

WINTER WOODS NEWS

December 2018

Published by the Winter Woods Homeowners Association, Incorporated

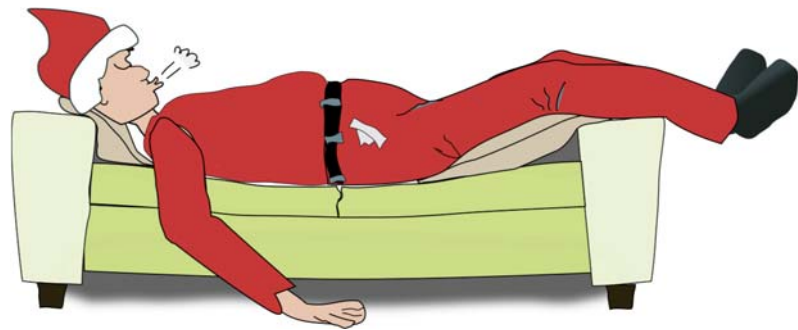
PRESIDENT'S KORNER—Felicia Paredes

Hello Neighbors! Hope everyone had a wonderful Thanksgiving filled with fond memories and delicious food. I wanted to take a moment and thank everyone for your support during the past year as I served as your President. It has been a pleasure assisting our community and I encourage everyone to become more involved as we look forward to the new year. We'll have new officers beginning in January.

Don't forget December is the time to show your holiday spirit and claim the best dressed house during our holiday lights contest. I am sure there will be some friendly neighborly competition to see who takes home the bragging rights this year.

Wishing all of you a safe and happy holiday season and a New Year filled with only joy and prosperity!

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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PRESSURE WASHING

*Patios, pool decks, sidewalks,
driveways & more. We look forward 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 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

Ms. Charlie Sandry Wilson has been delighting audiences of all ages since the age of 5 and has been entertaining Central Floridians since 1988.

She is a humor specialist and her characters include, Ms. Bertha Beakman-"The Barnyard Bidy", Ms. Maggie Magpie, Ms. Gwendolyn Gitterman Goose (Ms. G). Ideal for all parties, teas, luncheons (including etiquette). Be creative! Ages...5-105

Her programs "Humor...The Healing Touch!" including: "Are We There Yet? The Effectiveness of Play!" conducted in senior and health care facilities are well received! If you're looking for unique entertainment

contact: Ms. Charlie-321-279-1089

Your Passport to Adventure!



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Neighborhood Watch—Larry Stephey

We have had no further reports of illegal entry of vehicles in Winter Woods. Those crimes reported in August were the only crimes reported to me this past year. We are indeed fortunate to be in such a crime free area.

Most of the credit for this goes to our hard-working members of law enforcement. If you are able, show some appreciation to them this holiday season and through-out the year. Neighbors looking out for neighbors, which is what Neighborhood Watch is about, also must take some credit. If you see suspicious activity, please call the non-emergency number of 407-665-6650. A crime in progress requires a call to 9-1-1.

Please be sure to report all crimes to the Seminole Sheriff Department and then to Neighborhood Watch.

Have a safe and happy holiday season.

Larry Stephey
Coordinator
Winter Woods Neighborhood Watch
407-657-7309



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SOLD

CONTACT A TEAM MEMBER TODAY TO PREVIEW

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Welcome To



WINTERWOODS

Are YOU a new home-
owner 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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Holiday Decorations Judging—December 16th

The holiday season is here! And what is one of the best things about the holidays? Decorating your house and yard and having your residence selected by the Winter Woods Decorations Committee for having the best decorations in the neighborhood!

This year, the decorations committee will be choosing 4 of the “Best Decorated” homes in Winter Woods. You and your home could be a winner in one of the following categories: “The President's Award”, “The Committee's Award”, “Santa's Choice Award” and “Over-The-Top Award”.

So, decorate your home, and **make certain that your house number can be visualized from the street. Far more important than the decorations contest is the ability of first responders to quickly identify the number of your residence.**

Make sure your holiday lights are on by 6:30 pm on the evening of DECEMBER 16th (SUNDAY), when the judges will be making their rounds. You must be a member of the Winter Woods Homeowners' Association to be named an award winner! Signs will be placed to recognize the award-winning homes, so if a group of smiling people ring your doorbell that evening, don't run and hide! Please note that the Winter Woods Homeowners' Association no longer awards cash prizes to the winning homes. Have fun, and Happy Holidays to all!

Debra Stephey



Pay your Neighborhood Dues by Credit Card or PayPal

DID YOU KNOW?

