

# **WINTER WOODS NEWS**

October 2018

Published by the Winter Woods Homeowners Association, Incorporated

## **ANNUAL GENERAL MEMBERSHIP MEETING**



**Thursday, October 11th**

**7:30pm**

**Watson Realty**

**2035 Howell Branch Road**

**Winter Park, FL 32792**

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## PRESIDENT'S KORNER—Felicia Paredes

Hello Neighbors!

Here we are in October...still waiting for that cool evening breeze to start, but that has not stopped the express train into the holiday season.

I have enjoyed serving as your President so far this year and hope we can continue the momentum as I encourage all of you to become more involved in neighborhood initiatives throughout year.

Our General Membership meeting is this month, so we hope to see some new faces in the crowd on October 11th at Watson Realty beginning at 7:30pm.

Join us on Facebook, and NextDoor, and also be on the lookout for our new website roll-out before the end of the year.

Thank you for your support and I look forward to seeing both old and new friends on the King Arthur's Court cul-de-sac for National Night out on October 2nd.

Thanks! 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	open		
Christmas Decorations	Debra Stephey	407-657-7309	dastephey@yahoo.com



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Did you receive this newsletter via email?

*If not*, please send an email to  
[winterwoodshoa@gmail.com](mailto:winterwoodshoa@gmail.com)  
so that you can be added to our resident database.

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## MEMBERSHIP UPDATE—Neil Colbert

Since last month's newsletter, we have had one new family join our association. Thanks to The LaTorre family at 2169 Sussex Road. Our neighborhood now has 49% membership – we need only three more members to break the 50% mark! Please check your records and if you have not sent in your check, please take a minute and do so today.

You can drop off your check to my home at 1958 Poinciana Road or you can mail your check to:  
PO Box 342  
Goldenrod, FL 32733-0342

Or you can even pay by credit or debit card or use your PayPal account. Dues are \$15 if paid by check or \$16 if paid by credit or debit card or PayPal; the extra dollar is to cover the PayPal/Credit Card processing fee.

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To pay using your PayPal account, just log in. To pay by credit card, click on the "Pay by Debit or Credit card" tab at the bottom of the PayPal screen, just below the PayPal log-in.

While none of our streets have hit 100% yet, congratulations go out to the families who live on Winter Woods Blvd. for achieving 80% membership, to the families on King Edwards Court. for achieving 75%, and to the families on Japonica for achieving 68% membership! Please support your homeowner's association so that we can continue to make our community better!

Payments received after September 18<sup>th</sup> will be shown in the November newsletter. Thank you to those who have paid dues for 2018. Remember – the Three Wise Gals will be touring our neighborhood just before Christmas to select our best dressed homes. You must be a member of the Winter Woods Homeowners Association to be eligible for one of those cute winner signs.

## Neighborhood Watch –Larry Stephey

There have been a number of reports of people poking through curb-side trash prior to collection. As disconcerting as this many seem, it is not illegal. It is "suspicious behavior" and if you witness it in progress, you could call the Sheriff Department non-emergency number (407-665-6650) and report it. I don't know if a deputy would respond. But it could be worth a try.

It is a good idea to shred important documents prior to disposal for this and other reasons. As celebrities and others have found out, much information can be gleaned from what you throw away.

Sheriff's Department personnel will be at our Neighborhood Night Out on October 2<sup>nd</sup>. If you have questions about this or other law enforcement topics, stop by and ask.





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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](mailto:carol.monaco1@gmail.com)  
for your Welcome packet.



 WINTERWOODS

## SEPTEMBER

**Frances Freeman**  
**2232 King Alpines Court**

## Yard of the Month

*Congratulations!*

## 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 the real estate market with you at 407-963-6544.

### ACTIVE

MLS Number	Address	Current Price	SqFt	Beds	Baths	Pool	Days on Market	Price / SqFt
O5727877	1560 NOTTINGHAM DR	\$285,000	1,741	3	2	None	28	\$163.70
O5732606	2259 KING JOHNS CT	\$309,900	1,551	3	2	None	9	\$199.81
O5725949	2246 KING HENRYS CT	\$369,900	2,609	4	3	None	38	\$141.78
O5728944	2016 SUSSEX RD	\$459,900	2,623	3	3	Private	24	\$175.33

### PENDING

MLS Number	Address	Current Price	SqFt	Beds	Baths	Pool	Days on Market	Price / SqFt
T3130878	2222 KING CHARLES CT	\$120,000	1,538	3	2.5	None	1	\$78.02
O5723704	2267 COVENTRY DR	\$222,900	1,437	3	2	None	42	\$155.11
O5728496	2234 KING CHARLES CT	\$269,900	1,697	3	2.5	Private	16	\$159.05
O5727584	2040 SUSSEX RD	\$325,000	1,728	4	2	None	30	\$188.08

### SOLD

MLS Number	Address	Sale Price	SqFt	Beds	Baths	Pool	Days LP	LP / SqFt	SP/SqFt	Close Date
O5567896	2274 KING JAMES CT	\$220,000	1,599	3	2	Private	65	\$145.09	\$137.59	6/20/2018
O5709976	2029 SUSSEX RD	\$329,500	1,743	3	2	Private	5	\$188.64	\$189.04	6/29/2018

Average days on market: 25.8

Average home price: \$291,200



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**407-963-6544 | 321-277-8271**  
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## 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.

