOA Board of Directors meeting on Wednesday, December 2, 2020 at 7:00 pm via Zoom.

Tentative WHOA Board Meeting Agenda:

Roll Call
Opening Remarks
Secretary's Report
Treasurer's Report
ARC Report
Webmaster's Report
Committee Reports
Old Business
New Business - vote on 2021 BUDGET

If you have any questions, please contact the Board at board@woodlawnheightshoa.com

Topic: WHOA Board Meeting (Budget)

Time: Dec 2, 2020 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82188210621?pwd=QWQvQVB1bkFIOXY5ZXVtRVZxNUEyZz09>

Meeting ID: 821 8821 0621

Passcode: 211217

One tap mobile

+13017158592,,82188210621# US (Washington D.C)

+13126266799,,82188210621# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 821 8821 0621

Find your local number: <https://us02web.zoom.us/j/82188210621>

Lost Dog Published November 1, 2020 at 2:24 PM

Hi Neighbors!

This lost dog was found today (November 1, 2020) on Woodlawn Way dragging a long, heavy chain attached. If this dog belongs to you or you know the owner, please call Bonnie at (585) 727-4973.

[lost dog.jpg](#)

WHOA Board of Directors Meeting (2021 BUDGET)

Published October 23, 2020 at 10:57 AM

There will be a WHOA Board of Directors meeting on Tuesday, October 27, 2020 at 7:00 pm via Zoom.

Tentative WHOA Board Meeting Agenda:

Roll Call

Opening Remarks

Secretary's Report

Treasurer's Report

ARC Report

Webmaster's Report

Committee Reports

Old Business

New Business - appoint new BOD member & vote on 2021 BUDGET

If you have any questions, please contact the Board at board@woodlawnheightshoa.com

Here is your Zoom invite:

Topic: WHOA Board Meeting (2021 Budget)

Time: Oct 27, 2020 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82001114037?pwd=OGFpem41c1hJUi82c0J4Yk9OV0NMdz09>

Meeting ID: 820 0111 4037

Passcode: 027960

One tap mobile

+13017158592,,82001114037# US (Germantown)

+13126266799,,82001114037# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 820 0111 4037

Find your local number: <https://us02web.zoom.us/j/82001114037>

Small Pink Bike Left in Common Area Published October 19, 2020 at 9:12 PM

A small pink bike was left at the entrance of the common area. It was first seen in the bushes several days ago. The bike is being kept in a safe place.

If you think this bicycle is yours, please contact board@woodlawnheightshoa.com for more information. Thank you.

Woodlawn Heights HOA Facebook Page Published October 18, 2020 at 7:59 PM

Hi Neighbors,

We have just launched a Woodlawn Heights HOA Facebook page. We hope to keep it updated with community photos, announcements, and neighborly information. Check it out!

To find the new Facebook page, you can click on the link at the bottom of the website menu bar, search Facebook for "Woodlawn Heights HOA" or simply click this link:

https://www.facebook.com/WoodlawnHeights/?__tn__=%2Cd%2CP-R&eid=ARCt-hTrB22k6DmexJN9v5R22QeiCfoMTmAi5SaAk1BtGOAXutGsgjm7E-c6aGlgMp-d4W7D7PXUWrO5

Give us a "like"

~Sandy Ellis

Woodlawn Heights Semi Annual Community Garage Sale Published October 12, 2020 at 6:33 PM

The Woodlawn Heights Semi-Annual Community Yard Sale will take place on Saturday, October 17th from 7:00am - 1:00pm

One day only! (Rain Date is Saturday, October 24th from 7:00am - 1:00pm)

The WHOA Board will advertise your community yard sale:

- With a metal sign announcing the sale posted several weeks in advance at the front entrance (it usually says “Welcome to Woodlawn Heights”).
- Gulf Breeze News
- on Craigslist and Nextdoor apps the week of the event.
- with signs in the divider on Highway 98 the day of the event.

Questions? Suggestions? Offers to help? Please email: board@woodlawnheightshoa.com

Reclaimed Water Update Published October 6, 2020 at 9:28

AM (updated October 6, 2020 at 9:29 AM)

The City of Gulf Breeze has located a clog in the system and is currently working on restoring water pressure. The goal for completion and to restore reclaimed water pressure is late Tuesday, October 6, 2020.

If you have questions about reclaimed water, you may contact the City of Gulf Breeze directly at <https://cityofgulfbreeze.us/> or call: (850) 934-5100.

Available WHOA Board position Published October 1, 2020 at 1:36

PM (updated October 1, 2020 at 1:37 PM)

Hi Neighbors,

The WHOA Board of Directors is seeking to fill one empty Board position. If you are a Lot owner in good standing, you may submit your name to be considered for this vacancy.

A member in good standing is one who has no outstanding WHOA assessments; owes no monies to WHOA; and has no unresolved violations of the provisions of the Covenants or ARC Guidelines.

There will be no election. The Board will choose and appoint one candidate to fill this empty position. The successful candidate will be required to sign an affidavit stating that they will uphold all governing WHOA documents.

If you are interested in serving your community, please send an email to president@woodlawnheightshoa.com by midnight Thursday, October 8th.

Thank you.

Reclaimed Water Update Published October 1, 2020 at 12:52 PM

Hi Neighbors,

Jason Randell, Public Services Director at City of Gulf Breeze, reports that they have all of the sprayfields activated in order to reduce the water level of the waste water treatment facility holding pond. Because their flow rate is quite high, you may notice that our reclaimed water

pressure is low. He will check to see if they can trim off some of the disposal flow so Woodlawn Heights can get more pressure.

