



Wolf Creek HOA

P.O. Box 1576
Tallahassee, FL 32302
www.mywolfcreekhome.com

2025 HOA DUES INVOICE

INVOICE #2025-1
DATE: January 1, 2025
DUE: February 28, 2025
LATE FEE AFTER: March 1, 2025

NOW PAY YOUR DUES ONLINE!



Simply visit:
www.mywolfcreekhome.com

Click on the 'Pay Dues' link on the menu.

A service fee may apply for using this service.

Make all checks payable to:

Wolf Creek Homeowners Association

Payment is due by February 28, 2025. A Late Charge of \$25 is assessed if not paid by 3/1/25. Finance charges begin to accrue monthly thereafter.

This Invoice is a courtesy.

Failure to receive an invoice does not absolve owners of payment, late fees or interest. Assessments not paid by June 1, 2025 will be referred to collections.

DESCRIPTION	AMOUNT
2025 Annual Wolf Creek Dues Please note: This is a generic invoice sent to all owners solely for 2025 dues and may not be indicative of any past due invoices or past year dues. Please contact HOA management to verify any outstanding payments.	\$380.00 per home/lot per year. Paid Date: _____ Chk # _____

Paying your Annual Wolf Creek Homeowners Dues is essential in maintaining your neighborhood and keeping up the value of your home and community. Your payment is anticipated and appreciated. If you have any questions contact: Capital Community Management, LLC at (850) 583-1HOA

Keep the above for your records. Please detach below and return with your payment:

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Please provide the Wolf Creek HOA with the following information and send along with your payment:

Name(s): _____ Phone(s): _____

E-mail address: _____

☐ E-mail Notification Consent: I do hereby consent to receiving communications from the HOA via e-mail until I remove such consent via written request. I understand that I may still receive communications via postal mail at the discretion of HOA.

Wolf Creek Unit Address(es) You Are Paying Assessments For (Pay \$380.00 per unit): _____

Mailing Address: _____

Mailing City, State, Zip: _____

This/These homes are mainly: ☐ Owner Occupied ☐ Tenant Occupied (Self Managed) ☐ Tenant Occupied (Managed by Company)

Management Company Name: _____ Contact _____

Phone: _____ E-mail: _____

☐ If tenant occupied, I understand that my tenants must follow all Covenants, rules and regulations. Also, that I or my management company are responsible for communicating those Covenants, rules and regulations to them before and during their tenancy.

Dear Valued Wolf Creek Homeowner:

As we head into 2025, we'd like to take the opportunity to wish you a healthy and prosperous new year. Values in Wolf Creek rose in 2024 in part to a healthy Tallahassee real estate market but also due to the work of the Homeowners Association in maintaining a clean and pleasant community. We all want our home values to rise in order to give us a healthy return on our investment and the appearance of a neighborhood goes a long way in making sure that happens. As such, please note these important rules and guidelines as we head to 2025.

Architectural Control

Any modifications to the exterior of your home (roof, fence, paint, etc.) must be approved by the HOA's Architectural Control before commencing work. You may submit requests through the website.

Exterior Checklist

❑ **Overgrown Bushes** (Article XVII). All bushes must be maintained at levels not to exceed the height of windows and must be maintained and pruned at a regular manner. While your HOA Assessment covers basic mowing, edging and blowing of lawns, it does not cover bushes or shrubbery. Please maintain overgrown bushes regularly. If you or your management company do not know the last time the bushes in front or around your home have been trimmed then it is probably time to do so.

❑ **Pressure Washing of Siding and Exterior** (Article XVII). Vinyl siding must be kept clean at regular intervals. Do you remember the last time the home was pressure washed? Is there excessive mold on the siding? Are the driveways dingy and dirty? Having siding that is excessively dirty is a violation of Covenants and can result in the problem mitigated on your behalf with costs billed to you in addition to fines.

❑ **Siding Missing or Other Damage to Structure** (Article XVII). Repair all siding or structural damage immediately in order to avoid structural problems. Missing siding can lead to extensive wood rot if left unmitigated.

❑ **Repair Damaged Garage Doors** (Article XVII). Garage doors must be kept in working condition and free of noticeable dents. Repair or replace garage door immediately after damage.

Parking Rules

- The drainage and utility easements are reserved to the HOA and parking of vehicles, degrading of the soil or lack of maintenance as noted in the Covenants and Restrictions is a violation of said Covenants.
- Parking on grass is prohibited by Article XIII, Sec 8. Fine schedule was amended on 6/16/17 to \$100 fine per occurrence.
- Residents should not park in any area not clearly marked as *guest parking* or on driveways that belong to someone else.
- Cars that are inoperable, have expired tags or are extensively damaged may not be stored on driveways.
- If you are an owner and you or your tenants are violating the rules above you may apply for an Architectural Control Request to expand your driveway. Please **do not pour any driveway without submitting this request!**
- See the full list of parking rules on our website at www.mywolfcreekhome.com/resources/important-documents/

Trash Rules

- The Covenants and Restrictions are very clear about bulk items: *No site shall be used maintained, or allowed to become a dumping ground for scraps, litter, leaves, or rubbish. Trash, garbage, or other waste shall not be allowed to accumulate on the property and shall only be kept in sanitary containers. As such, please be aware that placing trash outside of containers and on HOA owned easements is prohibited.*
- All bulk items need to be taken to Marpan Recycling: 6020 Woodville Hwy, Tallahassee, FL 32305 (850) 216-1006. This includes items like furniture, mattresses, and other larger bulk waste. Since the easements are HOA property, the HOA can remove these items for you and fine the owner for doing so, plus cost of service.
- All Wolf Creek residents must have active service from **Waste Pro** in order to place cans on HOA easements. There is no other waste service in the neighborhood and the City of Tallahassee does not include trash service within its utility bill. To obtain Waste Pro service, please call (850) 561-0800. It is highly recommended that you order bear-proof cans.
- Please place trash cans on easement only on the day before trash service (usually Thursdays) and remove promptly after pick-up.

See the full list of trash rules on our website at www.mywolfcreekhome.com/resources/important-documents/

Noxious Activity/Nuisances

- All residents must adhere to the noxious activity portion of the Covenants and Restrictions. If you rent your home, please communicate with your tenants that loud or disruptive behavior is not acceptable in the subdivision.

This includes behavior such as:

- Loud music emanating from homes or cars.
- Parties or gatherings that disturb neighbors or block right of way with cars.
- Activity that is illegal or causes law enforcement to respond.
- Fireworks or firecrackers.
- Not curbing dogs or allowing pets to roam unsupervised or bark excessively.
- Using driveways as places to do mechanical work on vehicles.
- Storing inoperable or junk vehicles in driveways, easements, or lawns.
- Littering.

The Wolf Creek HOA is governed by Covenants and Restrictions that each owner agreed to abide by when they purchased their home. By enforcing these Covenants, each owner is guaranteed that their neighborhood is kept a clean and enjoyable place to live.

Thank you for helping us in this mission!

Your Wolf Creek Homeowners Association.

Note to landlords: please kindly forward a copy of this notice to your tenants/property managers.