Willow Wood Village
Homeowners Association Inc

November 2025 - November 2026
Board Achievements
Annual Update

November 9, 2026

Investing in Core Infrastructure | Protecting Community Assets | Strengthening Accountability

What Your Board Delivered This Year

This year, the Board focused on maintaining the community's core assets, strengthening financial planning, and improving owner access to Association information.

Financial Stewardship and Long Term Planning

- **Reserve balance increased to $150,986.58** as of October 31, 2026.
- **Revised reserve study approved** in September 2026 to align long-term funding with current and future infrastructure needs, including drainage, erosion and other capital projects.
- **Delinquencies remained substantially lower** and the account referred for foreclosure was paid in full. Collection action continued in accordance with the Collection Policy to protect all owners.
- **Resident participation expanded** through a 2027 budget committee made up of Board members and homeowner volunteers.
- **2027 budget approved** with a $10 monthly assessment increase to address actual operating trends and planned community needs.

Infrastructure and Asset Protection

- **Major irrigation work completed** following approval of approximately $9,600 in repairs and system improvements across the community.
- **Irrigation mapping approved** to improve future maintenance, troubleshooting and cost control.
- **Chelsea Court entrance irrigation extended** through a new line serving the oleander shrub bed.
- **Storm drain and retaining wall repairs completed** along with repairs to the Patricia Avenue entrance retaining wall.
- **Sealcoating and asphalt work approved** including repairs, curbs, parking stops and striping, with work anticipated for November 2026.

Recreation Area Maintenance and Safety

- **Cabana repairs completed** including replacement and painting of rear wood components and work to the exterior metal enclosure.
- **Pool repairs addressed** including a leak, gate closing problems, shower hardware, pool rope, chairs and umbrella equipment.
- **Pool deck was refinished** and proposal was approved for repairs to the tennis and pickleball courts.

- **Improved Access Control System for recreation area approved** by the board on October 6, 2026.
- **Hurricane preparation formalized** through a service arrangement for recreation-area preparation and updated resident resources on the Association website.

Community Appearance and Property Standards

- **Solar lighting installed** for the Chelsea Court and Patricia Avenue entrance signs to improve their nighttime visibility.
- **Grounds maintenance continued** with tree trimming, pool-area mulch, debris removal and replacement of the street signpost at Chelsea Court and Willowood Lane.
- **Architectural requests reviewed promptly** to support owner improvements while maintaining community standards.
- **Property standards reinforced** through spring-cleaning guidance, inspections, violation follow-up and an active independent fining committee.

Governance and Owner Access

- **Website content reorganized and owner portal implementation advanced** to meet statutory requirements while protecting owner information with Association records being moved to password-protected portal access for homeowners.
- **94.3%** of owners are reached by **community eblasts** while **41.5%** of owners have signed up for **e-voting and electronic notices**.
- **Respectful community communications promoted and upheld** with association responding firmly to abusive and disparaging communications, reinforcing the *Homeowner Code of Conduct* and established communication protocols - protecting volunteers, management, vendors and residents from personal attacks while preserving appropriate channels for legitimate concerns.
- **Electronic voting renewed** and annual meeting materials were distributed electronically to consenting owners, with paper mailings maintained for others.
- **Diligent oversight of the 25% Rental Cap continued** through ongoing monitoring of leased properties, lease approval requirements and application of the hardship policy.
- **Board continuity maintained** through a published meeting schedule, regular financial reporting and documented decision-making at properly noticed meetings.

Bottom Line

Stronger Reserves | **Renewed Infrastructure** | **Better Owner Access**

Contact the HOA

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Respectfully submitted,

Your 2025-2026 Willow Wood Village HOA Board: Katherine d'Entremont, President; Roy Santangelo, Vice President; Lois Marotta, Treasurer; Tina Reynoso, Secretary; Wendy Brinkley, Director