Mr. Randell stated that the City of Gulf Breeze was nearly done with the web portal that would allow you to check on these reclaimed water updates, but then Hurricane Sally hit. Mr. Randell promises that they will get back on it and apologizes for the delay.

If you have questions about reclaimed water or the web portal, you may contact the City of Gulf Breeze directly at <https://cityofgulfbreeze.us/> or call: (850) 934-5100.

Thank you, Neighbors! Published September 24, 2020 at 2:24 PM

Hi Neighbors!

The Board has been made aware of some storm related issues that were addressed during and after the storm and we'd like to recognize and thank those of you that got out and made our neighborhood a safer place by your actions.

We extend our thanks to those that moved fallen debris that would have impeded traffic in and out of the subdivision, and addressed the signage that was damaged and ripped from the posts. Also, thank you to those that tended to the flag and flagpole that was a potential risk in the high winds.

Many of you have contacted board@woodlawnheightshoa.com to make us aware of various storm-related issues that need attention. The Board is now actively working with vendors on these various repairs. If you have questions or concerns about common areas, please contact the board@woodlawnheightshoa.com

Going forward, we may enlist volunteers to make various repairs. If areas are deemed unsafe, we will address it with vendors.

Thank you for all your help!

Waste Pro Yard Waste Pickup Cancelled for Tomorrow

Published September 15, 2020 at 5:00 PM

Per a phone call from Waste Pro, regularly scheduled yard waste pickup has been cancelled for tomorrow due to Hurricane Sally. Yard Waste pickup will resume on our next regularly scheduled day (Wednesday, September 30th).

Reclaimed Water Main Break Published September 15, 2020 at 3:07 PM

Hi Neighbors,

The City of Gulf Breeze has reported that the reclaimed water main break that occurred two weeks ago has rebroken in the same spot. Repairs were underway on Sunday and Monday, but have been delayed due to hurricane Sally.

Board Update Published September 8, 2020 at 5:27 PM *(updated September 9, 2020 at 11:07 AM)*

Dear Neighbors,

We are writing to notify you that Steve Pleune has resigned from the WHOA Board due to personal reasons. We are very appreciative of Steve's countless hours of hard work and his fair and level-headed solutions to issues within our community. Steve played an integral role in drafting correspondence and in co-leading the Landscape Committee and serving on the ARC. Steve will be greatly missed and we wish him the best.

WHOA Board

Political Signs Published September 8, 2020 at 1:01 PM

Hi Neighbors,

We have received questions about political signs recently. Now that the political season is in full swing, please read and familiarize yourself with the Woodlawn Heights Owners Association restrictions and covenants regarding yard signs.

The first amendment (freedom of religion, speech, press and the right to assemble) prevents the government from making laws that regulate your free speech. This first amendment right applies only to the government regulating your freedom, not private parties like the Woodlawn Heights Owners Association.

When you purchased your property in Woodlawn Heights, you signed a contract stating that you agree to abide by all the covenants and restrictions presented by the WHOA, and therefore agreed to limit your political expression (or any other) as follows:

<https://www.woodlawnheightshoa.com/file/document-page/3981387790/cRPqMTfITq09QIYb.pdf>

Page 12

Article IV – RESTRICTIONS AND COVENANTS

Section 12. Signs. Except as hereinafter specified, no sign of any kind shall be displayed to public view on any lot except one sign of not more than 6 square feet advertising the property for sale, or one sign used by a builder during construction. One personal sign will be allowed if displayed within five feet of the building structure. A home security sign may be displayed, no larger than two square feet. A single political sign no larger than two by three feet is permitted, but may not be erected more than 30 days before its candidate's Election Day, and must be removed no later than the day after Election Day. No sign shall be illuminated

FL 720 (2)(a) Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association.

To summarize, political signs are permitted on or after October 4, 2020 and must be removed by November 4th, 2020 in Woodlawn Heights.

If you have any questions about signs, please contact board@woodlawnheightshoa.com

Labor Day Published September 7, 2020 at 11:47 AM

American employees and business owners have resulted in our having the highest standard of living and the greatest production the world has ever known. Their efforts provide us with the foundation of our society's health, wealth, and welfare. We pay tribute on Labor Day to American workers across the spectrum who provide the goods, education, safety, and services on which we depend.

~Sheila Jesgar

Reclaimed Water Main Break Published September 2, 2020 at 4:55 PM

Hi Neighbors,

You may have noticed little to no reclaimed water pressure. The City of Gulf Breeze has reported a reclaimed water main break last night around midnight along HWY98. The work will be contracted out and the system will be isolated east of 4373 Gulf Breeze Parkway until repairs are made. This is a location that broke several years ago, so it is likely that one or more of the repair fittings failed.

UPDATE as of 4:00 pm today

Repairs have been made. Staff are bringing the system up to pressure for the next 1-2 hours.

PSC/SRC Land Swap Published August 27, 2020 at 1:10 PM

Hi Neighbors!

The WHOA Board is aware of the proposed soccer complex between Santa Rosa County (SRC) and Pensacola State College (PSC) and the 40-year land swap lease agreement. The WHOA Board listened to and discussed resident's concerns at the August 17th Board meeting.

District 5 Commissioner Lane Lynchard has been leading the charge to bring more soccer fields to the county. Santa Rosa County has not yet completed the engineering or site planning for the fields, and Councilman Lynchard said the total cost of the new project has not been determined.

The parcels are expected to be able to hold eight full-sized soccer fields. Funding could come from a proposed half-cent sales tax increase that voters will decide on this October..

At the August 17th WHOA Board meeting, residents voiced concerns about the potential noise and lighting issues, as well as increased traffic and the potential for illegal, on-street parking within Woodlawn Heights.

