

Wedge Wood at The Strand

Homeowners Packet

Revised 14Sep26



Welcome to Wedge Wood at the Strand

Welcome to your new home at Wedge Wood at the Strand. "Wedge Wood" is a residential community located within The Strand, consisting of 153 individual units, plus a clubhouse, a swimming pool and is surrounded by a 27-hole golf course. Wedge Wood Condominium Association is professionally managed by Seacrest Southwest and is supported by a seven-member Board of Directors.

We hope you feel welcome in your new 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.

A tremendous amount of information is available on our community website located at www.wedgewoodcoa.com. This is the hub for most of the important information and communications from the Board and Association. As information changes frequently, it will be very important to familiarize yourself with the website.

Moving in

In addition to the keys to your condominium, you should have received keys for the neighborhood clubhouse and for your mailbox, and two fobs for access to the pool. Please email the Board via the community website if you are missing any of these keys. [Send a Message to the Board](#). This link can be found on the Home page of the website.

Rules and Regulations

We are a close community and have rules and regulations to keep everyone happy and respectful of our neighbors. Setting expectations is important to avoid conflict. With 153 households in Wedge Wood, it is important to adhere to these guidelines. If you have questions, we are more than happy to answer them and provide clarification.

The rules and regulations can be accessed on Wedge Wood's community website.

Property Management Company



Seacrest Southwest
1044 Castello Dr.
Naples, FL 34103

Website: [AppFolio](#)

Property Manager: Jamie Must

Email: Jmust@seacrestsw.com

8am-4pm Monday – Friday

*Please provide a key to your condominium to the property manager. In case of an emergency, your unit may need to be accessed in your absence (water leak).

Wedgwood Condominium Association

Board of Directors

Serving on the Board is a vital role and a contribution to the on-going health and welfare of our community. Currently, Board members serve a one-year term. The current members of the Board are.

- Deeni Taylor - President
- Janice Sandland - Vice President
- Nancy Golya – Secretary
- Dan Pearson – Treasurer
- Laura Zammit - Director
- Marsha Boschen - Director
- Irina Cooper - Director

Elections are held each year at the annual meeting in March. A 'call for intent to run' is posted a minimum of 60 days prior to the next election. If you are interested in running for the board, you need to file an intent to run form and submit it within the required timeline prior to the annual meeting (30 days).

Committees

We have several subcommittees to the Board that handle various topics and make recommendations to the Board for improvements or changes to the neighborhood:

- Welcome Committee
- Social Committee
- ARC Committee
- Facilities Committee
- Landscape Committee
- Compliance Committee

If you would like to volunteer for any of the committees, please contact the committee chair or the board President.

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.

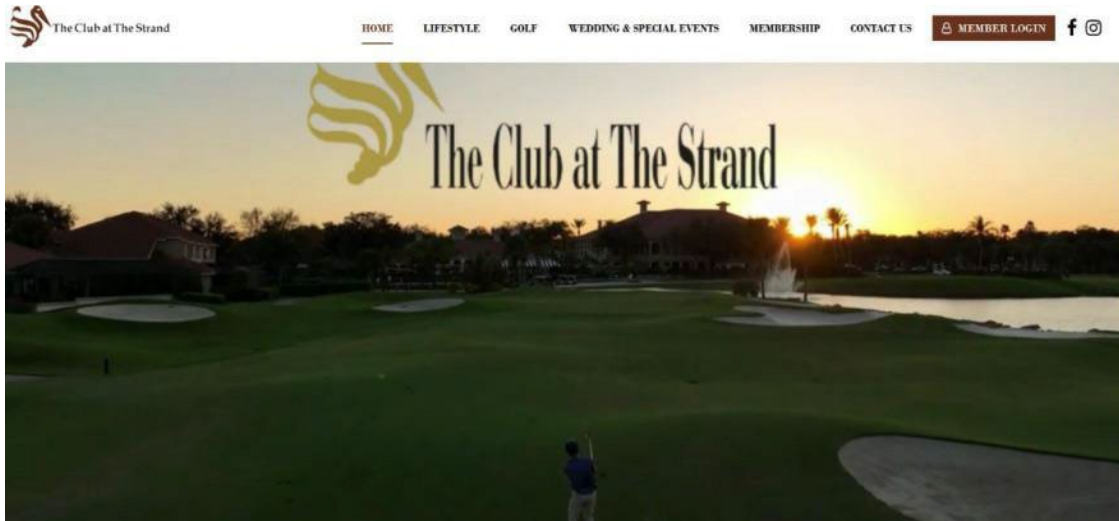
Assessments are considered late after 30 days. Late and interest charges will be applied, and fees will accumulate the sequential months until the balance is paid in full. It is the owner's responsibility to ensure that AppFolio is set up to withdraw quarterly dues.

