



## **Rainbow Woods Newsletter**

Contact us at : [rainbowwoodshoa@gmail.com](mailto:rainbowwoodshoa@gmail.com).

### **SPRING 2018**

**The Newly Elected Governing Board** - As of Annual Board meeting (Feb. 22, 2018)

**President** - Lenny Nicotri **Vice President** - Eileen Hartman

**Treasurer** - Ryan Grant **Secretary** - Joe Maggio **Director** - Nancy Vasquez

### **From the President** : Lenny Nicotri

Hello neighbors, as recently elected President of the **Rainbow Woods Home Owners Association**, I promise to do my best while representing our beautiful community. I would like all the residents to know the board has, and will continue to provide the community with the best representation and services within our covenants.

I like to start off by saying "**A Good Neighbor Makes a Great Neighborhood**".

When you move into a new place, you are not only moving into a home, you are also moving into and becoming a part of a neighborhood. Part of that is being and having a Good Neighbor. When neighbors get along life becomes easier just knowing someone is there for you if you ever need them.

We are a neighborhood within an HOA. We have our covenants, which are the rules and regulations, not to stop you from enjoying life or your lifestyle, but to protect your property investment and keep **Rainbow Woods a truly Great place to live**.

As president I hope to bring activities back in the future to our community and add some exciting new ones. Please send us any of your suggestions to our G-mail account "[rainbowwoodshoa@gmail.com](mailto:rainbowwoodshoa@gmail.com)", for consideration.

Here are some of my ideas: A **Community Web Page**, a Community **BBQ** (block party on Doxsey circle) with Music, Food, Family fun, **Bowling** at Strike City on Mariner, a day at **Homosassa Springs State Park**, Friday night **Senior Dance**, **Wine Tasting** event at Strong Vineyards Spring Hill, **Ruth Eckerd Hall** Show discounts or maybe a dinner and a show at **Show Palace**, activities that will truly make **Rainbow Woods a Great Neighborhood**. So remember.....

**"People that Come Together as a Community - Can make Great things Happen"**

Lenny Nicotri , Member of Rainbow Woods since 2012

**From the Vice President : Eileen Hartman**

It has been my pleasure this past year and a half to serve as your volunteer Director, VP and President. We have a great new group of people who have stepped up to represent you ,our neighbors.

Now that the weather finally seems to be warming, it's time to start cleaning up our properties. Ok ,here comes the house keeping!! The frost did a lot of damage to our plants and lawns.

Please remember it is illegal to dump yard waste and trees in the empty lots as they are Private Property. The owners should not have to pay to clean up your debris. The garbage company takes yard debris every Wednesday, Search REBUBLIC SERVICES for more details. You can go to the County Transfer Station at Osowaw Blvd. (in back of Wal-Mart on 19) which is free. Anybody who sees illegal dumping should contact us or the county, a picture is always helpful.

Please keep your lawns mowed and edged, and your driveways power washed. Please check for any standing water on your property as mosquito season is coming soon. Green pools are only good for frogs! Snakes love to live under piles of branches! You get the idea! A big reminder to all our neighbors with furry friends, please clean up after them. We realize they need exercise, but it is not necessary to have your pets on expandable leashes that reach 6 feet onto someone lawns. Remember we are trying to keep our lawns looking good and spend a lot of money doing so.

Please feel free to contact us with any questions or concerns. We are all volunteers, but we do try get back to you in a couple of days. Happy Spring to all of you. Eileen.

**From the Treasurer : Ryan Grant**

Hi. I have lived in Rainbow Woods with my wife and daughter for about a year and a half. I'm excited to serve as your treasurer for the next year. One of my goals is to try and help modernize some of the ways we do things. Please let me know if you have any ideas. Thank you and I look forward to seeing you out in the community.

**From the Director : Nancy Vasquez**

Hello , Rainbow Woods. My name is Nancy Vasquez Please keep an eye on our sign on Doxsey Hill Circle. Thanks to Walter Koch, we will have a beautiful new sign to keep everyone abreast of updated important information regarding our neighborhood. I am excited about the upcoming year !

## **From the Secretary : Joe Maggio**

**Happy Birthday, Rainbow Woods !!** You're now **30** years old !! **Here's to 30 more !**

I have been the Board Secretary for just over a year now and was re-elected to the post. I had previously served on the Board as Treasurer in 2012 and up until May of 2013 and have been an Association member since 1998.