- Commissioner Lynchard stated that the SRC proposal will create barriers with existing trees between the soccer fields and the Lots in Woodlawn Heights. Hopefully, these tall pines trees will block most of the lights and noise from the nearest soccer fields. Also, there is a noise ordinance in SRC and the WHOA Board can ask the Sheriff's Dept. to enforce it.

- PSC is private land and SRC wants to construct the sports complex for the residents of Santa Rosa County. The roads in Woodlawn Heights are public roads. As such, the WHOA Board has very little authority over increased traffic other than enforcing our on-street parking rules.

The elections are over and Colten Wright has unseated Lane Lynchard. Mr. Wright will take office in November. The WHOA Board will attempt to contact the new County Commissioners and confirm whether or not they plan to move forward with this project. If so, we will ask if they can provide reasonable solutions to these potential problems.

The WHOA Board would like to encourage all concerned Woodlawn Heights residents to contact the SRC BOCC to make sure your voice is heard. <https://www.santarosa.fl.gov/444/Board-of-County-Commissioners>

New Landscape Vendor Published August 24, 2020 at 7:40 AM

Hi Neighbors!

Our community recently lost its long-standing landscape vendor on very short notice this month. Perfection Lawn Care (who hadn't raised their rates in seven years) sold their business and moved to Alabama. We wish them well.

Thank you all for your patience, as vetting and choosing a new landscape vendor was a long and time-consuming process. In addition to choosing a new vendor, Board members reviewed and modified the existing landscape contract to better meet the needs of the community. Throughout the process, the Board was very conscious of keeping rates from impacting annual dues as lawn maintenance is a large proportion of the budget. We negotiated a competitive rate for more service and were able to get the best deal for our community!

Please welcome our new landscape vendor, Anything Under the Sun (<https://www.anythingunderthesunlawncare.com/>)

Anything Under the Sun will commence with their first scheduled mowing in the next few days (weather permitting).

Note: Our retention ponds do not fall under the landscape contract and are maintained by Santa Rosa County Sheriff's Office. The prison is currently under lock-down due to COVID. As soon as they get approval, they will resume landscape services.

New Traffic Pattern at Woodlawn Beach Middle School

Published August 23, 2020 at 8:16 AM

Hi Neighbors!

Based on a few questions and suggestions from residents at the last Board meeting, S. Jesgar reached out to Mr. Lowrimore, Principal, Woodlawn Beach Middle School.

Mr. Lowrimore agreed to reinforce to parents and bus transportation that:

- pick-up/drop-off traffic not block residents' driveways
- bus drivers will not make left turns from the lot
- the speed limit throughout Woodlawn Heights is 20 mph

Mr. Lowrimore shared that there will be a new traffic pattern this year and the drop-off time will be extended 15 minutes (6:45-7:10am).

- 6th grade pick-up/drop-off traffic will occur in the south-end parking lot (where the buses park)
- 7th and 8th grade pick-up/drop-off traffic will occur in the north-end parking lot (original drop-off area)

Mr. Lowrimore stated that these changes should reduce the length of all drop-off lines and help traffic flow more quickly, with less congestion, throughout the neighborhood.

Questions or concerns? Please contact board@woodlawnheightshoa.com

Lawns & Landscapes Published August 19, 2020 at 2:43 PM

Hi Neighbors!

Woodlawn Heights has seen an increase in sod web worm infestations this past week. If you are seeing signs of lawn distress and have noticed moths hovering above the grass, please treat your lawn in the late afternoon with an appropriate pesticide.

Sod webworms can damage a lawn very quickly. If you have a lawncare service, you may want to call them and have them treat the infestation.

If you don't have a lawn service and need a suggestion about a product, you may want to try Ortho BugClear Insect Killer for Lawns & Landscapes. This product is available for purchase at

Walmart or Lowes and is effective against sod web worms. It is sold as a granule or a concentrate. Follow the package instructions.

Woodlawn Heights Semi Annual Community Garage Sale Published August 19, 2020 at 7:03 AM

Mark your calendars!

The Woodlawn Heights Semi-Annual Community Yard Sale will take place on Saturday, October 17th from 7:00am - 1:00pm

One day only! (Rain Date is Saturday, October 24th from 7:00am - 1:00pm)

The WHOA Board will advertise your community yard sale:

- With a metal sign announcing the sale posted several weeks in advance at the front entrance (it usually says "Welcome to Woodlawn Heights").
- a week before in the PNJ, Gulf Breeze News and Navarre Press classified ads.
- on Craigslist and Nextdoor apps the week of the event.
- with signs in the divider on Highway 98 the day of the event.

Questions? Suggestions? Offers to help? Please email: board@woodlawnheightshoa.com

WHOA Board of Directors Meeting Published August 15, 2020 at 12:07 PM

Hi Neighbors!

There will be a WHOA Board of Directors meeting on Monday, August 17, 2020 at 7:00 pm via Zoom.

Tentative WHOA Board Meeting Agenda:

Roll Call

Opening Remarks

Secretary's Report

Treasurer's Report

ARC Report

Webmaster's Report

Committee Reports

Old Business

New Business

If you have any questions, please contact the Board at board@woodlawnheightshoa.com

Here is your Zoom invite:

Time: Monday, Aug 17, 2020 07:00 PM Central Time (US and Canada)

<https://us02web.zoom.us/j/84632099191?pwd=TFhlc0JWQVNNZ2RwMEREMy80QjI4QT09>
Meeting ID: 846 3209 9191
Passcode: 791014

One tap mobile

+19292056099,,84632099191# US (New York)
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Dial by your location

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+1 312 626 6799 US (Chicago)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)

Meeting ID: 846 3209 9191

Find your local number: <https://us02web.zoom.us/j/84632099191?pwd=TFhlc0JWQVNNZ2RwMEREMy80QjI4QT09>

Parking Reminder Published August 13, 2020 at 3:44 PM

Hi Neighbors,

Parking complaints within Woodlawn Heights are on the rise. Please familiarize yourself with the following covenant as it applies to all residents at all times.