You can Pay Your HOA Dues By Credit Card or PayPal

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

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 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
O5732606	2259 KING JOHNS CT	\$299,900	1,551	3	2	None	39	\$193.36
O5725949	2246 KING HENRYS CT	\$369,000	2,609	4	3	None	96	\$141.43
O5728944	2016 SUSSEX RD	\$439,900	2,623	3	3	Private	82	\$167.71

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
O5727877	1560 NOTTINGHAM DR	\$275,000	1,741	3	2	None	67	\$157.96
O5736332	2211 KING RICHARDS CT	\$290,000	1,845	4	2	Private	44	\$157.18

SOLD

MLS Number	Address	Sale Price	SqFt	Beds	Baths	Pool	Days	LP / SqFt	SP/SqFt	Close Date
O5723704	2267 COVENTRY DR	\$205,000	1,437	3	2	None	42	\$155.11	\$142.66	10/12/2018
O5728496	2234 KING CHARLES CT	\$230,000	1,697	3	2.5	Private	16	\$159.05	\$135.53	9/26/2018
O5727584	2040 SUSSEX RD	\$320,000	1,728	4	2	None	30	\$188.08	\$185.19	10/15/2018

Average days on market: 44.9
(Up 30% since last month)

Average home price: \$283,192
(Down \$2,146 since last month)



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.

Work Smart, Not Hard

When evaluating the real estate market, it is important to evaluate local trends and numbers, but what most realtors miss is the importance of "hyper local knowledge." Hyper local knowledge is about assessing the ins and outs of your neighborhood and using it to make educated decisions. When we evaluated the numbers this month, we noticed two trends that are important to consider if you are planning on selling your house in the near future.

Average days on market: 44.9
(Up 30% since last month)

Average home price: \$283,192
(Down \$2,146 since last month)

We're seeing that properties are on the market longer and are selling for less than they were before. These trends are telling us that sellers MUST price their property correctly from the start if they want to close quickly and for top dollar. Often sellers will want to "test the market" with a higher price than the market will support and they choose agents who don't know enough about the market to guide them away from bad business decisions. When you choose an agent who encourages you to list for a higher price than the market supports, you often end up accepting a contract for less than you would have if you had listed the property at a lower, but correct, price initially. Most buyers aren't willing to work with sellers who don't value what the market has to say - when you work with ABODE we will show you how to list properly and bring in every possible offer, giving you options and confidence that you are getting the best deal for your home. Call us today to learn more.

From our Clients:

We recently had the pleasure of working with Steven & Linda in selling our home in East Orlando and buying a new home in a great location in Winter Park. They have an excellent understanding of the real estate market and addressed every concern we had. Steven did an outstanding job in staging & creating a video for the sale of our home and Linda priced it and sold it in 1 day! Steven then guided us in our search for a new home. We are the third member of our family to purchase a home with Steven & Linda at Abode Property Group. We won't ever work with anyone else! - Deb and Anthony



Your Local Experts

Linda Sitek & Steven Ritz

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MEMBERSHIP UPDATE—Neil Colbert

We've had two families join our Association for 2018 over the past month. Thanks to the following for joining us:

J.A. Beaman 1673 Nottingham
Michele McCarty 2053 Nottingham

The "Three Wise Guys and Gals" are coming to judge our holiday decorations on 12/16 and you must be a WWHA member to be named one of Winter Woods' "best dressed" homes this holiday season. Dues checks must be received before December 14th, for your home to be included in the contest. While we do not give out any cash prizes for the award winners of the contest, you will have a very attractive winners sign placed in your yard through the holiday season.

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

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	14	34%
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	142	50.35%

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2019 MEMBERSHIP DRIVE BEGINS JANUARY 1ST

Our membership drive for 2019 will officially begin in January and the usual membership envelope will be attached to the January newsletter. At our annual General Membership Meeting in October, our residents in attendance approved increasing our annual dues to \$25 per year to help offset the increased newsletter printing costs and lawn care increases.. **Please be sure to include your phone number and email address on the remittance slip so that we can update our membership database.** Membership runs the calendar year from January through December and not year to year based on when your dues were last paid.

Please support YOUR neighborhood Homeowners Association!



Yard of the Month



November, 2018
2177 Sussex Road
Mike and Maria Miltonberger

Congratulations!

Happy
New Year!

Did you receive
this newsletter
via email?

