

WINTER WOODS NEWS

June 2018

Published by the Winter Woods Homeowners Association, Incorporated

PRESIDENT'S KORNER—Felicia Paredes

Hello Neighbors, here we are, summer already! School's out and it's time for getaways, pool parties, BBQ's and family fun. If you do plan on traveling this summer, think about some of the following safety tips to keep your house safe and sound. Create a phone list for your street, this way you can keep each other aware should anything occur while you are away. Place your mail on hold with our local post office. Put your indoor and outdoor lights on timers. Keep your lawn service on a consistent schedule or enlist a neighbor to help with the mowing and return the favor in kind.

Your Board is taking steps to connect the community digitally. If you aren't already on our list, please send Nell your email address to receive the newsletter electronically. We just created a private Facebook group, "Winter Woods HOA News"...send us a request to join. Most recently, we are developing a website with the help of a wonderful volunteer, details to come.

Our newsletter will be on summer hiatus in July and August, so we wish you all a safe and enjoyable summer!

Felicia



Winter Woods Directory Assistance

President	Felicia Paredes	407-712-4051	felicianagy@yahoo.com
Vice President	Joe Gmerek	407-671-5186	jgmerek31@gmail.com
Secretary	Debra Stephey	407-657-7309	dastephey@yahoo.com
Treasurer	Nell Colbert	321-303-7445	necolbert@usa.net

NEIGHBORHOOD WATCH

Coordinator	Larry Stephey	407-657-7309	ldstephey@yahoo.com
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OTHER SUPPORT

Membership	Nell Colbert	321-303-7445	necolbert@usa.net
Streets & Lighting	Felicia Paredes	407-712-4051	felicianagy@yahoo.com
Community Improvements	Felicia Paredes	407-712-4051	felicianagy@yahoo.com
Newsletter	Nell Colbert	321-303-7445	necolbert@usa.net
Yard of the Month	Joe Gmerek	407-671-5186	jgmerek31@gmail.com
Welcome to Winter Woods	Carol Monaco	407-739-4747	carol.monaco1@gmail.com

EVENTS

Garage Sale	Don & Judy Sumner	407-679-6916	dhsumner@embarqmail.com
Christmas Decorations	Debra Stephey	407-657-7309	dastephey@yahoo.com

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MEMBERSHIP UPDATE—Neil Colbert

As of May 20th, we have 131 families (46%) who are members of the WWHA. Eight of our eighteen streets now have at least 50% membership. Thanks to the eight families who joined our association since the last newsletter was published:

Jean C. Mathis – 2245 Coventry
David Erickson – 1912 East Hampton Circle
Charlie & Jackie Warner – 1942 East Hampton Circle
Devin & Chris Schneider – 2066 Poinciana
Anthony Riley & Laura Spear – 2089 Poinciana
Asha Onofri – 2245 Poinciana
The Charles Coleman Family – 2095 Sussex
German Vivas – 2096 Sussex

If you haven't paid your dues, please make your \$15.00 check payable to WWHA and mail it to:
Winter Woods Homeowners Association
PO Box 342
Goldenrod, FL 32733-0342

You can also drop off your check at my home at 1958 Poinciana Road or you can pay by credit card or your PayPal account by clicking on the link below. Please note, to use your credit card or PayPal account, you'll pay an extra \$1 convenience fee.

https://www.paypal.com/cgi-bin/webscr?cmd=s-xclick&hosted_button_id=GWMKGJY5HRTQ6

Membership dues from our homeowners and renters alike are used to support the activities of our neighborhood like printing this monthly newsletter, keeping the grass between SR 436 and our entrance mowed and clear of trash, along with keeping our front island and all of our other entrances attractively landscaped, free of trash.

Payments received after May 20th will be shown in the September newsletter as this is our last newsletter before the summer break. Thank you to everyone who has already paid dues for 2018. Congratulations again to Winter Woods Blvd. with 80% membership, Japonica with 68%, King James Court with 64% and King Edwards Court with 63% membership. Please check your records and if your dues have not been paid, please send in your check today – We would like to be able to report 50% membership in our September newsletter. Please support YOUR Homeowners Association.