If you have a temporary parking issue, please let the Board know. When in doubt - reach out! board@woodlawnheightshoa.com

<https://www.woodlawnheightshoa.com/file/document-page/3981387790/cRPqMTfITq09QIYb.pdf>

Section 9. Garages. Every residential structure shall include, at a minimum, a two-car garage. Off-the-road vehicles, jeeps*, beach buggies, boats, campers, trailers, motor homes, recreational vehicles, vans, motorcycles, motorbikes, tractors, mowers, commercial vehicles of any kind, or any other vehicle, machine, equipment or apparatus shall not be parked or otherwise stored anywhere on the Lot, temporarily or permanently - 12 - (except for infrequent* short term parking not to exceed forty-eight (48) hours), except in garages, or otherwise enclose or camouflaged so as not be detrimental to the appearance of the property from any Lot line. Owner/resident person vehicles, motorcycles, and motorbikes, whether registered at the Lot owner's address or not, may be parked in the garage and/or on the driveway. Owner/resident vehicles and other motorized vehicles, machine, equipment, or apparatus, whether used for convenience or not, shall not be parked on the public street. Overnight visitors' vehicles shall not be parked on the public street if space is available in the garage or on the driveway. If no space is available, visitor parking in the street is permitted up to a maximum of 48 consecutive hours unless an extension is first requested and approved by the Board of Directors.

- *The WHOA Board has agreed not to enforce parking of Jeeps in the driveway
- *The definition of infrequent is “rare” and should be prior approved by the BOD

Algae in Reclaimed Water Storage System Published August 11, 2020 at 8:44 AM

Hi Neighbors,

There is a continuing problem with algae forming in the reclaimed water storage system. This algae travels throughout the system and is known to clog irrigation sprinkler heads. If you notice reduced reclaimed water pressure, please check and clean your sprinkler heads.

New WHOA Board of Directors Published August 8, 2020 at 8:20 PM

Congratulations to Carlene Stewart, Steve Pleune, and Terry Mills on their unopposed election as WHOA Board of Directors members.

The Board of Directors met in private immediately after the Annual Meeting to decide on officer positions. Your 2020 Board of Directors:

Terry Mills - President, ARC Chair, Security
Sheila Jesgar - Vice President
John Jackson - Treasurer/Boat Storage
Sandy Ellis - Secretary/Web Master
Brigitte Herian - Board Member
Steve Pleune - Board Member
Carlene Stewart - Board Member

Agenda for Annual Meeting Published August 7, 2020 at 11:59 AM

AGENDA

WHOA Annual Meeting
ZOOM Conference
Aug 8, 2020

1. Introductions - Board Members Roll Call:
- 2.
3. Annual Meeting 2020 Presentation posted on WHOA website
4. Election of Officers

By Florida Statute 720.306 (9)(a), no election is required unless more candidates are nominated than vacancies exist. This was not the case this year, therefore, there will be no elections. The three successful candidates are Carlene Stewart, Steve Pleune, and Terry Mills. They shall commence service on the Board of Directors on Aug 8, 2020.

4. Members Only Comments and questions.
5. Adjournment of Annual Meeting

Lot owners are invited to comment on matters before the Board of Directors upon receiving recognition from the Chair. All Board meetings may be tape recorded. If a Lot owner wishes to record the WHOA Board Meetings, the Lot owner shall announce to the Board their intention to do so and follow the WHOA Rules for Audio or Video taping WHOA Board of Directors Meeting and WHOA Annual Meetings.

Annual Meeting Presentation Published August 5, 2020 at 1:04 PM *(updated August 5, 2020 at 1:12 PM)*

The Annual Meeting is for Lot Owners only.

The Annual Meeting Presentation typically takes place in-person during the Annual Meeting. Due to COVID-19 and the lack of need for elections, the 2020 Annual Meeting will be taking place via Zoom this Saturday, August 8th at 5:30 pm. Here is the presentation. If you have any questions, you may contact the board at board@woodlawnheightshoa.com

Here is your Zoom invite:

Topic: WHOA Annual Meeting

Time: Aug 8, 2020 05:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87174467695?pwd=Y0Z5NXJMMVJMMFFWNTFEeHVH5SWNqQT09>

Meeting ID: 871 7446 7695

Passcode: 284524

One tap mobile

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+13017158592,,87174467695# US (Germantown)

Dial by your location

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+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 871 7446 7695

Find your local number: <https://us02web.zoom.us/j/87174467695?pwd=Y0Z5NXJMMVJMMFFWNTFEeHVH5SWNqQT09>

[ANNUAL MEETING PRESENTATION 2020.pdf](#)

Two Board Meetings during the first week of August 2020 Published July 31, 2020 at 1:33 PM

There will be a Board of Directors meeting via Zoom on August 4th at 7pm.

There will be an WHOA Annual Meeting (member's only) via Zoom on August 8th at 5:30pm

Here is your Zoom invite for the August 4th meeting:

Topic: WHOA Board Meeting

Time: Aug 4, 2020 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81766858467?pwd=OEtRalM5VXJHN1F1aldhTE1JajRYZz09>

Meeting ID: 817 6685 8467

Passcode: 041579

Here is your Zoom invite (member's only) for the August 8th Annual Meeting:

Topic: WHOA Annual Meeting

Time: Aug 8, 2020 05:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87174467695?pwd=Y0Z5NXJMMVJMMFFWNTFEeHVH5SWNqQT09>

Meeting ID: 871 7446 7695

Passcode: 284524

For more information, please go to <https://www.woodlawnheightshoa.com/p/Calendar>

If you have any questions, please contact board@woodlawnheightshoa.com

WHOA Annual Meeting Published July 26, 2020 at 5:32 PM

July 20, 2020

WHOA Lot Owners:

The WHOA By-Laws state that voting must be accomplished in person or by proxy during the Annual Meeting elections. Because of this requirement, annual meetings are to be held for the membership so as to allow voting for elections.