The Club at the Strand

Website: <https://thestrandclub.com>

5840 Strand Blvd, Naples, FL 34110

Phone: 239-592-7710



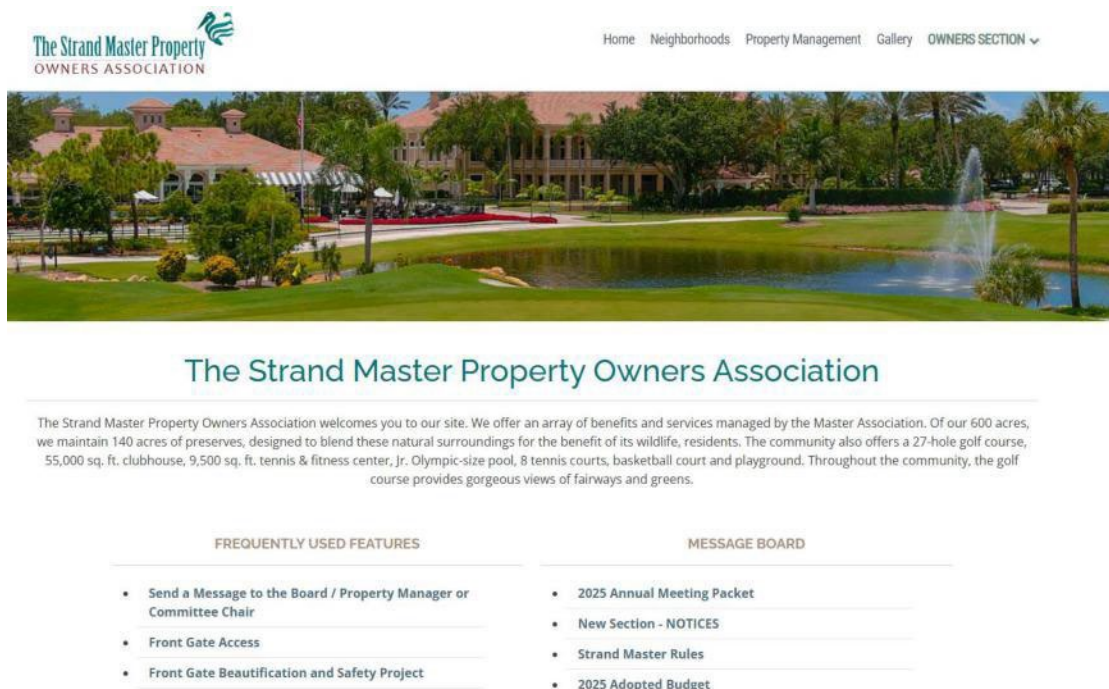
The Club at the Strand is the hub of all the social activities, including golf, tennis, pickleball, bocce, croquet, fitness center, dining, entertainment, Strand Sisters, and more. Complete details on all the Club at the Strand has to offer can be found on the website.

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.

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.

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 date and time.

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

Registering Guests and Vendors with the Front Gate

The Strand Master Association is responsible for the Front Gate and Community security. When you are having a family or friends visit, or a vendor coming to your home for a delivery, they must be registered with the Front Gate.

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

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. Select 'Maintenance' at the left side of the page. This is important as it allows for a record and management of all requests.

The link to the AppFolio can also be found on the FORMS 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 annual 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 plan 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 'Online Forms'.

General Information

For a complete list of rules and regulations, please see the Governing Documents at the 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. Please have the form filled out and submit it to Seacrest via AppFolio for Board approval prior to any work being done.
 - To reserve Wedge Wood clubhouse, complete the form on Wedge Wood's website 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 always locked. A key is available from the Property Management Company. The pool is open from dawn until dusk.
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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

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

Donations: St Mathews House: 239-774-3315