

# WINTER WOODS NEWS

September 2018

Published by the Winter Woods Homeowners Association, Incorporated

## PRESIDENT'S KORNER—Felicia Paredes

Hello Neighbors! Hope everyone had a wonderful summer! While the stores already have the Christmas décor out, we have lots to do before then.

While we were away, the board received news that after many years of service, our lawn company would no longer be handling our entrance flower beds. Our previous company was giving us a great deal and finding a replacement is proving challenging. If you have a green thumb and some time, we'd love to form a garden club to help keep these maintained.

Our annual National Night Out will be held on October 2nd. Come meet your neighbors, the board and our local Seminole County deputies while enjoying light refreshments.

Also, in October, we will be conducting our General Membership Meeting on the 11th at Watson Realty across from Walgreens on Howell Branch Road. We encourage all to attend and participate.

During the summer, I received some calls about potholes and overgrown grass. All of these are handled by Seminole County. For potholes, you can set up a ticket online under their 311 system and for grass, email code enforcement at: [Reportacodeviolation@seminolesheriff.org](mailto:Reportacodeviolation@seminolesheriff.org). Please note grass needs to be 8" or more to be considered overgrown or in violation of the county code.

We are proud to live in our lovely community, we just ask that everyone help keep it that way. □

Thanks, and I hope to see many of you in the King Arthurs Court cul-de-sac next month.

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
-------------	---------------	--------------	---------------------

### **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

# WINTER WOODS NEWS

September, 2018

Page 2



## PRESSURE WASHING

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

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

*Find Us On Nextdoor  
Veteran Owned Business  
Locally Licensed & Insured  
Your Neighbor in Winter Woods*

## Yard of the Month



**June**  
**2015 Sussex Road**  
**Altamae Pierick**



**July**  
**1535 Nottingham**  
**Dale and Sabrina Pettus**



**August**  
**2119 North Hampton Circle**  
**Sue Jones**

## 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 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

***Congratulations!***

# WINTER WOODS NEWS

September, 2018

Page 3

## Neighborhood Watch –Larry Stephey

We have had reports of at least three illegal entries of vehicles here in Winter Woods within the past few weeks. They were along Nottingham near King James and King Johns. In these cases, the vehicles were left unlocked and seem to have occurred in the overnight hours.

While it is easy to forget to lock the vehicle after racing home from the store or other activity, there are nearby individuals who will take advantage of that oversight to enrich themselves at your expense.

Not all of us are asleep during those hours and someone may have seen something. In this case, reporting what you saw weeks after the event may not be that helpful. Nevertheless, identifying characteristics could be useful.

More importantly, though, now that you are alert to ongoing criminal activity, please report all suspicious activity to the Sheriff's office. If you are uncertain that it is a crime in progress, call the non-emergency number of 407-665-6650 and tell them what you see. There is no reason for a person to be wandering around late at night trying car door handles. Such activity needs to be reported immediately.

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

## LAWNTASTIC

*"Our Name Says It All"*

Cole Herringshaw

407-960-0699

coleherringshaw@gmail.com

### SERVICES:

- Lawn maintenance
- Landscaping
- Mulch/stone installation
- Sod installation
- Tree trimming/removal
- Clean-ups



# WINTER WOODS NEWS

September, 2018

Page 4

## We LOVE Our Pets!

Over the summer, we have received a number of pet complaints so we'd like to remind everyone of the following items in the Seminole County code regarding animal control:

### **Sec. 20.17. - Animals at-large prohibited; custody and confinement authorized.**

(a)

It shall be unlawful for any animal owner to allow either willfully or through failure to exercise due care and control, his animals to run at-large upon public property, unless said public property expressly authorizes the same, or upon private property of others, including common areas of condominiums, cluster homes, planned unit developments, and community associations without the consent of all owners thereof, unless said private property owners authorize the same by express or implied consent.

(b)

When any domestic animal is found at-large anywhere within the County, whether licensed or otherwise and whether owned or otherwise, said animal may be taken into custody by the animal control official or other law enforcement officer to be impounded at the animal shelter and disposed as provided in [Section 20.30](#).

