

# WINTER WOODS NEWS

November 2018

Published by the Winter Woods Homeowners Association, Incorporated

## PRESIDENT'S KORNER—Felicia Paredes

Writing to you as I sit by the pool enjoying a cool fall breeze...I think the weather is finally changing. Soon it will be time for the fire pit and making s'mores.

October was a busy one for the HOA and we want to thank everyone that joined us for National Night Out and our General Membership meeting. We met new neighbors and are excited to have four new board members step up to serve our community. See a few of the pictures from the event on page 4 and more on our Facebook page and our new website.

Wishing all of you a wonderful Thanksgiving and safe travels if you are heading out to share the day with family.

Have a good one!  
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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## Yard of the Month



*Congratulations!*

October  
1988 Japonica  
Chris and Michelle Boyle

## 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



## **PRESSURE WASHING**

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## Neighborhood Watch—Larry Stephey

Hard to believe, but Christmas shopping season is upon us. Please take the usual precautions: keep packages well hidden, park in well lighted areas, and stay situationally alert while driving and walking. This might mean making that phone call after you get back inside the car with the doors locked and the car parked.

As we again shift from daylight savings time to standard time, the mornings will be lighter, but the evening drive home will be darker. Watch for pedestrians and especially students. Many walkers seem to be oblivious to how difficult they are to see wearing dark clothing in the night hours. As a pedestrian, just because you can see the vehicle, doesn't mean they can see you. You are much safer walking on the sidewalks.

If you should experience a neighborhood crime, after you notify the sheriff, please notify Neighborhood Watch. We need to log and then pass the word.

Have a safe Thanksgiving.

Larry Stephey  
Coordinator  
Winter Woods Neighborhood Watch  
407-657-7309  
[ldstephey@yahoo.com](mailto:ldstephey@yahoo.com)



## Follow Us on Social Media

**Did you know that Winter Woods has a website? And we also have a Facebook page.**

**Find us on Facebook at:**

Just search for **Winter Woods HOA News** from your home page and click on join the group.

**Find our new website at:**

Go to [www.winterwoodshoa.com](http://www.winterwoodshoa.com)



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## Neighborhood Night Out

The Winter Woods Neighborhood Night Out was held on October 2nd in the King Arthur's Court cul de sac. If you weren't there, you missed a lot of fun and fellowship with your neighbors. We had the best turn-out ever. Mark your calendar for next October and watch for important information in your newsletters. Please enjoy some of the pictures that were taken. More pictures are on our website and Facebook page.





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1995

*The Orlando Sentinel*

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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.

## 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	\$275,000	1,741	3	2	None	51	\$157.96
O5736332	2211 KING RICHARDS CT	\$290,000	1,845	3	2	Private	15	\$157.18
O5725949	2246 KING HENRYS CT	\$369,900	2,609	4	3	None	61	\$141.78
O5728944	2016 SUSSEX RD	\$449,900	2,623	3	3	Private	47	\$171.52

### 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	0	\$78.02
O5723704	2267 COVENTRY DR	\$222,900	1,437	3	2	None	42	\$155.11
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
O5728496	2234 KING CHARLES CT	\$230,000	1,697	3	2.5	Private	16	159.05	135.53	9/26/2018

Average days on market: 32.75

Average home price: \$285,338



*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.

### Now is the Time to SELL!

If you've been thinking about selling your property, now is the time ! 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 three months (July, August and September), we've seen those value increases slow (property values are only 3% more valuable this month over last) and interest rates are now hovering at 5% - up from 3.85% this time last year). Prices peaked during the summer and we are starting to see houses sit on the market longer than they did during the peak summer months. If you have been thinking about selling and want to capitalize on the highest prices we have seen in years, 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 put together a first rate plan to get our house sold quickly and for top dollar. They walked the house with us and recommended simple improvements to enhance curb appeal and draw buyers in. They answered all of our questions promptly and thoroughly. We had 3 offers within 2 days of listing and closed in 31 days. We are happy to recommend Abode to anyone looking to buy or sell a home. - Drew and Monica, 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

*When was the Magic Kingdom opened?*

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 November 9th.



*Your Local Experts*  
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**407-963-6544 | 321-277-8271**  
**Keller Williams Winter Park**  
**147 W Lyman Avenue, Winter Park 32789**



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## MEMBERSHIP UPDATE—Neil Colbert

**WE DID IT!** For the first time since 2013, Winter Woods has reached 50% of families in our neighborhood as members of our Homeowners Association. Thank you to everyone who has already joined for 2018 for supporting your HOA.

We have a few streets that are only a few homes away from 100% - please look through your records and if you have not paid your 2018 dues, please support your homeowner's association by sending in your dues now. Your dues money is money very well spent!

And for all our RENTERS – you are also encouraged to join your Homeowners Association. You, too, are part of our Winter Woods family!

Please make your dues check payable to WWHA and mail it to:  
Winter Woods Homeowners Association  
PO Box 342  
Goldenrod, FL 32733-0342

You can also pay via credit card or your PayPal account. Just use the link below to pay your dues by either credit card or your PayPal Account. 2018 Dues are \$15; an extra dollar is added to cover the PayPal/Credit Card processing fee, for a total of \$16.00.

[https://www.paypal.com/cgi-bin/webscr?cmd=s-xclick&hosted\\_button\\_id=GWMKGY5HRTQ6](https://www.paypal.com/cgi-bin/webscr?cmd=s-xclick&hosted_button_id=GWMKGY5HRTQ6)

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.