Have a safe and fun summer.



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Welcome To



WINTERWOODS

Are YOU a new homeowner or
renter in Winter Woods?

Please contact Carol Monaco at
407-739-4747 or
carol.monaco1@gmail.com
for your Welcome packet.

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Neighborhood Watch —Larry Stephey

We are still getting a number of fraudulent sounding phone calls. The latest is a lady with the familiar voice, asking if we would like to purchase low cost insurance. The message was left on our machine with a number of opportunities to answer "yes." They seem to always ask questions where the typical response is "yes." The caller ID says the call originates from a 407-657 number, which coincidentally enough, are the first digits of our phone number. The caller's name on the Caller-ID happens to be the name of a UCF math professor.

Having never responded to any of their calls, I am still not sure what their game is, but I am certain it would not be good for me. We are also getting many more sales calls on our cell phones. The telephone has become a window of opportunity for criminal activity. Please be careful.

This will be our last newsletter for the summer. Please drive alertly and prudently through the neighborhoods as you are more likely to see children and adults at play.

If you see or become aware of criminal activity, please report the details on the Seminole Sheriff non-emergency number of 407-665-6650. Please let Neighborhood Watch know as well.

Have a safe summer.

Larry Stephey, Coordinator, Winter Woods Neighborhood Watch
407-657-7309—ldstephey@yahoo.com

A FEW TIPS FOR TRAVELING SAFELY THIS SUMMER

With summer fast approaching, vacation time is near. In addition to taking precautions to keep your home safe while you're out of town, there are some things you can do to protect yourself and your family while on vacation.

- NEVER use a debit or credit card to pay for gas at the pumps. It is preferable, while not always convenient, to pay cash or use your credit card inside the station. With skimmers common place and increasingly hard to detect, protect yourself, your identity, and your bank account—go inside to pay.
- ALWAYS lock your valuables in your trunk when shopping, visiting a theme park or simple touring—NEVER leave valuables visible inside your car. Ladies, please carry some kind of fanny pack or over-the-shoulder bag when you leave your car, even if your purse is in the trunk. Criminals watch as you leave your car and if you don't have a bag of some kind visible, they KNOW it is somewhere in your car.
- ALWAYS lock your valuables in the hotel safe while you're out for the day—NEVER leave valuables in your hotel room, even if you think you've hidden them well.
- ALWAYS carry only one or two credit cards with you while on vacation and monitor your accounts online daily to catch suspicious activity.
- ALWAYS try to pay for restaurant meals in cash if at all possible. You don't know what happens to your credit card when you hand it over to a server who takes it away to run your card.
- NEVER carry large sums of money in cash on your person—carry only what you'll need for the day. Lock the rest in your hotel safe.
- When walking on public streets, men should always be on the outside. Ladies, if you're carrying a purse, it should ALWAYS be between you and your companion as this reduces your risk of purse snatching.
- ALWAYS carry your cash and credit cards in a front pocket rather than in a wallet in your back pocket or your purse.
- If you're faced with a robber, be SMART—hand over your wallet or purse. They can be replaced but your life can't.

HAVE A SAFE AND FUN SUMMER



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necolbert@usa.net
for Advertising Rates**

Did you receive this news-
letter via email?

If not, please send an email to
Nell at necolbert@usa.net
so that you can be added to our
resident database.



WINTERWOODS

MAY

Todd Pope
2007 West Hampton
Circle

Yard of the Month

Congratulations!



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WATERING RESTRICTIONS

Seminole County returned to Daylight Saving Time Water Restrictions on March 11, 2018. Therefore:

- Residential customers with odd street addresses may irrigate on Wednesdays and Saturdays.
- Residential customers with even street addresses may irrigate on Thursdays and Sundays.
- Non-residential customers may irrigate on Tuesdays and Fridays.
- Reclaimed water customers may irrigate two (2) times per week year round.

NO WATERING PERMITTED BETWEEN 10 A.M. TO 4 P.M. ANY DAY

THESE RESTRICTIONS ARE MANDATORY IN SEMINOLE COUNTY AND INCLUDE THOSE ON PRIVATE WELLS OR LAKES, ETC.