### **Sec. 20.18. - Urinating and defecating.**

It shall be unlawful for any animal owner to permit, either willfully or through failure to exercise due care and control, any animal to soil, defile, urinate, defecate, on any private or public property other than that of the owner without expressed or implied consent.



So, **please** keep your pets on a leash when walking them in the neighborhood for their safety and the safety of other neighbors who may be outside as you walk by and **please** remember to carry your pooper-scooper and baggie with you so that you can clean-up after your pet. Regardless of how large or small your animal is, no one likes to step in a pile of doggie-doo as they walk through their yard or mow their grass.

Thanks for keeping our neighborhood safe and being considerate of our neighbors.





## Mobile Notary Services

### Serving Central Florida Since 1970

407.401.8360  
nell.colbert@communimatics.com

**Powers of Attorney,  
School forms,  
I-9 ID Verification,  
Last Will & Testament,  
Healthcare Surrogacy forms,  
Wedding Officiant**

## Where Making it OFFICIAL Meets CONVENIENCE

**Notary Public & Certified Signing Agent  
National Notary Assoc.**

**Goldenrod Chamber of Commerce  
Board of Directors**

[www.communimatics.com](http://www.communimatics.com)

## Boardwalk Pizza

The way pizza was meant to be . . .

Gluten Free Menu Available

**\$2.00 OFF**  
An order of  
\$15.00 or more  
Not to be combined with any other offers.  
  
Boardwalk Pizza



"Boardwalk . . .  
The Best Pizza  
In Central Florida"  
1995

*The Orlando Sentinel*

Lake Howell Plaza (407) 671-6880  
Lake Howell & Howell Branch Roads

# YOUR AD COULD BE HERE

**Contact Nell at  
[necolbert@usa.net](mailto: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](mailto:necolbert@usa.net)  
so that you can be added to our  
resident database.



Security  
Financial  
Management

**Al Baker, CFP®**  
Financial Advisor  
[Al@SFMadvisorgroup.com](mailto:Al@SFMadvisorgroup.com)

2420 S. Lakemont Avenue  
Suite 120  
Orlando FL, 32814  
tel. 407.644.4686  
cell: 407.739.5082  
fax. 407.740.5131  
[www.SFMadvisorgroup.com](http://www.SFMadvisorgroup.com)

## 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.

# WINTER WOODS NEWS

September, 2018

Page 6

## GENERAL MEMBERSHIP MEETING

As usually occurs, our Winter Woods Homeowners Association General Membership meeting will occur on the second Thursday in October, October 11, 2018 at 7:30 p.m. at the Watson Reality Office on Howell Branch Road. What will be unusual about this meeting is that there will be a vote to increase our annual dues by \$10 from \$15 per year to \$25 per year.

It has been more than ten years since the last increase and probably more like twenty. So, it is about time. But not just for that. For the last twenty years or more a long-time member, Jerry Hill, had been using his association with the Xerox Corporation to print our neighborhood newsletters (Winter Woods News) at little or no cost. As you might remember, Jerry passed away this past year. Since that time, your association has been paying between \$100 and \$200 per month for newsletter printing.

Additionally, the Winter Woods Homeowners Association has been paying a lawn care service to weed and trim our three sign areas at the entrances to our neighborhood as well as the circles to our entrance on Winter Woods Blvd. As you may have noticed, that service stopped at the end of June. The bids now coming in are much higher than what we were paying.

The islands along Winter Woods Blvd. have an interesting story. The Board has approached the neighboring apartments and businesses along the road for help with the expense in the past. They have always refused to help cover the costs so our Association covered the entire cost because we felt it important to help protect our property values. We are approaching them again, and perhaps the results will be different this time.

Our By-Laws require that our Board have ten members or more. It appears beginning next year we may have less than ten, so we need more board members. We are limited by what we can or should do, by expenses and laws. Unlike most other newer neighborhoods, the WWHA is a VOLUNTARY association. You may have heard stories of enforced house paint colors or lawn types and hundreds of dollars in required dues in other neighborhoods. None of that is true here. Perhaps that may be one reason why you ARE here.

In any event, the upcoming General Membership meeting may be one of the most important we have had in years. We need more money to continue the services we've all come to enjoy like our monthly newsletter and nicely manicured entrance ways, and we need more people willing to serve as members of our Board.

We encourage everyone in Winter Woods to attend our annual General Membership meeting on October 11th.

