

Welcome to Autumn Woods

As an owner in Autumn Woods, you automatically belong to two associations; 1) your Neighborhood Association and 2) The Autumn Woods Community Association (also known as AWCA or The Master Association). AWCA is a Homeowners Association (HOA). As for the Neighborhoods, Oak Hollow Mahogany Run (OHMR) and Maple Brooke (MB) are also HOA's. Cedar Ridge (CR) is Condominium Owners Association (COA).

You can tell which neighborhood association you belong to by what type of home you own; Cedar Ridge is our **condominium** neighborhood. There are 88 condominium units (22 buildings) in Autumn Woods and your association follows the laws laid out in chapter 718 of the Florida Statute. The Maple Brooke Neighborhood Association serves our 110 **attached homes** while Oak Hollow Mahogany Run Neighborhood Association oversees our 350 **single-family detached homes**. Both MB and OHMR neighborhood associations follow HOA law outlined in chapter 720 of the Florida Statute.

Both the Master Association and your Neighborhood Association have active Boards made up of five directors each (these are people who live in the community and volunteer their time to be of service). Both of your associations hold monthly Board meetings to discuss business relevant to their association. In addition, OHMR has an active Architectural Review Committee (ARC) that meets monthly as well. All Autumn Woods owners are always welcome and encouraged to attend the monthly meetings for those associations to which they belong.

The Master Association's focus is most often on those things in common to all three sub-association in Autumn Woods such as Roads, Lakes, Drainage, Street Lighting, Sidewalks, Common Landscape Areas, Recreation Areas, Preserves, The Guard House, Clubhouse and Pool areas. You can find out more about the AWCA's obligations and aim by reading your AWCA Documents and Rule and Regulations which are posted on the AWCA website (Documents Tab): [Autumn Woods Community Naples, Florida](#).

The focus of your Neighborhood Association will be on those things outlined in your Neighborhood's Documents or Rules and Regulation. OHMR's neighborhood association focuses primarily on compliance with the architectural guidelines and landscape standards for the single-family home lots. OHMR has their own Architectural Review Committee (ARC) that reviews owner requested improvements to individual homes, driveways, landscaping, and pools, as applicable. In OHMR, each homeowner is responsible for operating and maintaining the improvements on their individual lot.

Maple Brooke Neighborhood Association also has their own ARC with similar responsibilities. In addition, Maple Brooke provides landscape, irrigation, and exterior painting services for each residential owner.

Cedar Ridge Condominium Association had their own ARC with similar responsibilities to OHMR and Maple Brooke. Cedar Ridge additionally provides landscape, irrigation, exterior painting, roofing, exterior building lighting and driveway improvement services for each condominium unit owner.

You can find your specific Neighborhood Documents posted on the AWCA website; Just use the "Neighborhood" drop-down button at the top of the page to find your neighborhood and click on the Documents tab.

We encourage all owner to read through both the AWCA and your Neighborhoods Documents as well as both sets of Rules and Regulation.

It is your Neighborhood Association that will collect quarterly assessments on behalf of the AWCA Master Association. The Neighborhood Associations may provide additional services and will have additional quarterly neighborhood fees.

Each neighborhood has their own property manager that is responsive to individual neighborhood issues. Autumn Woods owners should always feel free to contact their association managers or Boards with any community related questions they may have.

All AWCA and Neighborhood managers will have their contact information posted on the website. Many Board members also post their emails there as well.

Welcome to Autumn Woods

Built as a family-friendly community, our children attend the top public schools in Collier County: Seagate Elementary, Pine Ridge Middle and Barron Collier High. Also, the private Village School (pre-K thru 12) is next door to our community. Our amenities include two swimming pools, heated spa, tennis courts, pickleball courts, basketball court, playground, fitness room and two meeting/activity rooms.

Autumn Woods proudly became the first community in Collier County to receive a Certificate of Achievement for "Community Forest Designation" by the Florida Division of Forestry. We are fortunate to have twenty beautiful lakes, with native plantings around more than 5 miles of lake perimeter and 26.5 acres of natural preserves with meandering walking paths. The community has miles of sidewalks for exercising, socializing, and walking our pets. Autumn Woods is located only 2 miles from the Gulf of Mexico, with upscale shopping and dining nearby. Autumn Woods, with its location, beauty, and amenities, continues to be one of the most desirable communities in Naples.

Guest Access

Once your information as a new resident is entered into our access system, you will have the ability to call in your vendors and guests. To call in a visitor please use the automated phone line. Simply dial the number: **(239) 594-3151**, state the name of your guest when prompted and hang up. A recording with your address is immediately forwarded to the guardhouse.

Barcodes for your vehicles

To purchase barcodes for your vehicle you will need to make an appointment with the AWCA onsite property manager. You will be asked to fill out a short form (which can be found on the website), bring a check (No cash or Credit Cards) made out to Autumn Woods and the vehicle. Once the information provided is verified, the manager will affix the sticker to your car.

Fitness Center Access

The Fitness center is open to resident 24/7. Fitness center fobs are available for AW residents. They are \$25 each and require your signature on a liability waiver and an ID to be scanned. Please contact to AWCA manager for purchase.

It is always best to call ahead or make an appointment with our AWCA manager. Office "pop-ins" are discouraged as the manager may be in a meeting, out on property or involved in a project and may not be able to attend to your immediate needs.

Email Broadcasts

New Owners are strongly encouraged to sign up Email Broadcasts from both the AWCA and your individual Neighborhood. This is a great source of information regarding Board meetings, pool and gate closures, construction projects and other community related news. For the AWCA email sign up, simply send the AWCA manager an email requesting your "Security Key". With this key you can log into the owners' section for the website and opt into receiving email broadcasts

For any questions you might have or for help with any Autumn Woods related matter please contact the AWCA Manager, Tony McHugh at tmchugh@resortgroupinc.com or (239) 596-9634.