### Now is the Time to SELL!

If you've been thinking about selling your property, it's time to move quickly because time is running out! Over the last year, we've seen property values go up by double digit percentages month after month and interest rates at incredible lows; but over the last two months, we've seen those value increases slow (property values are only 3% more valuable this month over last) and interest rates are now at 4.75% - up from 3.75% this time last year). The market is steadying and sellers will begin losing their advantages soon. If you've been waiting for the market to hit its peak, then give us a call today to discuss the steps you need to take to get your property market ready. Let's make sure you beat the turn – call us today to schedule your private complimentary market analysis and let's see how you can get the most value out of your property.

### From our Clients:

Linda and Steven were consummate professionals on both the buying and selling side of the real estate experience for my husband and I. We really appreciate their honesty and professionalism throughout the process. We would recommend Abode to anyone selling or buying a home in the greater Orlando area! - Eric and Marie, September 2018

### 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](mailto:office@ABODEpropertygroup.com) and each month we'll address a new topic publicly.

### This Month's Trivia Question

*What is the tallest building in Orlando?*

Each month, we'll pick one winner at random to win a Starbucks gift card. To enter, email your answer to [office@ABODEpropertygroup.com](mailto:office@ABODEpropertygroup.com) by October 12th.



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## RECOMMENDATIONS LIST

It has been suggested that Winter Woods have a list of recommended or preferred vendors for household upkeep and repairs that we all need from time to time.

What do you think? Email us at [winterwoodshoa@gmail.com](mailto:winterwoodshoa@gmail.com).

Do you have a favorite plumber, electrician, carpet cleaner, house keeper, etc. that you would recommend to our neighborhood. OR have you used a service that just doesn't perform well that you would not recommend?

If the neighborhood thinks this is a good idea (and we'll know if you send in your favorite service providers,) we'll keep the list updated. Send your preferred vendors and their contact information to [winterwoodshoa@gmail.com](mailto:winterwoodshoa@gmail.com). We can post it on our Facebook page but if you don't use Facebook, you'll still be able to get the info by emailing [winterwoodshoa@gmail.com](mailto:winterwoodshoa@gmail.com) and asking for the recommendations list..



## NEIGHBORHOOD NIGHT OUT

**Tuesday, October 2nd**  
**King Arthurs Court**  
**6:30pm**



Come meet your neighbors, enjoy some light refreshments, talk with our local deputies, and have some **FUN!**





## **PRESSURE WASHING**

***Patios, pool decks, sidewalks,  
driveways & more. We look for-  
ward to earning your business!***

**Glenn Paredes (407) 509-3794**

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# **Garden Club**

**Do you have a green thumb  
or just like to play in the  
dirt?**

Many years ago Winter Woods had an active Garden Club whose members enjoyed keeping our entrance flower beds, the front circle, and the front island beautiful throughout the year. The HOA paid for all the plants and the Garden Club members planted the plants.  
**INTERESTED?**

Please call Joe Gmerek at  
407-671-5186 or email your board at  
[winterwoodshoa@gmail.com](mailto:winterwoodshoa@gmail.com)

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CONTACT A TEAM MEMBER TODAY TO PREVIEW

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407-571-5313 OFFICE / 407-628-1210 FAX

## FRAUD AND SCAM ALERT

**Beware of Scams Targeting the Elderly.** There have been reports of scammers trying to take advantage of older citizens. Learn how to protect yourself, your parents, or other older family members.

### **IRS and Tax Scams**

E-mail, Phishing and Malware Schemes involve emails which are designed to trick taxpayers into thinking these are official communications from the IRS or others in the tax industry, including tax software companies. The phishing schemes can ask taxpayers about a wide range of topics. E-mails can seek information related to refunds, filing status, confirming personal information, ordering transcripts and verifying PIN information.

IRS-Impersonation Telephone Scam is an aggressive and sophisticated phone scam targeting taxpayers, including recent immigrants. Callers claim to be employees of the IRS, but are not. These con artists can sound convincing when they call. They use fake names and bogus IRS identification badge numbers. Victims are told they owe money to the IRS and it must be paid promptly through a pre-loaded debit card or wire transfer. If the victim refuses to cooperate, they are then threatened with arrest, deportation or suspension of a business or driver's license.