HAPPY  
LABOR DAY!

## 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](mailto: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](mailto: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**





# WINTER WOODS NEWS

September, 2018

Page 9

## MEMBERSHIP UPDATE—Neil Colbert

I hope everyone had a wonderful summer! We received memberships from six families over the summer. We're glad you're part of our HOA!

As of August 18<sup>th</sup>, we have 137 families (49%) who are members of the WWHA. 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! Here are our new members who joined us this summer:

### **JAPONICA ROAD**

1963 Marion and Rafaela Evans (paid for 2019)

### **KING ARTHURS COURT**

1957 Richard Steiger

### **KING EDWARDS COURT**

2260 Paul Bock

### **POINCIANA ROAD**

2252 The McWilliams Family (paid 2018, 2019, 2020, 2021)

2312 Jonathan and Mallory Quintero

### **TAMERINE**

2243 Amy Beckwith

2255 The Creasman Family

Please check your records and if you have not sent in your dues for 2018, please drop them in the mail TODAY while you're thinking about it.

Make your check payable to WWHA and mail it to:

Winter Woods Homeowners Association

PO Box 342

Goldenrod, FL 32733-0342

If you'd prefer, you can pay by credit card or your PayPal account. Just use the link below to pay your dues by either credit card or your PayPal Account. Dues are \$15; the extra dollar is to cover the PayPal/Credit Card processing fee.

[https://www.paypal.com/cgi-bin/webscr?cmd=s-xclick&hosted\\_button\\_id=GWMKGJY5HRTQ6](https://www.paypal.com/cgi-bin/webscr?cmd=s-xclick&hosted_button_id=GWMKGJY5HRTQ6)

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.

# WINTER WOODS NEWS

September, 2018

Page 10

## MEMBERSHIP UPDATE—Neil Colbert

Here are the membership statistics by street – see how your street compares to the others:

STREET	# OF HOUSES	# PAID TO DATE	% PAID TO DATE
Coventry	12	6	50%
East Hampton Circle	19	10	53%
Japonica	19	13	68%
King Alpine's	11	5	45%
King Arthur's	9	5	56%
King Charles	9	5	56%
King Edward's	8	6	75%
King Henry's	11	6	55%
King James	11	7	64%
King John's	11	3	27%
King Richard's	9	4	44%
North Hampton Circle	12	3	25%
Nottingham Drive	41	12	29%
Poinciana Road	34	19	56%
Sussex	44	19	43%
Tamerine	3	2	67%
West Hampton Circle	9	4	44%
Winter Woods Blvd.	10	8	80%
TOTALS	282	137	49%

Payments received after August 18<sup>th</sup> will be shown in the October newsletter. Thank you to everyone who has already paid dues for 2018. Please remember, it's NEVER too late to support your homeowners' association for 2018.



# WINTER WOODS NEWS

September, 2018

Page 11

## **ANNUAL GENERAL MEMBERSHIP MEETING**

**Thursday, October 11th**

**7:30pm**

**Watson Realty**

**2035 Howell Branch Road**

**Winter Park, FL 32792**

## **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!**

# WINTER WOODS NEWS

September, 2018

Page 12

A big thank you to Darlene Tierney for all her years of serving our Winter Woods community! Darlene was also the sellers realtor on our current home and we wish her the very best on the move to South FL. As both an animal lover and adoptive pet parent, I wanted to carry on the tradition of sharing some of the sweet faces awaiting their forever homes. If you can adopt or foster, please call Seminole County Animal Services at 407-665-5208.



MEET ANDREW!

Andrew is a fun 6 month old baby boy. He is a happy, friendly puppy who already knows sit, he is treat-motivated and he takes treats politely too! He currently weighs 31 pounds and he will be neutered before going to his forever home.

PET ID: 350743

Puppy | Male | Medium



MEET AMORE!

Amore is a handsome 4 year old male. He came to the shelter because his owner could no longer care for him. He'd love a new home to be spoiled in! Amore weighs 17 pounds, gets along well with other cats, and he is neutered.

PET ID: A351542

Adult | Male | Large

***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  
[www.aliciaspears.com](http://www.aliciaspears.com)



***Make every real estate transaction Smile Worthy!***