Watering may be done at any time with a hand-held hose provided it is fitted with an automatic shutoff nozzle. This applies to all sources of irrigation water.

Please note: If you are replacing sod and need to irrigate more than the restrictions allow, you must fax, mail, email or deliver your current receipt for sod to:

Water Conservation Section
500 W. Lake Mary Blvd.
Sanford, FL. 32773

After receiving the receipt for sod or landscape material, you may be given permission to irrigate for an additional 30 days.

FERTILIZER ORDINANCE

Stormwater runoff is a major source of pollution flowing into our natural waterbodies. Seminole County Board of County Commissioners approved a Fertilizer Ordinance, effective February 28, 2017, that regulates fertilizers containing nitrogen and/or phosphorous and provides specific management guidelines for fertilizer application in order to minimize negative impacts to our natural waterbodies.

Key Highlights of the Fertilizer Ordinance

- Fertilizer containing nitrogen or phosphorous cannot be applied to turf during the restricted season from June 1st – September 30th. Fertilizers containing Iron, Manganese and other "micronutrients" also referred to as "summer blends" can be applied during the restricted season to keep lawns healthy and green (as recommended by Florida Yards Neighborhood/Florida Friendly Landscape Program).
- Fertilizer containing nitrogen that is used during the **non**-restricted season (October 1st – May 31st) must contain *at least* 50% or more slow release nitrogen.

Fertilizer containing phosphorus cannot be applied to turf or plants unless a state certified soil or tissue test verifies that there is a phosphorus deficiency. For more information about soil & tissue testing, contact your local UF/IFAS Extension office at 407-665-5560. Click here for more information on [Soil & Tissue Testing](#) requirements.

- Use of deflector shields are required when applying fertilizer with a broadcast or rotary spreader.
- No fertilizer may be applied within fifteen (15) feet of any pond, lake, stream, canal, or other waterbody, including wetlands.

The overall goal of this ordinance is to minimize excess fertilizer runoff and protect the County's natural water resources. More information can be found at the links below.

[Fertilizer Ordinance](#)



LAWNTASTIC

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Cole Herringshaw

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coleherringshaw@gmail.com

SERVICES:

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Winter Woods is on Facebook

Just click on the link below or
copy and paste into your browser.

[https://www.facebook.com/
groups/168073060575834/?
source=create_flow](https://www.facebook.com/groups/168073060575834/?source=create_flow)



We offer pressure washing including driveways,
sidewalks, patios, fences, outdoor furniture
and more.

We also provide interior home painting.

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Glenn Paredes (407) 509-3794

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Winter Woods Market Update

A brief snapshot of market activity during the last quarter in Winter Woods.
Do you have questions? We're always happy to discuss homes with you at 407-963-6544.

ACTIVE

ML Number	Address	Current Price	SqFt	Beds	Baths	Pool	Days on Market	Price / SqFt
O5567896	2274 KING JAMES CT	\$232,000	1,599	3	2	Private	65	\$145.09

PENDING

ML Number	Address	Current Price	SqFt	Beds	Baths	Pool	Days on Market	Price / SqFt
O5563658	1503 NOTTINGHAM DR	\$309,000	1,496	3	2	Private	53	\$206.55

