

# Ari Woods Association Inc.

A Corporation Not-for-Profit

November 10<sup>th</sup>, 2025

Dear Association Member,

This letter is from the Ari Woods Association Inc. Board of Directors to update you on some board and member association actions made this year in 2025, and to inform you that we will be having **our Annual Meeting on December 9<sup>th</sup> at 6:30pm** at the Christ Evangelical Lutheran Church in Keystone Heights (meeting notice included in this letter). At this meeting we will be having **our election for the Board of Directors for 2026**. We will be mailing out the official ballot for this election by November 24<sup>th</sup>, 2025.

If you wish to serve on our Board of Directors in 2026 or know someone who you have received their approval to nominate, please send an email to the association email address at: [info@ariwoodsassociation.com](mailto:info@ariwoodsassociation.com). There are seven members on the board each term: President, Vice-President, Treasure, Secretary and three non-titled positions. Please include the persons full name and HOA community address and the position they would like to serve. This email will need be received by mail or email by November 22<sup>nd</sup>, 2025, to be included on the official Board of Directors elections ballot that will go out by November 24<sup>th</sup>, 2025. At our annual meeting you can always write in a someone on the ballot if you are not able to get this info to us in time.

The board is pleased to announce that we know have an **association website at: [ariwoodsassociation.com](http://ariwoodsassociation.com)**. We have decided to establish a website so that we can have better communication flow for our association and from your Board of Directors, and well as making management of the Association much easier for future Board of Directors. On the website we will post meeting notices, past meeting minutes, budget information, and other community news and info, you can have your own member account, a pet directory, and a payment portal for you to make association assessment payments. We encourage association members to check the website over the next few months as we work to build it and get all the tools it provides up and running.

We have included in this letter an **email authorization form** that we would like all members to fill out and return. There will also be a copy of this authorization form on the website and you can fill it out and sign and email back to us at our association email address: [info@ariwoodsassociation.com](mailto:info@ariwoodsassociation.com). By giving us authorization to communicate with you and your household via email and the website this will save money on mandatory communication expenses that come with having to mail this info out through the US Postal Service.

**The association has a new P.O. Box address.** Please take note that the association mailing address is now: **P.O. Box 116, Keystone Heights, FL 32656.**

At our Association Meeting that was held on July 8<sup>th</sup>, 2025, after a quorum was met of your fellow members, the **association voted to approve the two member assessments recommended by your Board of Directors**. The two assessments were as follows:

P.O. Box 116  
Keystone Heights, FL 32656

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## **Raising the Annual Member Assessment to \$100.00 annually**

“The Board of Directors of Ari Woods Association Inc. have proposed to the association members that upon approval by the association members as set forth in the Bylaws and Declaration of Covenants that the annual assessment fee be raised to \$100.00 per year starting the year 2025.

This fee will be due within 60 days of this proposal being passed by the association members. Thereafter, the fee must be paid by January 31<sup>st</sup> annually starting in the year 2026.”

At our September 2<sup>nd</sup>, 2025, Board of Directors meeting the Board of Directors voted to suspend the annual assessment fee for 2025 because the association had to change banks and we were in the process of getting that set up.

## **Road Repair Member Special Assessment**

“The Ari Woods Association Board of Directors at the Board of Directors meeting on March 4<sup>th</sup>, 2025, proposed and approved a one-time special assessment to be assigned to all members for the purpose of repairing the road owned by the association. This special assessment is based on the estimated cost for the work to be done, plus 10% for inflation, minus \$5000.00 that will be taken out of the Associations savings fund, for a total assessment cost of \$25,800.00

The Special Assessment for this work to be done is \$697.20 per household.

### Breakdown

1. Estimated Cost of Work to be performed = \$28,000.00
2. 10% for Inflation - \$2800.00
3. \$5000.00 from the associations Savings Fund
4. Special Access the rest \$25,800.00
5. \$697.30 per household is due – by July 1<sup>st</sup>, 2026. The two vacant lots in the association will be assessed half of the \$697.30. Final amount owed per household will be due by August 1<sup>st</sup>, 2026, or a late fee of 5% will be assessed per month thereafter.”

**The annual assessment of \$100.00 for 2026 will be due by January 31<sup>st</sup>, 2026**, and a 5% per month late fee will start to apply to payments not received by February 28<sup>th</sup>, 2026. **The Road Repair Special Assessment of \$697.30 is due by July 1<sup>st</sup>, 2026**, and a 5% per month late fee will start to apply to payments not received by August 1<sup>st</sup>, 2026. The Board of Directors will be sending out invoices for the annual assessment and the Road Repair special assessment to all members at the beginning of January in 2026. You will be able to make your payment for both assessments by sending a check to our P.O. Box address or by paying online at our new association website: **ariwoodsassociation.com**.

Sincerely,

Jeff Kirtley  
President  
President@ariwoodsassociation.com

Randee Moss  
Secretary  
Secretary@ariwoodsassociation.com

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