

Wedge Wood at The Strand

Homeowners Packet



Welcome to Wedge Wood at the Strand

We hope you feel welcome in our wonderful community and make the most of all the activities that are available to you at The Strand. This Welcome Packet intends to provide you with some helpful information and resources. Please take advantage of the many resources that are available to you to help make 'settling in' easy.

Moving in

In addition to the keys to your condominium, you should have received keys for the neighborhood clubhouse and your mailbox, and two fobs for access to the pool. Please click this link to [Send a Message to the board](#) if you are missing any of these items.

Rules and Regulations

We are a close-knit community and have rules and regulations to keep everyone happy and respectful of our neighbors. Setting expectations is important to avoid conflict. The Rules & Regulations can be found on the "Documents" tab on this website.

Association Dues

Wedge Wood Association fees are billed on a quarterly basis, and are due January 1, April 1, July 1, and October 1. Please create an account on the AppFolio app where you will be able to have dues automatically withdrawn. Please see the AppFolio link under the Forms tab on this website.

Assessments are considered late after 30 days. Late and interest charges will be applied, and fees will accumulate the sequential months until the balance is paid in full. It is the owner's responsibility to ensure that AppFolio is set up to withdraw quarterly dues.

Wedgwood Condominium Association

The Club at the Strand

Website: <https://thestrandclub.com>

5840 Strand Blvd, Naples, FL 34110

Phone: 239-592-7710



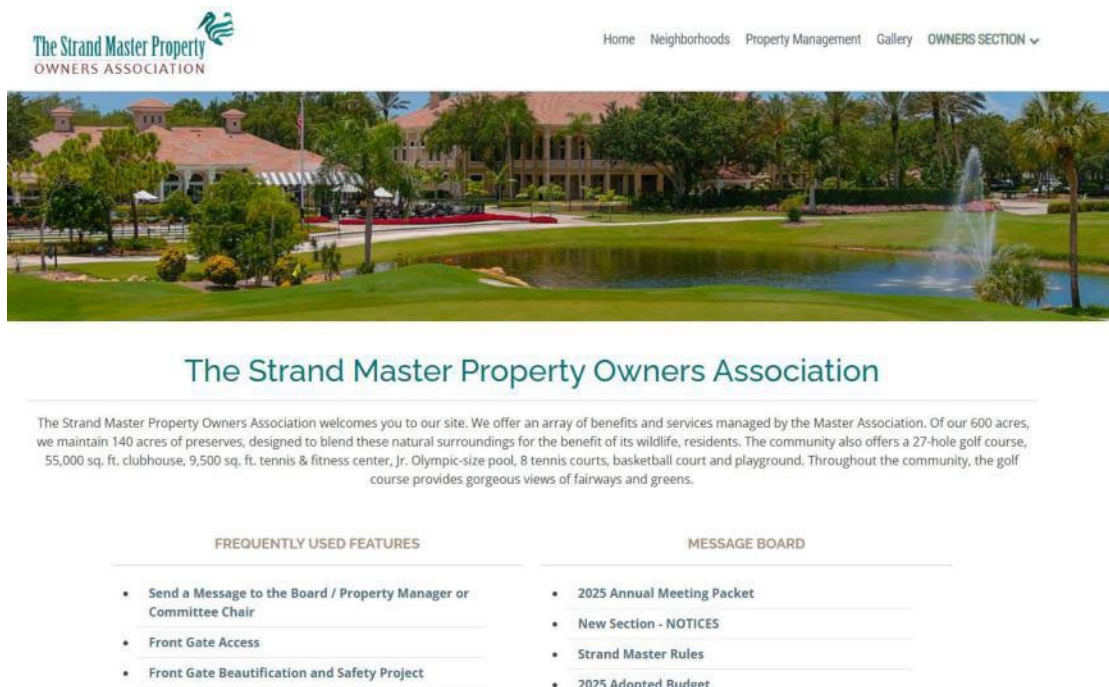
The Club at the Strand is the hub of all the social activities, including golf, tennis, pickleball, bocce, croquet, fitness center, dining, entertainment, Strand Sisters, and so much more. Complete details on all that the Club at the Strand has to offer can be found on the above website.