At this time, there are three vacant Board positions. The Board emailed a reminder notice, sent a blast text, posted a reminder notice on the official website and waited an extra day. Only the three incumbent Board members had submitted their names for candidacy and no other Lot Owner in good standing had submitted their name for candidacy. By Florida Statute 720.306 (9)(a), no election is required unless more candidates are nominated than vacancies exist. Therefore, there will be no elections this year and the qualified candidates shall commence service on the board of directors on Aug 8, 2020.

The three successful candidates are Carlene Stewart, Steve Pleune, and Terry Mills.

The annual PowerPoint presentation will be posted on the WHOA members only portion of the website a few days prior to Aug 8,2020.

Due to the increased activity of the COVID-19 virus and no need for an election, the 2020 annual meeting will now be held as a ZOOM meeting. The ZOOM annual meeting will be held for Lot Owners only to answer questions from the WHOA membership following the WHOA Procedure for Speaking at WHOA Meetings.

Topic: WHOA Annual Meeting

Time: Aug 8, 2020 05:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87174467695?pwd=Y0Z5NXJMMVJMMFFWNTFEeHVHSWNqQT09>

Meeting ID: 871 7446 7695

Passcode: 284524

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+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 871 7446 7695

Find your local number: <https://us02web.zoom.us/u/kdsnuxW2Q5>

Front Entrance Update Published July 17, 2020 at 1:28 PM

Aitken's on Demand has purchased the Woodlawn Heights commercial parcel 7 (west property) at the front entrance of Woodlawn Heights subdivision.

Mr. Aitkens has been a great neighbor and we look forward to seeing the improvements he makes to this parcel.

REMINDER Published July 15, 2020 at 6:14 PM

Please note the correct email is president@woodlawnheightshoa.com

REMINDER - Board of Director Elections

If you are a Lot owner in good standing, you may submit your name to run for one of the three vacant Board of Directors positions. A member in good standing is one who has no outstanding WHOA assessments; owes no monies to WHOA; and has no unresolved violations of the provisions of the Covenants or ARC Guidelines.

All successful candidates elected to the Board will be required to sign an affidavit stating that they will uphold all governing WHOA documents.

Your current WHOA Board of Directors is an active, hardworking board. New board members will be expected to actively participate and work with all members of the Board. Your all-volunteer WHOA Board of Directors helps to keep annual fees low by not paying a management company. Candidates should be aware that officer positions may require involvement from up to 15-20 hours per week. Board member positions may require 10 or more hours per week.

If you agree to the terms above and would like to add your name to the ballot, please email Terry Mills by July 18, 2020 at president@woodlawnheightshoa.com. There will be no write-in candidates.

All voting, whether in person or by proxy, will follow the Official WHOA Board of Directors Election Process. If you are unable to attend the meeting, an official WHOA proxy form will be made available to you starting July 20, 2020. No other proxy forms will be accepted.

All official proxy forms must be submitted to and in possession of the Board's Secretary. They may be hand-carried or mailed to

Attn: WHOA Secretary, Woodlawn Heights Owners Association
P.O. Box 5458, 1910 Navarre School Road
Navarre, FL 32566

All proxy forms must be received by the WHOA Secretary by 5:30 PM August 7, 2020 (24 hours PRIOR to the meeting). Any proxy form received after 5:30 pm August 7th will be rejected.

To request a proxy form, you may:

a. Request an electronic version by email at president@woodlawnheightshoa.com

Or

b. Mail a request to the Board of Directors, Proxy Ballots, Woodlawn Heights Owners Association, P.O. Box 5458, 1910 Navarre School Road, Navarre, FL 32566.

WHOA Drainage Easement Project Update Published July 9, 2020 at 10:28 AM

Phase 1 of cleaning and clearing the WHOA drainage easement located along Woodlake Trace has begun.

The WHOA is responsible for keeping this drainage easement clear. After requesting and reviewing 4 different contractor quotes, the Board agreed on a bid from Barrett Landscaping. Barrett Landscaping will remove all debris, weeds, bushes, trees etc.

If you have any questions about this project, please contact board@woodlawnheightshoa.com

WHOA Annual Meeting Published July 8, 2020 at 2:48 PM

Woodlawn Heights Owners Association Annual Meeting

Saturday, August 8, 2020

Rain Date: August 9, 2020

Annual Meeting at 5:30 PM

Location: Common Area near Gazebo/Boat Storage

In consideration of preventing the spread of Covid-19, the 2020 annual membership meeting will take place outdoors in the common area near the gazebo and boat storage.

- This membership meeting is open to Lot owners only. There is one vote per Lot.
- Please no children, renters, guests, or visitors.
- Santa Rosa County Sheriff's Deputies will provide security.
- All attendees must wear a face mask.
- All attendees will be temperature checked via a non-touch temporal thermometer and must be fever-free to remain at the meeting site.
- All attendees shall stay at least 6 feet from other attendees except during registration.
- The WHOA attorney will be present.
- A document will be posted prior to the meeting on the password-protected portion of www.woodlawnheightshoa.com covering this past year's activities.

Tentative agenda for the Annual meeting includes:

Board of Director Elections

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Or

b. Mail a request to the Board of Directors, Proxy Ballots, Woodlawn Heights Owners Association, P.O. Box 5458, 1910 Navarre School Road, Navarre, FL 32566.