As of 10/19, we had two families join our HOA since the last newsletter was published:

### **King Alpines Court**

2208 Jason Sutton Family

### **Poinciana Road**

2083 James Baron Family

Payments received after October 19<sup>th</sup> will be shown in the December newsletter. A BIG THANK YOU to all the families who have supported your Association in 2018 – there is still time for you to pay your 2018 dues. And remember, our annual Christmas holiday decorating contest is coming and you must be a member of the Homeowners Association to be eligible to have one of those cute yard signs announcing that your home is one of the best decorated homes in Winter Woods.





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## 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	6	55%
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	20	59%
Sussex	44	20	45%
Tamerine	3	2	67%
West Hampton Circle	9	4	44%
Winter Woods Blvd.	10	8	80%
TOTALS	282	140	50%

Payments received after October 18<sup>th</sup> will be shown in the December 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.



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**RESIDENTIAL REAL ESTATE**

**THE SLUNG & TOMPKINS TEAM**

WHEN IT COMES TO REAL ESTATE....

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MLS O5728944

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2685 Queen Mary Place  
Maitland, FL 32751  
MLS O5712085

PENDING

CONTACT A TEAM MEMBER TODAY TO PREVIEW

LARRY SLUNG / 407-616-8279 / [ELSLUNG@AOL.COM](mailto:ELSLUNG@AOL.COM)

ERIN TOMPKINS / 321-231-2262 / [ERIN.TOMPKINS@FLORIDAMOVES.COM](mailto:ERIN.TOMPKINS@FLORIDAMOVES.COM)

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## Holiday Season—Gift Card Scams

### Be On The Lookout With Holiday Season Coming

Being told that your credit or debit card is being declined at a restaurant, in a busy checkout line, or at your favorite online retailer can be an unsettling or even scary experience. At Fraud.org, we're hearing from consumers that this awkward situation is also increasingly happening with gift cards. We've seen a spike in news reports about gift card scams, and we're warning consumers to be on the lookout, particularly with the busy holiday shopping season on the horizon.

#### How the Scam Works:

- A typical scam scenario begins with a consumer receiving a gift card as a present from a friend, colleague, or loved one. When the recipient goes to use the card they assume is loaded with funds, the card gets declined.
- Unbeknownst to the gifter or the card recipient, before the card's purchase, a scammer had taken the card off the rack at a retail location, copied down the card number, scratched off and recorded the security codes on the back of the card, and once the card was activated, drained its funds via online purchases. In some cases, the criminals go so far as to even replace the security strip on the card to hide their tracks.

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## Holiday Season—Gift Card Scams - Cont. from Page 10

### *Continued from Page 10*

Software makes checking card balances online easy for scammers, so they know when the card is activated and ready to use. The card's true owner is left with a worthless piece of plastic.

- Unfortunately, this form of fraud can be compounded when the retailer who sells the card refuses to make the victims whole. Some merchants have been known to deny consumers refunds even if the customer is able to provide the receipt and proof of activation for the gift card.

### **How to Spot this Scam:**

While detecting this scam can be very challenging, there are several steps you can take to proactively protect yourself and your gift recipient:

- Look for gift cards with substantial packaging. Gift cards that do not have security packaging - which prevents access to the actual gift cards - are easy targets for scammers. Savvy consumers should avoid purchasing these cards at all costs.
- Carefully inspect its security packaging. If there are any signs tearing or peeling or if it is not in mint condition, do not purchase it.
- If you must purchase a gift card without security packaging, carefully inspect the foil tape over the PIN. Tape that is crooked, too large, or that appears to have been reapplied are all giveaways that the card may have already been compromised.
- Consider only buying gift cards online. While gift cards that have secure packaging are better than those without, purchasing a card online reduces the chance that a card has been compromised, since scammers are unlikely to have had access to the card as they would in a public store. If you are looking for more security, take the time to order a gift card from your chosen merchant's official website.
- Keep your receipt, and give it to the gift card recipient. Providing a receipt for the gift card gives the recipient some negotiation power if the gift card has been compromised, since it will show that it was properly loaded at one time.

Spotting a compromised gift card can be tricky. If you spot someone copying down numbers at store, report them to security immediately. Similarly, if you purchase a gift card that has been compromised and does not work, you can file a complaint at [Fraud.org](http://Fraud.org) via their secure online complaint form. Your complaint will be shared with their network of law enforcement and consumer protection agency partners who can put fraudsters behind bars.

[Source: Fraud!Org |October 1, 2018]



### Recent Sales in Winter Woods:

3 bed / 3 bath	King Charles Ct	\$230,000
3 bed / 2 bath	Sussex Road	\$329,500
3 bed / 3 bath	Poinciana Road	\$315,168
3 bed / 2 bath	Poinciana Road	\$220,000

*\*information obtained from MFRMLS*



Alicia Spears Realty is a boutique agency led by Broker/Owner Alicia Spears, a resident of Orlando since the 1970's. Unlike other large agencies you can rest assured that your home is in good hands with the broker working hands-on alongside her agents. Not only is Alicia my leader, she is also a lifelong friend since sixth grade where we were the "new girls" at St. John Vianney. Alongside Brittany, Betsy, Maria and Melissa, we will work together to effectively market your listing and bring you top dollar for your home.



**Felicia A. Paredes**



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