There is a mandatory fee which is separate from your Wedge Wood Association dues for all residents as a social member at The Club at the Strand. You will receive a member number which will be used for all amenities and charges at the club. Additional 'membership level' fees can be obtained by speaking to the Membership Director located in the front lobby at The Club at the Strand clubhouse. This is the responsibility of the unit owner.

In addition, the Club has a daily newsletter (every day except Sunday) full of daily happenings and upcoming events. Make sure you subscribe to the newsletter with the Membership Director, Johanna Howser, at johanna.houser@thestrاندclub.com.

Stand Master Association

Website: <https://thestrandmaster.com>



The Strand Master Association is responsible for the coordination and operations of many of the common area facilities that we have within The Strand. They manage the roadway (Strand Boulevard), landscaping on the roadways, Front Entrance security, vehicle transponders and the gates, the lakes, and many other areas within our shared community. The Strand Master Association is operated by a Board of Directors that works closely with the individual HOA's and the Strand Club. More information on the Strand Master Association is available on the website above.

The Master Association should send you an e-mail regarding the user id and password requirements for the Owners Section of the website.

In addition, you are welcome to attend the monthly Strand Master Board meetings. Monitor the message board at the front gate for monthly meeting dates and times.

Registering Guests and Vendors with the Front Gate

The Strand Master Association is responsible for the Front Gate and Community security. When you have a visitor, you must register them with the Front Gate using the voicemail system phone number below.

The Community also uses the 'Checkpoint' app to register temporary and permanent visitors. Visit the Strand Master Association for more information on this.

Gate House

Direct Phone Number: 239-592-7743

Voicemail System to authorize visitors phone number: 239-592-7745

Checkpoint App - Download the Checkpoint app to authorize visitors. Information regarding the Checkpoint App (available at the Apple and Google Play stores) is available from the Master Association.

Meet with the gate house captain between 7 AM and 3 PM Monday through Friday to sign documents and obtain transponder to enter and leave the property. Please provide a valid driver's license or government issued ID, bill of sale for your property, or closing statement, and the address of your property. Follow the instructions in their booklet.

The code for the pedestrian gate at the rear of the property is 8855.

Comcast/Xfinity Cable Internet and TV Services

Cable and internet are included as part of your master association fees. The current Comcast/Xfinity contract provides a cable modem and up to three TV set boxes. You may drive over to the office, provide proof of ownership, and receive your boxes directly from Comcast/Xfinity.

Comcast Office

10600 Tamiami Trail N #604 Naples, FL 34108

Phone Number: 1-800-934-6489

Helpful Information and Contacts

Maintenance and Landscaping

The Wedge Wood Association is responsible for the maintenance and repair on the outside of the buildings, grounds, and landscaping. If you need assistance, owners should submit all work orders online through the [AppFolio app](#). AppFolio can also be found on the Forms tab on this website. Select 'Maintenance' at the left side of the page.

Recommended Maintenance of your Condominium

General and routine maintenance of your condominium is highly recommended to ensure proper functioning of your equipment, preventing unnecessary issues and keeping the neighborhood presentable. Items you should consider for annual and more frequent maintenance include:

- Air Conditioning service, including cleaning out the drain line.
- Dry vent cleaning – recommend annually to prevent build up and fire risk.
- De-webbing – frequent wipe down of cobwebs around garage doors and front door entrance
- Window cleaning – annual to keep exteriors clean and presentable

The Association will send out notifications on occasion regarding the above items.

Trash and Recycling Pick-up

Trash pickup is on Tuesday/Friday and recycling is every Tuesday. Trash and Recycling services are provided as part of your Collier County property taxes. Bulk and special items are picked up every Tuesday. You must call 1 week in advance to coordinate pick up of bulk items. Place trash cans at the curb after 5 PM the night before.