WHOA Website

Visit the WHOA website at www.woodlawnheights.com. Sign up to receive email or text blasts about useful information or community announcements; read about Woodlawn Heights history; become familiar with CC&Rs and ARC guidelines; read through FAQs; submit an ARC request; or, discover useful information about Woodlawn Heights.

Landscape Committee

A new Landscape Committee has been established consisting of two Board Members and three volunteer Lot owners who are not Board Members. The committee's goals are to improve the appearance of the common areas while staying within the current budget. They will also assist the Board in upholding Covenants and ARC guidelines for all Lot owners.

Summertime Yard Maintenance

All Lot owners are required to maintain their landscaping in accordance with the Covenants and ARC Guidelines. Many residents in our community take great pride in their Lots and there has been a marked improvement over the last two years. In the summer, weeds can grow rampant, so all Lot owners are encouraged to keep pace with weed control. If you hire a commercial landscaper, please ask them to clean their equipment before serving your property to keep the spread of weeds to a minimum.

For some helpful tips, please

see: <https://www.woodlawnheights.com/p/Announcements/article/Helpful-Info-from-Mike-s-Garden-Center-552032550>

or <https://www.woodlawnheights.com/file/document->

[page/4239494190/kwW5mc1c8ow9ZoGH.pdf](https://www.woodlawnheightshoa.com/file/document-page/4239494190/kwW5mc1c8ow9ZoGH.pdf)

We appreciate everyone who keeps their sidewalks and street curbing edged and shrubs trimmed. Thank you to all owners who have maintained their yards and bring in their trash cans between pick-up days. These efforts keep our subdivision looking nice. There are hundreds of new homes being projected for construction in our area over the next several years. Let's continue to make Woodlawn Heights attractive to potential buyers.

Parking in the Street

Our streets are narrow and designed for two-way traffic only. The Covenants prohibit parking in the street. If no space is available in your driveway, visitor parking in the street is permitted up to a maximum of 48 consecutive hours unless an extension is first requested and approved by the Board of Directors. This should be an infrequent event. Parking in the street every weekend is a violation. Please email the Board of Directors at board@woodlawnheightshoa.com to request an extension.

Leash laws

Woodlawn Heights falls under the Santa Rosa County pet leash law. Please be a good neighbor and always maintain your pet on a leash (especially in the playground area). We appreciate all good pet owners who clean up after their pet and properly dispose of the waste.

Common Areas for Residents only

The Common Areas are for the use and enjoyment of WHOA residents. Guests of residents may only use common areas while residents accompany them. All others will be asked to leave. The park area opens at sunrise and closes at sunset. There is no overnight parking in the common areas. Register short-term parking requests with the WHOA Board.

Your Board of Directors is dedicated to keeping Woodlawn Heights a premier subdivision. Thank you for your positive support as we all work to keep Woodlawn Heights a beautiful, safe, family-oriented neighborhood.

Woodlawn Heights History Published June 23, 2020 at 3:28 PM

New page on website regarding Woodlawn Heights history.

<https://www.woodlawnheightshoa.com/file/document-page/2825837032/8AXUTrNljNU6fOgx.pdf>

Black Malibu parked in Common Area Published June 20, 2020 at 2:43 PM

Hi Neighbors!

A black Malibu FL Z11-4DK has been parked on the gravel drive in the gazebo area for almost two weeks. If you are the owner or know the owner, please contact the Board immediately at board@woodlawnheightshoa.com

We are trying to determine if the vehicle has been abandoned.

Thank you.

Landscape Committee Update Published June 14, 2020 at 2:52 PM

Our new Landscape Committee is off to a great start!

The Committee weeded and cleaned the five medians at the front entrance and collected five large trash bags of debris. The work took over 9 combined hours. Committee members later returned and cleaned the debris along the curbs of the medians. The Landscape committee did this work because it is not something our vendors are paid to do. Weed pulling is outside the scope of their work.

The Landscape Committee has future plans to add more stone to the medians to cover bare spots. They will be unable to add plants as there is no irrigation to the medians. Steve says that adding irrigation to this area would cost thousands of dollars which WHOA doesn't have budgeted this year. They also plan to start weeding the rock beds along the Woodlawn Way retention pond next week.

No work was done on the unmowed grassy areas on either side of the front entrance road as this property is not owned by Woodland Heights.

If you have any questions or comments, please contact board@woodlawnheightshoa.com

Safety Alert Published June 12, 2020 at 2:21 PM

Hi Neighbors,

Our landscape company recently edged along the back two lakes in the Gazebo Common Area. They reported many large snakes near the water line. Please keep a close eye on kids and pets and be on the alert for dangerous wildlife while walking in this area.

Reclaimed Water Update Published May 29, 2020 at 5:17 PM

The City of Gulf Breeze has disconnected the reclaimed water into Woodlawn Heights while they complete repairs.

HELP WANTED Published May 28, 2020 at 10:12 AM

HELP WANTED: HOA looking for hard workers for weed removal project. \$10 /hr. Must be at least 16. Great for students. Please contact: Steve (850) 637-0547

Woodlawn Beach Middle School Eighth Grade Drive By Published May 22, 2020 at 3:46 PM

Hi Neighbors!

Woodlawn Beach students are invited to drive by the school for one last goodbye as the school year winds down. The school is requesting that neighbors living in Woodlawn Heights near the school or on the main roads leading to the school help celebrate with them by posting signs in the yard or hanging outside to clap and cheer for them. If you live directly across from the school and would be willing to have a sign in your yard, please contact the school at 934-4010 extension 116. The school may be able to provide signs if you can't make one yourself. Please contact them.