SOLD

ML Number	Address	Sale Price	SqFt	Beds	Baths	Pool	Days	LP / SqFt	SP/SqFt	Close Date
O5563139	2036 SUSSEX RD	\$400,000	1,615	3	2	Private	9	\$256.90	\$247.68	4/2/2018
O5561577	2089 POINCIANA RD	\$325,000	1,950	3	2	Private	8	\$168.72	\$166.67	3/16/2018
O5544107	2155 N HAMPTON CIR	\$320,000	1,959	4	2.5	Private	26	\$168.40	\$163.35	12/29/2017
O5550891	2053 NOTTINGHAM DR	\$300,000	2,056	3	2	None	49	\$150.78	\$145.91	3/23/2018
O5569093	2083 POINCIANA RD	\$299,900	1,632	3	2	Private	3	\$183.76	\$193.12	5/10/2018
O5511544	2312 POINCIANA RD	\$264,000	1,806	3	2	None	151	\$146.68	\$146.18	3/1/2018
O5551946	1918 E HAMPTON CIR	\$260,000	1,754	4	2	None	10	\$152.22	\$148.23	2/1/2018
O5530797	2045 NOTTINGHAM DR	\$250,000	1,668	4	2	None	62	\$152.82	\$149.88	11/22/2017
O5544263	2047 POINCIANA RD	\$247,000	1,320	3	2	None	28	\$188.64	\$187.12	12/20/2017
O5530881	2236 KING RICHARDS CT	\$223,500	1,767	3	2	None	86	\$132.99	\$126.49	12/20/2017



Your Local Experts
Linda Sitek & Steven Ritz
407-963-6544 | 321-277-8271
Keller Williams Winter Park
147 W Lyman Avenue, Winter Park 32789



ABOUT ABODE Property Group

We are a team of real estate professionals serving the Orlando, Winter Park and Maitland communities. With a full time listing specialist, buyer specialist, marketing specialist and transaction coordinator, we provide 5-star service for every transaction.

What Sets Us Apart

Our team sets itself apart with our focus of customer service. We don't simply list your house or find you a new one, we advocate for you every step of the way. Steven and Linda bring their nearly 20 years of combined experience to serve you. We help you figure out the best plan for you AND THEN we help you get exactly what you're looking for - we're with you every step of the way. Just take a look at these testimonials from previous clients:

"Steve was a pleasure to work with from the first day of going out looking at homes right up till the closing on the property we loved, and he did it all within a 30 day window! He knows the Orlando area and its surroundings and we were able to hone in on specific properties and areas that fit our needs quickly and efficiently. Additionally, he was able to use his expertise in letting us know costs associated to various improvements that might have been required during our house hunt, which played vitally into the ultimate decision making process. He is a true professional and I was happy to have him on my side throughout the whole process."

"Linda walked through our house for the first time and gave us a checklist of things we needed to do to sell our house. They worked! She sold our house in 9 days. She was always available to answer our questions and was very helpful and knowledgeable. The whole process of selling our house was seamless (either she didn't tell us bad things were happening, or they just didn't happen). Either way, my husband and I didn't have to worry because we knew Linda would handle it. Very professional and great, will definitely use her again for the sale of our home in the future! "

We Want to Hear from You!

As your local experts, we want to know what questions you have about real estate, home staging, the Orlando/Winter Park markets, and more. Send your questions to office@ABODEpropertygroup.com and each month we'll address a new topic publicly.

This Month's Trivia Question

What time of year is considered the busiest for homebuyers and sellers?

Each month, we'll pick one winner at random to win a Starbucks gift card. To enter, email your answer to office@ABODEpropertygroup.com by June 13th.



Your Local Experts
Linda Sitek & Steven Ritz
407-963-6544 | 321-277-8271
Keller Williams Winter Park
147 W Lyman Avenue, Winter Park 32789



IMPORTANT TELEPHONE NUMBERS

IN AN EMERGENCY—DIAL 9-1-1

Tell the operator whether you need Police, Fire, or Medical

Poison Control Hotline	1-800-222-1222
Crimeline	1-800-423-TIPS (8477)
Sheriff—Non Emergency	407-665-6650
Animal Services	407-665-5110
County Commissioner—District 4	407-665-7201
Clerk of the Court	407-665-4330
Tax Collector's Office	407-665-1000
Property Appraiser	407-665-7506
School Board	407-320-0000
Voter Registration	407-665-7700
Community Services	407-665-3272
County Health Department	407-665-3000
DMV	407-665-1000
US Post Office—Winter Park/Driggs Dr.	407-678-1230
Winter Park Hospital	407-646-7000
National Suicide Hotline	1-800-273-TALK (8255)
National Runaway Switchboard	1-800-RUNAWAY (786-2929)
National Center for Missing/Exploited Children	1-800-843-5678
National Child Abuse Hotline	1-800-4-A-CHILD (422-4453)