If you are leaving, please make arrangements with a neighbor or Home Watch to have trash cans put back in the garage.

If anyone needs to replace a broken trash can or recycle bin, you can call Collier County

(239-252-2380), Monday- Friday. You can also request a larger or smaller can if you would like. This is a part of the service.

Renting or Leasing your Condominium

To rent your condominium you must complete a Lease Application form and pay the \$150.00 application fee to the Wedge Wood Association. The application and check should be mailed to SeaCrest Southwest Property Management. No unit can be leased without prior written approval from the Board of Directors. An Application must be received by SeaCrest no later than 21 days prior to leasing your property. You may NOT lease your property for less than 30 days or for more than three times per year. Applications are found on Wedge Wood's website under the Forms tab.

General Information

For a complete list of rules and regulations, please see the Documents tab on the Wedgewood community website. Below is a handy subset of items that can be found in that document:

- If you are leaving your property for more than 48 hours, carefully turn off your water valve and the circuit breaker to the hot water heater.
 - All owners must hire licensed and insured vendors to complete any modifications to interior structure, electrical or plumbing in their condominium. For these types of alterations made to your property, an ARC form must be filled out by the homeowner or contractor prior to any modifications, with proof of liability and workers compensation, occupational/business license, proposal of work to be done, and permits if applicable. These forms are available on Wedge Wood's website under "Forms." Please have the form filled out and submit it to SeaCrest via AppFolio for Board approval prior to any work being done.
 - To reserve the Wedge Wood clubhouse, complete the form on Wedge Wood's website under the Forms Tab and return the form for approval.
 - Delivery vehicles are permitted 7:30 AM-6:00 PM Monday through Saturday (furniture, appliances, cars, etc.) except for ride share, food delivery, UPS, FedEx, USPS, Amazon and similar services.
 - Commercial vehicles are not allowed on the property after 6 PM and all-day Sunday (unless there is an emergency).
 - Guest parking spaces are reserved for guests only. Homeowners/tenants may not park in guest parking spaces at any time.
 - Children under the age of 16 at the pool must be always accompanied by a responsible adult. Our insurance requires that the pool gates be closed and locked at all times. A key is available from the Property Management Company. The pool is open from dawn until dusk.
 - Pest Control (both inside and outside) is covered by your association fees. Call PurCor Pest Control at 239-877-4041 to schedule a visit at no additional cost to you.
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Collier County Parking and Beach Pass

Collier County residents pay for beach parking as part of their property tax. An annual beach sticker may be obtained at any County Park Community Center. Information on obtaining a beach pass is at <https://collierparks.com>

Obtain a Collier County Beach Pass at: North Collier Regional Park Exhibit Hall Monday-Friday: 8:00 AM - 4:30PM 1500 Livingston Rd, Naples (or any Collier County office).

Bring your driver's license and vehicle registration. If you are a new resident of Collier County, bring an official copy of your warranty deed or tax statement.

There are several beach parking lots where you can park for free with a beach parking sticker.

- Barefoot Beach Access
- Barefoot Beach Preserve
- Lowdermilk Park
- Naples Pier
- Vanderbilt Beach
- Clam Pass Park
- North Gulf shore Access
- Tigertail Beach
- South Marco Access
- Conner Park

Additionally, you may park at the parking meters in downtown Naples near the beach free of charge if you have the sticker.

Useful Outside Contacts

Police and Fire: 239-213-4844

Collier County Sheriff: 239-252-9100

Hospitals

NCH Baker: 239-436-5000

NCH North: 239-624-5000

Physicians Regional Pine Ridge: 239-348-4000

Physicians Regional Collier: 239-354-6000

Physicians Regional North: 239-260-6631

Trash Collection: Collier County: 239-252-2380 (Included taxes)

Water and Sewage: Collier County: 239-252-2380 (Water Included in Master Association fees)

Florida Power and Light: 239-262-1322 (Homeowner's responsibility)

Naples Daily News: 239-213-6047

Social Security: 3174 US 41 East: 800-772-1213