



Greetings To All,

January 21, 2026

2025 was quite a year with no hurricanes, the Casselberry Utilities Northgate 1 Watermain Replacement Project, the Oxford Road Sidewalk and Drainage Improvement Project, and WOW Fiber installation. We hosted a meeting in March to elect a new VP and provide an update on the Casselberry Utilities Northgate 1 Project, Fall Festival on October 18<sup>th</sup>, a Community Garage Sale on November 15<sup>th</sup>, a General Meeting on November 22<sup>nd</sup> where we elected a new Board, and a Santa Saturday Parade on December 20<sup>th</sup>. We hope you enjoyed all of these events. We recognized eight properties for Yard of the Month and three for the Holiday Light/Décor annual contest – Congratulations if you were one! We are looking forward to recognizing even more of your hard work and engagement this year – will you be one of our winners? The HOA also purchased additional Christmas decorations for our four entrances.

Due to their personal reasons, we had to appoint a new President and Secretary for the Executive Board before their terms had begun. Therefore, Mark Hardin will serve as President and Lindsay Chancellor will serve as Secretary for the 2026 term, per Board and attendee vote in the January HOA meeting. Dustin Smith will serve as VP, and Patrice Muse will serve as Treasurer as elected last November.

The *English Estates/English Woods HOA Executive Board* is planning to make some changes for 2026, and we would love your input. Lindsay Chancellor is planning a Community Event at her residence on Castlewood Rd on Feb. 28<sup>th</sup>. This is the first of what we hope will be many smaller events like this where neighbors can meet & greet, and the kids can enjoy a bounce house among other things at no cost! The HOA will partner with you to advertise and plan your event. There are many new young families and we would love to meet you at one of these events. Are you interested? Please let us know at our email address. Would you be interested in Chairing or joining the Events Committee to plan, organize, or host these events? This would benefit all involved from getting to know your neighbors, to sharing information, and simply having a great time!

We ended 2025 at 41.6% membership. We are maintaining our HOA dues for 2026 at \$35 annually and we hope you will consider joining. These dues enable us the opportunity to maintain a beautiful, well-informed, and safe neighborhood. The HOA Board works on behalf of every property owner/resident with the City of Casselberry, Seminole County, and other municipalities when projects or issues impact our properties, streets, and community.

One major issue in our neighborhood is our aging overhead power line infrastructure. At the corner of Carolton and Winston, you may have noticed a corner yard that had a trench burned into it from a downed power line fire back in July. Unfortunately, this occurred twice in two years and a third neutral power line fell entrapping a Spectrum van in a third year. This was all caused by aging power lines with multiple splice repairs that could no longer withstand any wind loading. Your President reached out to the affected young family and together we petitioned Duke Energy, the Florida Public Service Commission, and County Commissioner Amy Lockhart to get new power lines, two new power poles, and property damage reimbursement for the owner in November 2025. Additionally, Duke Energy is surveying the entire subdivision to identify other areas needing replacement.

One major project was the Mohican Trail Island. We added a water meter, new plumbing, new irrigation timer, sprinkler heads, and a backflow preventer. After this we refreshed the entire island landscaping with blue daze flowers, jasmine, and mulch. Three times a year we get new annuals at the north end of the island. You may have noticed the poinsettias most recently. One of the solar lanterns was replaced as well.

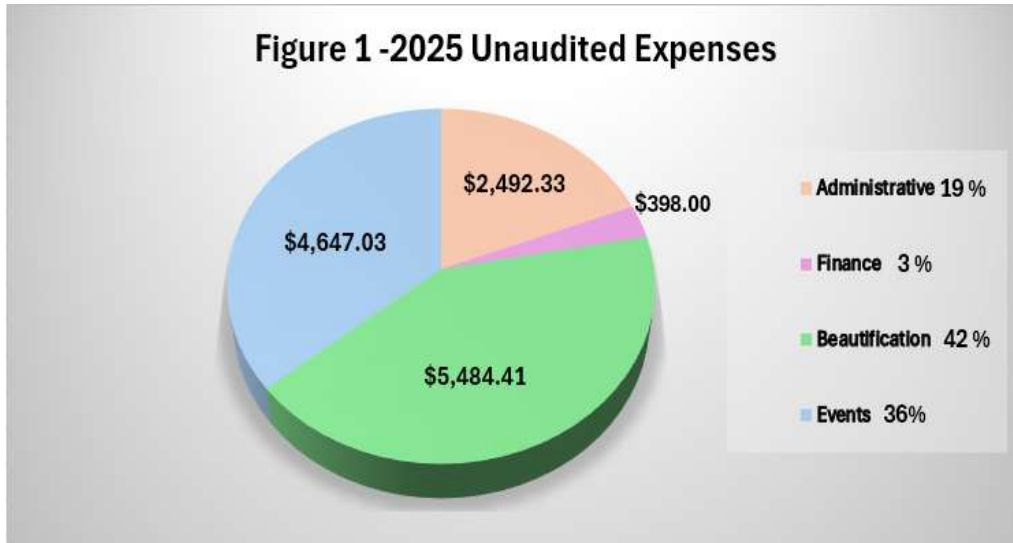
So where was your money spent? In 2025, we had total unaudited deposits of \$14,810.83 (Estoppel fees and HOA dues) and total unaudited expenses of \$13,021.77, resulting in a difference of \$1,789.06. We are highly efficient in maintaining our funds. Figure 1 shows expenses by category.

**Administrative:** Printing, Print Materials, Signage, Postage, Website, E-Mail, Water, New Resident Packages

**Finance:** Reimbursement, HOA Check Reorder, Bank Fees

**Beautification:** Landscaping (Entrances/Common Areas), water use, water meter, backflow preventer, and sprinkler system upgrade (Mohican Trail)

**Events:** Yard of the Month/Holiday Decoration prizes, Fall Festival, and Santa's Saturday Parade



The Board is monitoring Seminole County's Oxford Road Drainage and Sidewalk Improvement Project which began late last fall, alongside Casselberry Utilities Watermain Replacement Project Northgate 1 which is planned for completion in 1<sup>st</sup> quarter of 2026. There are Utility Easement Projects, City of Casselberry City Commissioners Meetings, Seminole County's Board of County Commissioners Meetings, and Florida State Legislature Meetings. Additionally, the Board is monitoring for violations of the Seminole County Code, Florida Statute, and the Florida Department of Transportation. Residents can also notify Code Enforcement or the HOA of any issues or situations they may observe.

The *English Estates/English Woods Homeowners Association Inc.* is a 501c3 Non-profit Corporation registered with the State of Florida. Our Board and Committee chairs, and members are all volunteers, and HOA membership is voluntary. The HOA goal is to keep our neighborhood beautiful, safe, well-informed, and a desirable place to live as well as to attract new home buyers. Help us by maintaining your property: Mowing, trimming, bagging/bundling yard waste, disposing of large items on Fridays, and by not leaving large piles of debris at the curb. Notify us by email at [association@englishestateshoa.com](mailto:association@englishestateshoa.com) if you notice unusual activity at a property especially if that property is for rent, for sale, or vacant.

Along with this letter is the 2026 Invoice/Proxy. We are encouraging everyone to become a dues paying member and provide the HOA with your contact information. With your information we can contact you in case of an emergency or keep you informed of events that may impact your property, street, or community.

Thank you,

English Estates/English Woods Homeowner's Association  
Mark Hardin - 2026 President