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

HOLIDAY SAFETY TIPS

10 TIPS TO PROTECT YOUR HOME DURING THE HOLIDAYS



HOLIDAY THEFT

Theft overall tends to rise in the months of November and December. Best thing to do is to make sure you secure everything that you can. Lock up cars, trucks, and homes.

LEAVE THE LIGHTS ON

Thieves usually don't approach homes that appear to be occupied. Leave on outside lights at night (or set them with a timer) and when you leave the house during the day; leave on some of the lights inside the home to give the appearance that someone is home.



PACKAGE DELIVERY

More and more people are purchasing gifts online and having them shipped to their home. With this trend, more people are having packages stolen right off their front porch. If you're expecting packages, request signature confirmation or have a trusted neighbor hold on to it for you.

COOKING HAZARDS

A fried turkey is delicious. A fried house due to a deep fryer accident is not. Make sure you read the instructions on how to prepare your turkey safely and please, use the deep fryer OUTSIDE of the house.



DECORATION HAZARDS

Speaking of fires, Christmas tree fires can be devastating for what is normally such a beacon of happiness. If you have a live tree, make sure that it has water every day, and ensure that any lights you use are checked for breaks or exposed wires.

CREATIVE DISPOSAL

Dispose of your presents boxes creatively - placing that 60" TV box outside on trash day after Christmas is just asking for trouble. Try and break down boxes and other packaging as to not give away the wonderful gifts your family received.

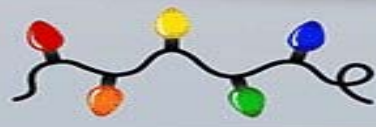


SOCIAL MEDIA

In today's inter-connected age, it's important to be very careful about what you share on social media. Be very careful about what you post and if you do decide to share your gifts, please make sure you don't have your location tagged to the post.

TRAVEL

If you're traveling to visit family or going on a holiday vacation, wait until after your trip to post about it. Have a good friend or neighbor check on your house every couple of days to give you an update.



DECORATIONS & LIGHTING

Make sure not to run extension cords through windows or garage doors. Just the littlest crack can expose a home to thieves.

WHO'S AT THE DOOR

Criminals can try and scope at your home posing as a delivery person or someone looking for charitable donations. Be cautious when talking to people you're unfamiliar with and don't let them in your home



Holiday Safety Tips—Enjoy a Safe Holiday Season

Holiday safety is an issue that burns brightest from late November to mid-January, when families gather, parties are scheduled and travel spikes. Take some basic precautions to ensure your family remains safe and injury-free throughout the season.

Traveling for the Holidays? Be Prepared

Many people choose to travel during the holidays by automobile, with the highest fatality rate of any major form of transportation with alcohol-impaired fatalities representing about one-third of all fatalities.

- Use a designated driver to ensure guests make it home safely after a holiday party; alcohol, over-the-counter or illegal drugs all cause impairment.
- Make sure every person in the vehicle is properly buckled up no matter how long or short the distance traveled.
- Put cell phones away; many distractions can occur while driving, but cell phones are the main culprit.
- Properly maintain the vehicle and keep an emergency kit with you.
- Be prepared for heavy traffic, and possibly heavy snow

Make sure paths are clear so no one trips on wrapping paper, decorations, toys, etc. The National Safety Council provides tips for older adults on slip, trip and fall protection

It's Better to Give Safely

- Select gifts for older adults that are not heavy or awkward to handle.
- Be aware of dangers associated with coin lithium batteries; of particular concern is the ingestion of button batteries
- See which toys have been recalled

Watch Out for Those Fire-starters

- Never leave burning candles unattended or sleep in a room with a lit candle
- Keep candles out of reach of children
- Make sure candles are on stable surfaces
- Don't burn candles near trees, curtains or any other flammable items
- Don't burn trees, wreaths or wrapping paper in the fireplace
- Check and clean the chimney and fireplace area at least once a year

Don't Give the Gift of Food Poisoning

The U.S. Department of Health and Human Services provides some holiday food safety tips. Here are a few:

- Do not rinse raw meat and poultry before cooking
- Use a food thermometer to make sure meat is cooked to a safe temperature
- Refrigerate food within two hours
- Thanksgiving leftovers are safe for four days in the refrigerator
- Bring sauces, soups and gravies to a rolling boil when reheating
- When storing turkey, cut the leftovers in small pieces so they will chill quickly
- Wash your hands frequently when handling food

Recent Sales in Winter Woods:

3 bed / 2 bath	Nottingham Drive	\$268,000
3 bed / 2 bath	Coventry Drive	\$205,000
3 bed / 3 bath	King Charles Ct	\$230,000

**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



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