



## WHISPERING WOODS —NEWSLETTER

[whisperingwoodsassoc.org](http://whisperingwoodsassoc.org)

### Property Maintenance Reminder for All Homeowners

Dear Homeowners:

We hope everyone is enjoying life in our beautiful Florida community. As part of our commitment to keeping our neighborhood attractive, safe, and property values strong, the HOA would like to remind all residents of the importance of maintaining their homes and lots in accordance with our community standards and governing documents.

Proper upkeep benefits everyone and ensures our neighborhood remains a place we are all proud to call home.

**HOA maintenance responsibilities** are to maintain the lawns, trees, water, sewer and trash services. If there is an emergency regarding a property issue, please notify your manager

**All maintenance requests must be submitted through the resident portal:  
[amtec.cincwebaxis.com](http://amtec.cincwebaxis.com)**

#### Homeowner Property Maintenance Responsibilities



All homeowners are required to maintain their property in a clean, safe, and well-kept condition.

Please review the following responsibilities:

**Exterior Home Appearance** -Keep exterior paint in good condition (no peeling or fading), Maintain clean siding, stucco, and walls, repair visible damage to doors, shutters, window, and screens

#### Driveways and Sidewalks

Keep driveways free of stains, excessive weeds, and debris

Do not store items on sidewalks or in front yards

#### Roof and Gutters

Ensure roofs are free of visible damage or missing shingles

Clean gutters and prevent overflow or drainage issues



## Legal Responsibilities

- Failure to pick up dog waste on public streets, parks, or private property is illegal in most areas.



It is the owner's responsibility to clean up, regardless of weather conditions or location.

### Trash and Recycling Compliance

- Store trash bins out of sight
- Do not leave garbage or bulk items outside for extended periods
- Follow all county and HOA waste disposal rules



Outdoor sheds, patios, and screened enclosures must be maintained

Any modifications including Permanent Lighting Change require prior HOA approval



forms which are on the website: [whisperingwoodsassoc.org](http://whisperingwoodsassoc.org)

### General Cleanliness

- Remove clutter and unused items from yards
- Prevent mold, mildew, or algae buildup
- Keep the property free of pests and standing water

## Compliance and Inspections

The HOA will continue routine property inspections to ensure all home meet community standards.

Homeowners who are found in violation



may receive a courtesy notice and will be given time to correct the issue.

***The next property inspection will be held the week of April 15, 2026***

Our goal is not to issue fines, but to work together to keep our community beautiful and compliant.

### Need Assistance or Have Questions?

If you have questions about these requirements or need clarification on the HOA guidelines, please contact:

**Ameri-Tech Community Management Partners, LLC**

**Magda Hatka, LCAM**

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