Dalton Woods Homeowners' Association of Ocala, Inc.

http://daltonwoodsocala.com/
C/O Leland Management
7750 SW 60th Ave, Suite A, Ocala, FL 34476
Toni Sponheimer, LCAM, CMCA, AMS | TSponheimer@LelandManagement.com | 352-364-5374

Welcome to the Community!

On behalf of the Board of Directors of the Dalton Woods Homeowners' Association we welcome you to our beautiful neighborhood. We feel certain that you will enjoy the quality of life of our friendly community. We are glad to have you as a neighbor and would like to take this opportunity to give you some information about the Dalton Woods Homeowner's Association and explain how it works for you.

The Association is responsible for the maintenance and upkeep of the common areas of our community. Some of the services provided include the mowing and upkeep of the common grounds, community special events, common area tree trimming, maintenance and upkeep of the playground area, paying utilities and vendors, and much more including enforcement of the Declaration of Restrictions, Landscape and other Architectural compliance requirements. Please visit our website for more information, forms, and documents, specifically **http://daltonwoodsocala.com/documents/** where you will find By-Laws, Covenants, Architectural Review Board policy, procedures, and regulations.

There are five (5) members on the Dalton Woods Board of Directors. Directors are elected by the Homeowners at each annual meeting to serve for a term of 3 years. If you wish to contact the Board of Directors, please contact our association manager, Toni Sponheimer of Leland Management. You are also encouraged to be a part of the Association by volunteering to serve on the Board of Directors, Architectural Review Board, or another committee. Again, you may contact our association manager, Toni Sponheimer of Leland Management for more information, timeline, and procedures about serving.

The Board is charged with specific responsibilities and duties as outlined in the Association's Declaration, Articles of Incorporation and Bylaws. One of their duties is to adopt a budget and set the assessment rate on an annual basis. Each homeowner is obligated to pay this assessment, which is used to operate the Association. You will receive a statement for the semi-annual assessment in November & June with payment due January 1 and July 1.

Should you wish to make any exterior changes to your home, an Architectural Change Application **MUST BE** submitted for approval. Failure to get prior approval before construction may result in fines. Please note that part of the beauty of our community is our wonderful established large trees. You MUST have prior approval before removing any trees.
Again, if you did not receive a copy of the Declaration of Covenants, Conditions & Restrictions, you may obtain a copy or view them at http://daltonwoodsocala.com. You will also find other relevant information posted on this site including Board Meeting Dates and Times and Board Meeting Minutes. Information about Landscaping and Tree Trimming requirements as well as requirements and procedures to request Tree Removal, Residential Alterations, Sheds, Porches, Pools, Exterior Colors, Roof Replacements, and other changes to your residence is available here as well. If in doubt submit an ARB application before you make any changes to your residence or have trees removed.

Dalton Woods has recently implemented a “Go Green” initiative to reduce the amount of paper being used. If you would like to receive important information via e-mail, please fill out the enclosed email authorization form and send it to our association manager, Toni Sponheimer, either by email or US mail. Toni’s email address and office address are at the top of this letter. Joining this e-mail distribution list ensures you are doing your part to keep our association fees low, as well as enables you to receive timely information from the Board of Directors or the Community Association Manager.

Trash Service is through Florida Express Environmental. Their phone number is 352-369-5411. The following is the 2021 trash/recycling/lawn schedule: **Trash:** Tuesday and Friday **Recycling:** Even Wednesdays **Yard Waste:** Odd Wednesdays

We are doing some upgrades in our neighborhood. Over the coming months you should see all the Street Light Poles cleaned and the Globes (structure on top of the poles) replaced with energy-efficient LED lighting, the entrance way common area tree canopies will be trimmed and all of the sign posts will be cleaned and repainted.

Again, welcome to the community and we look forward to having you as our neighbor!

The Dalton Woods HOA
Board of Directors