### **Sweepstakes & Lottery Scams**

Fraudulent telemarketers based in Jamaica are calling people in the U.S., telling them that they've won a sweepstakes or foreign lottery. The Federal Trade Commission (FTC), the nation's consumer protection agency, U.S. Immigration and Customs Enforcement, and the Jamaican Constabulary Force say most of these promotions are likely to be phony — a trick to get you to part with some money — and they are working together to stop them.

The fraudulent telemarketers typically identify themselves as lawyers, customs officials or lottery representatives, and tell people they've won vacations, cars or thousands — even millions — of dollars. "Winners" need only pay fees for shipping, insurance, customs duties or taxes before they can claim their prizes.

### **Sweetheart (Affinity) Scam**

Millions of Americans use dating sites, social networking sites, and chat rooms to meet people. And many forge successful relationships. But scammers also use these sites to meet potential victims. They create fake profiles to build online relationships, and eventually convince people to send money in the name of love. Some even make wedding plans before disappearing with the money. An online love interest who asks for money is almost certainly a scam artist.

### **Scam Targets Seniors to Unwittingly Smuggle Drugs Internationally**

Older adults are being contacted and offered lavish trips overseas. At some point, they are asked to deliver a "present" or a "gift" to someone overseas. It turns out these older adults are unwittingly smuggling drugs internationally.

The ruse entices victims with a promise of an inheritance or business **Continued on Page11**

## FRAUD AND SCAM ALERT—Continued from Page 10

opportunity and the requirement that they fly to various countries to meet with “attorneys” or “business partners,” with all travel and expenses paid by the transnational criminal organization. On the final leg of the trip, the victims are asked to take seemingly harmless items along with them for their business contacts at the next location. Upon arrival and inspection, these innocuous items are found to contain drugs resulting in detention and arrest by local authorities. The drugs are concealed in everything from chocolates, picture frames, tea and markers to canned goods, shampoo bottles, soap and wooden hangers.

### Tech Support Scams

In a recent twist, scam artists are using the phone to try to break into your computer. They call, claiming to be computer techs associated with well-known companies like Microsoft. They say that they’ve detected viruses or other malware on your computer to trick you into giving them remote access or paying for software you don’t need.

These scammers take advantage of your reasonable concerns about viruses and other threats. Once they’ve gained your trust, they may ask you to give them remote access to your computer and then make changes to your settings that could leave your computer vulnerable or trick you into installing malware that could steal sensitive data, like user names and passwords.

Information for this article was taken from the Department of Justice, Federal Trade Commission, Internal Revenue Service, and the Department of Homeland Security.

More information can be found at:

<https://www.justice.gov/elderjustice/senior-scam-alert>

### "SIX LITTLE STORIES"

{1} Once, all the villagers decided to pray for rain. On the day of prayer all the people gathered, but only one boy came with an umbrella.

That's **FAITH**.

{2} When you throw babies in the air, they laugh because they know you will catch them.

That's **TRUST**.

{3} Every night we go to bed without any assurance of being alive the next morning, but still we set the alarms to wake up.

That's **HOPE**.

{4} We plan big things for tomorrow in spite of zero knowledge of the future.

That's **CONFIDENCE**.

{5} We see the world suffering, but still we get married and have children.

That's **LOVE**.

{6} On an old man's shirt was written a sentence 'I am not 80 years old; I am sweet 16 with 64 years of experience.'

That's **ATTITUDE**.

Have a happy day and live your life like the six stories.



### Recent Sales in Winter Woods:

3 bed/ 2 bath	Sussex Road	\$329,500
3 bed / 2 bath	Poinciana Road	\$315,168
3 bed / 3 bath	Poinciana Road	\$220,000
3 bed / 2 bath	Nottingham Drive	\$300,000

*\*information obtained from MFRMLS*



#### MEET EMMIT!

Emmit is a lovable 3 year old male. He's a social boy with a friendly and easy-going personality. He is gentle taking treats and walks nice on a leash too! He came to the shelter as a stray and is waiting to be rescued by a loving and devoted family.

PET ID: A354034

Adult | Male | Medium



#### MEET BORAT!

Borat is a handsome 5 year old male. He came to the shelter as a stray and would love a new home to call his own! Borat weighs 9 pounds, gets along well with other cats, and already neutered, so he can go home with you right away!

PET ID: A355168

Adult | Male | Medium

If you can adopt or foster, please call Seminole County Animal Services at 407-665-5208.

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



**407-712-4051 | [felicia@aliciaspears.com](mailto:felicia@aliciaspears.com)**

Alicia Spears Realty  
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