When: Thursday, May 28th from 1-2:30pm

Where: Woodlawn Heights subdivision

Thank you for your support while we celebrate these great students!

WHOA Board of Directors Meeting Published May 20, 2020 at 11:37 AM

Hi Neighbors!

There will be a WHOA Board of Directors meeting on Tuesday, May 26, 2020 at 7:00 pm via Zoom Video Communications. You may sign in as early as 6:30pm to become familiar with the platform. All attendees (except WHOA Board members) will be muted until the question and answer period at the end of the meeting. Each Lot owner/resident will be allowed one 3-minute period to speak and ask questions. Answers to questions may take longer than three minutes.

You must register no later than 4pm, Tuesday, May 26th, 2020

To register for this meeting: <https://us02web.zoom.us/meeting/register/tZUqdu-prT8vEtQgTiMKTeLloaaYZ92WPiCf>

After registering, you will receive a confirmation email containing information about joining the meeting.

Tentative WHOA Board Meeting Agenda:

Roll Call

Opening Remarks

Secretary's Report

Treasurer's Report

ARC Report

Webmaster's Report

Committee Reports

Old Business

New Business

If you have any questions, please contact the Board at board@woodlawnheightshoa.com

~Sandy Ellis

Reclaimed Water Update Published May 11, 2020 at 4:12 PM

Jason Randell, Public Services Director, City of Gulf Breeze responded to the WHOA Board this afternoon with an update on low reclaimed water pressure.

Mr. Randell apologized for the poor service and explained that the main reason for low pressure is a severe algae clog. "The algae is clogging the intake screen of the pump station. When the clogging is severe, we can only run 1 pump because we cannot get enough water through the inlet screen into the pump station wet well. Staff have to physically wade out to the screen and clean the screen, sometimes 5-6 times a day. In the short term, staff will have to keep an eye on this condition and clean the screen multiple times per day. In the long term we are getting quotes for a self-cleaning screen, evaluating chemically treating the lake (trial starts tomorrow for a small area), and evaluating constructing an inlet structure that will keep debris from entering the inlet."

Mr. Randell assures us that he personally went to the plant, turned on all 3 pumps, and had the operator clean the screen. The pressures should be up now.

If you have questions regarding reclaimed water, you may contact the City of Gulf Breeze at <https://cityofgulfbreeze.us/> or call: (850) 934-5100.

Temporary Reduction in Reclaimed Water Pressure

Published May 4, 2020 at 12:14 PM

You may notice a temporary reduction in reclaimed water pressure. The City of Gulf Breeze is working on some issues with a clogged pumping station inlet screen. They apologized for the inconvenience.

Good news! The City of Gulf Breeze is developing a web Dashboard that will be open to the public. Soon, you will be able to look online and see whats happening. They hope to have this working by early this summer.

Sandy Ellis

WHOA Annual Meeting tentatively rescheduled for 08/08/20

Published April 3, 2020 at 8:15 PM

Hi Neighbors!

The WHOA Board is compelled to exercise an abundance of caution considering the COVID-19 pandemic and has decided to tentatively reschedule the 2020 WHOA Annual Meeting for Aug 8, 2020.

This decision was based on many factors including difficulties scheduling a large group at Woodlawn Beach Middle School; mirroring the current social distancing guidelines within Santa Rosa County; the recent stay-at-home order from Governor Ron DeSantis; and, a request for social distancing from President Donald Trump. Our decision was reviewed by the WHOA

Attorney. Based on her opinion and Florida law, the WHOA Board of Directors has the authority to postpone the 2020 Annual Meeting until a safer time presents itself.

As always, if you have any questions, please contact your board at board@woodlawnheightshoa.com

Woodlawn Heights Semi Annual Community Garage Sale has been CANCELLED Published March 30, 2020 at 8:17 AM

The Woodlawn Heights Semi Annual Community Garage Sale scheduled for April 25th has been cancelled.

The WHOA is observing all presidential guidelines for social distancing which is now recommended through April 30th. Hopefully, we'll be able to reschedule for October.

Stay safe and healthy.

5-minute WHOA Board of Directors Meeting Published March 17, 2020 at 12:16 PM (*updated March 18, 2020 at 12:14 PM*)

**correction to correction*

There will be a short (5-minute) WHOA Board of Directors meeting on Thursday, March 19, 2020 at 5 pm in the driveway of 5360 Galberry Lan.

The sole purpose of this meeting will be to approve the minutes from the March 5th BOD meeting. No other business will be added to the agenda.

All Lot Owners are welcome to attend.

Boat Storage Lease Payment & Lease Agreements Due Published March 11, 2020 at 5:20 PM

Woodlawn Heights Owners Association leases boat storage spaces to WHOA Lot Owners on a first come first serve basis. There is currently a waiting list for storage space. All necessary documents and information are found on the WHOA website: <https://www.woodlawnheightshoa.com/p/BoatRV-Storage>

If you are one of the fortunate Lot Owners who has been assigned a storage space, your payment and signed documents are due PRIOR TO April 1st, 2020 (less than three weeks from now). Please mark your calendar as Boat/RV storage lease fees and documents are always due PRIOR TO April 1st.

Failure to pay the fee and complete and return the required documents PRIOR TO April 1st will result in immediate forfeiture of your space and your property will be towed. There is a long list of Lot Owners ready and waiting to fill your space. Please see the attached file, read the

instructions carefully, complete and sign all the necessary documents and make your payment PRIOR TO April 1st.

If you ever have any questions, you may contact your board at board@woodlawnheightshoa.com or use the contact form on the WHOA website (<https://www.woodlawnheightshoa.com/p/Contact>).

Thank you!