PLEASE SAVE THIS PAGE FOR FUTURE REFERENCE

7 COMMON HOME-SELLING MISTAKES

ACCORDING TO THE NATIONAL ASSOCIATION OF REALTORS, REALTORS.COM, RESA

1. SETTING A PRICE WITHOUT CAREFUL RESEARCH.

You may think that you can figure what your home is worth by checking listing portal estimates or list prices of area homes, but the real value can vary based on available inventory, time of year, recent sales prices and more. To arrive at a reasonable price range, get a comparative market analysis (CMA).

2. PRICING TOO HIGH FROM THE START.

Statistics show that overpriced homes generate fewer showings than those priced closer to the market average. Also, homes priced correctly when first offered usually sell closer to the asking price than homes that start too high.

3. USING AN ODD LISTING PRICE.

Buyers search real estate websites for price ranges, such as "homes between \$250,000- \$300,000." If you set an odd price to make your listing stand out, say \$302,499, you may miss some of your best potential customers.

4. OVERPRICING BECAUSE YOU'RE IN NO RUSH TO SELL.

Think that pricing high and waiting will yield the most money? Think again. Interest is greatest during the first few weeks. The longer a home is on the market, the less likely you are to get showings, let alone your price.

5. GETTING EMOTIONALLY INVOLVED.

At the end of the day, selling your home is a business transaction. So don't get offended if you get a low offer. Consider it an opportunity for negotiation.

6. EXPECTING THE HOUSE TO SELL ITSELF.

Even in a seller's market, you need to make sure your home is in tiptop condition, tastefully staged and effectively marketed if you want to sell quickly and at a good price.

7. TRYING TO SELL ON YOUR OWN.

According to the National Association of Realtors, for-sale-by-owner homes stay on the market longer and sell for an average of \$39,000 less than those sold with the help of a real estate professional.

FOR MORE INFORMATION CONTACT ME TODAY!



DARLENE TIERNEY

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Bank Owned/Foreclosures - Short Sales - Vacation/Second – Farm/Ranch Seller Representative - Buyer Representative - Relocation - New Construction Retirement - First Time Home Buyers - Lot / Vacant Land



HOMELESS PETS



MEET AMELIA!

Amelia is a beautiful female rabbit found as a stray. She is available for adoption and needs a new forever home.

For more information about adopting from Seminole County Animal Services contact Diane Gagliano at 407-665-5208 or DGagliano@seminolecountyfl.gov.

Pet ID: A342557
Adult • Female • Large



MEET FELIX!

Felix is a handsome 2 year old male. He came to the shelter because his owner could no longer care for him. Felix is a little shy at the shelter, but he's getting better each day. He weighs 12 pounds, gets along well with other cats, and is already neutered so he can go to his forever home the same day he is adopted!

Pet ID: A340472
Young • Male • Large

IF YOU CAN NOT ADOPT PLEASE CONSIDER MAKING A DONATION OR PROVIDING A FOSTER HOME.
FOR MORE INFORMATION CALL SEMINOLE COUNTY ANIMAL SERVICES AT 407-665-5208.



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Seller Representative - Buyer Representative - Relocation - New Construction
Retirement - First Time Home Buyers - Lot / Vacant Land

\$266,750

Average Sales Price
Winter Woods
(6 Months)

\$237,000

Median Sales Price
Orlando Metro - April '18
10.2% increase over 2017

Thinking about selling, now is the time!
Prices are up and inventory is low



Felicia A. Paredes, Realtor®

I'm your Winter Woods neighbor & Orlando resident since 1981. Over 15 years real estate experience in construction, development and sales. Licensed agent since 2009. Brittney and I are your Winter Park area experts for buying and selling.

Brittney Donovan, Realtor®

Born and raised in Winter Park, Brittney is our neighbor across Lake Howell Road in Temple Terrace. She is immersed in Winter Park life and knows what it takes to get top dollar for your listing. We want to be your guides through the selling process.

407-712-4051 | felicia@aliciaspears.com

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