## **Rainbow Woods Community News:**

**Your 2018 Board of Directors:** February 22, 2018, the Annual Association Meeting was held. A new governing board was elected and new Annual Assessment was voted into affect. As stated above, the Newly elected board

President	Lenny Nicotri
Vice President	Eileen Hartman
Treasurer	Ryan Grant
Secretary	Joe Maggio
Director	Nancy Vasquez

Because of the many hours put in on a weekly basis by your all-volunteer Board, Rainbow Woods has remained an inviting, beautiful place to live and the development is one of the most saleable areas in Spring Hill.

**2018 ASSESSMENTS:** Were due on March 25, 2018. This year, the Board extended the due date by ten days, hoping to avoid the expense of mailing late notices, having to impose a \$ 25.00 late fee. As of the mailing date, most Assessments have been paid. For those who have paid, we thank you. For those few who have forgotten, the Assessment is \$ 100.00.plus a \$ 25.00 late charge. Please get your check in the mail or drop it off in the Association's mailbox ( *No postage required !* ) A.S.A.P.

**2018 COMMUNITY YARD SALE:** Annual yard sale will be **Saturday, April 21<sup>st</sup>.**

The H. O. A. will be placing ads in the local papers, and signs at the entrances to bring shoppers to your driveway. Please try to have your place looking sharp.

Example power wash driveways, have lawns mowed and neatly trimmed etc.

There is no rain date set.

## **ANNOUNCEMENTS:**

Kudos and a **BIG THANK YOU** to Mr. Walter Koch for the masterful work creating our new beautiful sign on Doxsey Circle. This is a great example of my statement above. "People that Come Together as a Community - Can make Great things Happen"

New arrivals: Our new Treasurer Ryan Grant and his wife Tracy welcomed into this world a beautiful baby girl, Grace, born on Jan. 22, 2018

## **Rainbow Woods Friendly Reminders:**

**PROJECTS:** If you decide to start a project, whether its changes to driveways, fences, accessory buildings, or any exterior improvements you would like to do, excluding landscaping, please contact the Board before you start the process. Like purchasing materials or applying for any County permits. You will first need WRITTEN APPROVAL from the A.R.C committee. They are the team to approve all projects that will coincide with our Covenants, to save yourself from unnecessary costs or aggravation. Contact the board for questions or concerns. Thank you.

**COVENANTS:** All lot owners should have a copy of our **Covenants**. If for any reason yours has gone missing, you can get a copy simply by contacting the Association with your **Name, Address & Lot Number** by sending your request to "[rainbowwoodshoa@gmail.com](mailto:rainbowwoodshoa@gmail.com)", or by dropping a note in the association mailbox located on the Circle ( NO postage required !! )

**GARBAGE:** Republic Sanitation has Rainbow Woods community scheduled for Monday and Thursday for garbage pick-ups, and Wednesdays, for Recycle and yard waste. Please be conscious of our community's beauty and have garbage cans, recycle bins, and yard waste out to the street the night prior and taken in as soon as possible.

### **COUNTY MAINTENANCE:**

You say you have streetlights out? You say you have potholes?? You say you have debris in the roadway??? Let us know email us and we'll get ya set right in no time!! No, no magic elixir dispensed.

**WELCOME COMMITTEE:** The welcome committee welcomed Mr. Bill Halifax to Rainbow Woods from Arizona, wishing you all the best.

***Have a Great Spring !!***

BALANCE SHEET -- YEAR TO DATE -- 2018													
Month	Assess-ments	Other Income	ELECT	H2O	Maint	Expens. Supply	Misc.	Insur-ance	Repairs	Legal Fees	Storage	SPARE	Total Expense
JAN	0.00	747.23	91.67	0.00	870.00	109.47	0.00	403.00	0.00	0.00	0.00	XXX	1,474.14
FEB	400.00	450.00	85.00	9.81	812.00	0.00	0.00	0.00	0.00	0.00	0.00	XXX	906.81
MAR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	XXX	-
APR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	XXX	-
YTD Total	400.00	1,197.23	176.67	9.81	1,682.00	109.47	0.00	403.00	0.00	0.00	0.00	XXX	2,380.95
Budget	22,950.00	BUDGET:	1,000.00	300.00	10,500.00	1,500.00	300.00	1,800.00	400.00	1,400.00	750.00	XXX	
Additional	pend	1,197.23											
Balance	20,569.05	BAL LEFT	823.33	290.19	8,818.00	1,390.53	300.00	1,397.00	400.00	1,400.00	750.00	XXX	