Sandy Ellis

[WHOA 2020 Boat RV Storage lease and instructions.pdf](#)

Woodlawn Heights Semi Annual Community Garage Sale Published March 11, 2020 at 2:20 PM

Woodlawn Heights Semi Annual Community Garage Sale
Mark your calendars! The Woodlawn Heights Semi-Annual Community Yard Sale will take place on Saturday, April 25th from 8:00am - 2:00pm

One day only! (Rain Date is Saturday, May 2nd same time)

The WHOA Board will advertise your community yard sale:

- With a metal sign announcing the sale posted several weeks in advance at the front entrance (it usually says “Welcome to Woodlawn Heights”).
- a week before in the PNJ, Gulf Breeze News and Navarre Press classified ads.
- on Craigslist and Nextdoor apps the week of the event.
- with signs in the divider on Highway 98 the day of the event.

Questions? Suggestions? Offers to help? Please email: board@woodlawnheightshoa.com

WHOA Board of Directors Meeting Published February 8, 2020 at 3:44 PM

Hi Neighbors!

There will be a WHOA Board of Directors meeting on Thursday, March 5th at 5:30pm in the Cafeteria at Woodlawn Beach Middle School.

The meeting time has been scheduled earlier than usual to allow time for several invited special guest speakers.

Representatives from the City of Gulf Breeze and the SSRUS will address the current reclaimed water status.

Also, our new neighbor, Aitken’s On Demand Lawncare and Landscaping will offer information on well installation.

Tentative WHOA Board Meeting Agenda:
Roll Call

Opening Remarks
Secretary's Report
Treasurer's Report
ARC Report
Webmaster's Report
Committee Reports
Old Business
New Business
Special Guest Speakers

All members are welcome and encouraged to attend.

~Sandy Ellis

Recycling will Resume February 2020 Published January 24, 2020 at 8:23 AM (*updated January 24, 2020 at 8:28 AM*)

Santa Rosa County will resume its recycling program the first week of February and to help ensure it is successful, county staff will be taking extra steps to ensure collected recyclables are not contaminated with non-recyclable garbage. Due to the high volume of contaminants collected when the county previously participated in recycling, staff will visually inspect each load of recyclable materials during first weeks to ensure it will be accepted by ECUA's processing facility.

"We realize people may have relaxed their recycling habits over the last year so we are asking residents to get back to the basics of recycling by simplifying what is collected to cardboard, aluminum and steel cans, and plastic bottles and jugs," said Michael Schmidt, environmental director. "All items placed in the recycling bin must be clean and dry. Once we are confident the materials we receive are not contaminated, we will begin hauling recyclables to ECUA for processing."

Each load of recyclables collected will be identified geographically. Neighborhoods generating unacceptable levels of contaminants in their recycling containers could be disqualified from the program. Non-recyclable garbage placed in recycling bins increases the cost of the recycling and could result in the termination of the recycling program for the entire county. Ensuring a quality product is delivered to ECUA's processing facility is critical to the success of recycling.

Santa Rosa County residents are encouraged to get back to the basics and focus on ONLY placing the following items in their curbside recycling bin:

- Clean cardboard (no newspaper)
- Clean and dry aluminum and steel cans
(no pet food cans due to the plastic liner)
- Clean and dry plastic bottles and jugs

Remember, when in doubt, throw it out! For more information and to check the full list of recycling dos and don'ts, visit www.ecua.fl.gov/green/recycling.

Don't trash your recy

— Get back to the basic

Focus on recycling these items in your curb

Clean cardboard



Aluminum and steel cans



Plas

a



For a full list of what you can and can't recycle, v
ecua.fl.gov/green/recycling

Update on Reclaimed Water Published January 9, 2020 at 5:49 PM

The WHOA Board is actively pursuing answers to the reclaimed water issue.

1. December 3, 2019 – WHOA Board held an open forum meeting requesting input from residents regarding the possible loss of reclaimed water to our community.
2. December 6, 2019 – T. Mills, WHOA President, submitted an open records request to the City of Gulf Breeze for copies of the reclaimed water agreement and contract, all notes, all meeting minutes, all staff notes, all staff analysis, etc. The request is pending.
3. T. Mills began communication with the original attorneys involved with the 1999 reclaimed water contract between Woodlawn Heights Company and the City of Gulf Breeze.
4. December 9, 2019 – Board members T. Mills, S. Pleune, J. Jackson, and S. Ellis met with an attorney. As soon as we receive any information from the open records request, and with advice from our attorney, we will post a more detailed update to the website.
5. January 6, 2020 - T. Mills attended the Gulf Breeze City Council meeting. He noted that it was mentioned during the City Manager’s briefing that SSRUS needs to honor its signed agreements. T. Mills spoke during the open forum. He told the City that:
 - They should not expand reclaimed water unless there is sufficient reclaimed water for current customers
 - Woodlawn Heights has a signed agreement from 1999 and that our community was built on the assumption that we would have reclaimed water. He told them that our Covenants were based on this agreement and requires everyone to maintain sod yards. Midway water is a very expensive substitute.
 - Woodlawn Heights expects a reasonable source of reclaimed water, as promised, even if it comes with an increase in reclaimed water fees.

After the meeting, T. Mills inquired about the status of our open records request and was told that the staff assigned to that project had found some records.

The reclaimed water issue is complex and has many moving parts. The WHOA Board is being proactive.

If you’d like to read more about this topic, please check out:

<https://www.pnj.com/story/news/2020/01/03/santa-rosa-county-utility-companies-impasse-over-wastewater-disposal/2804702001/>

<https://news.gulfbreezenews.com/?s=irrigation+concerns+mount+as+negotiations+stalls>

<https://news.gulfbreezenews.com/articles/is-hnws-ghosting-ssrus-over-its-proposal/>