



WINTERWOODS

Neighborhood Newsletter

2019

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www.winterwoodshoa.com

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[WinterWoodsHOANews](https://www.facebook.com/WinterWoodsHOANews)

Welcome To



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.

PRESIDENT'S KORNER

Let me begin by thanking Felicia Paredes for being our president this past year which saw the beginning of a new web page for the WWHA, a way to pay dues with a credit card and a presence on Facebook. Some major accomplishments.

For the coming year, I will be president, Felicia Paredes will be vice president, Nell Colbert continues as treasurer and Debra Stephey continues as secretary. We also have four new Board members: Gerty Ekdahl, Debbie Fricke, Greg Pfister, and Laura Spear. I will continue as coordinator for Neighborhood Watch and will write those articles too when required.

Attached to this newsletter you will see our membership renewal material. I would encourage you to renew and/or start a membership in the Winter Wood Homeowners Association. We speak for the neighborhood, when required, and our voice is louder when we can say that we represent 100% of the residents. A fully participating neighborhood would be a major accomplishment. The money goes for this newsletter and neighborhood beautification. The more we have, the more we can do.

We recently lost our long-term meeting location at Watson Realty. At this writing, we are unsure of our next location. We hope to know more next month.

Nevertheless, we still have room for more Board members. We meet once per month and discuss and plan activities of benefit to Winter Woods. Please contact me or any Board member for additional information.

Here is looking forward to a great year.

January 2019

Inside this Issue:

Page 2

- Security Financial Management
- FNG Services
- Yard of the Month
- Best Dressed Houses

Page 3

- Decorating Contest

Page 4

- Advertising Information

Page 5

- Pictures—Best Dressed Houses

Page 6

- Abode Property Group

Page 7

- Abode Property Group

Page 8

- Membership

Page 9

- Membership cont'd.

Page 10

- Best Dressed Houses
- Slung & Thompson

Page 11

- Winter Woods Directory Assistance

Page 12

- Alicia Spears Realty

Did you receive this newsletter via email?

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

WINTER WOODS NEWS



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Yard of the Month



**December, 2018
1928 Japonica Road
Joe and Clara Rybnicky**

Congratulations!

Best Dressed Homes



Holiday Decorations—Debra Stephey

The evening of December 16 was cool but bright with many holiday decorations as the Winter Woods Decorations committee started their search to find the best-decorated homes in Winter Woods. We are happy to report that the spirit of holiday decorating was very much alive in Winter Woods with over 110 homes participating!

We found numerous homes qualifying for award consideration. After much discussion, the final results from the collection of top displaying homes yielded this year's winners. We were pleased to be able to award the top awards to residences which had never won before! The **Glass residence, 1739 Nottingham**, was the choice of committee members for the “**Over-the-Top Award**” and the **Haggerty household at 1960 King Arthurs** won the “**Santa's Choice Award**”. The presentation at the **Raida residence, 1810 Poinciana**, won the “**Committee's Award**”. The **Schuermann household at 2118 Poinciana** was the winner of the “**President's Award**”. Winners were presented with a sign for display on their front lawns during the remainder of the holiday season. Your household had to be a 2018 paid member of the Winter Woods Homeowners Association in order to be considered for the four top awards. Cash prizes are no longer given to the award winners.

Many houses showed off the outstanding decorating efforts of the residents and received **Honorable Mention**, and the following is a list of those homes. The houses at 2233, 2238, 2239, and 2251 **Coventry** looked great. The **Hampton Circles** had many nice decorations, and we were appreciative of the displays at 2131, 2132, 2137, 2143, and 2149 **North Hampton** as well as 1918, 1925, 2027, 2028, 2052, and 2146 **East Hampton**. On **Japonica**, the displays at 1907, 1921, 1928, 1935, 1949, 1956, 1977, 1985, and 2019 were all delightful. **King Alpines** was represented by house numbers 2201, 2214, 2225, and 2226. We found nicely decorated homes at 1952, 1953, 1957, 1961, and 1964 **King Arthurs**. **King Charles** had wonderful displays at 2209, 2215, and 2227. **King Edwards** addresses that were represented included 2247, 2263, and 2266. **King Henrys** had beautiful displays at 2257, 2264, 2269, 2272, and 2276. **King James** had houses at 2244, 2250, 2256, and 2268 shining brightly. The homes on **King Johns** at 2241, 2247, and 2252 were lit up as well. The houses at 2218 and 2236 **King Richards** made honorable mention. In addition, those displays at 1519, 1534, 1535, 1551, 1560, 1565, 1621, 1825, 1928, 1943, 2053, and 2131 **Nottingham** were all noticed. **Poinciana** looked good with decorations of note at 1843, 1853, 1887, 1955, 1958, 1965, 2047, 2057, 2077, 2080, 2089, 2097, 2212, 2245, 2246, 2251, 2252, 2312, and 2316. **Sussex** was well represented with homes at 2032, 2033, 2036, 2037, 2041, 2086, 2095, 2096, 2157, 2158, 2165, 2177, 2185, 2189, 2223, 2226, 2232, and 2238 all deserving mention, as well as 2255 **Tamerine**. Displays worthy of Honorable Mention on **Winter Woods Blvd.** were 2206, 2207, 2212, and 2224.

Committee members had difficulty locating the house numbers on many homes in Winter Woods. If your house was decorated but not noted, it could be because we were unable to locate a house number! We encourage all residents to make sure your address numbers are visible from the street at all times so that your home can be quickly identified by emergency responders! This is a safety issue far more important than holiday decorations.

We applaud the efforts of all homeowners who took the time to decorate for the holiday season and brighten up our neighborhood. In addition, sincere appreciation goes out to Cheryl Smith for storing the award signs year around, as well as to those residents who served on the Decorations committee. Thank you everyone!

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WINTER WOODS NEWS

ADVERTISING INFORMATION

Would your business like to advertise in our newsletter? This newsletter, with distribution to over 300 homes and advertisers, is now accepting advertising for our monthly newsletters.

Advertising rates per issue are as follows:

- Business card size - \$ 10.00 (3 3/4"w x 2 1/4"l)
- 1/4 page - \$ 15.00 (3 3/4"w x 4 3/4"l)
- 1/2 page - \$ 25.00 (7 3/4"w x 4 3/4"l or 3 3/4"w x 9 3/4"l)
- Full page - \$ 40.00 (7 3/4"w x 9 3/4"l)

Copy MUST be emailed to the editor as a jpg, PDF, or Publisher file and payment MUST be mailed to the HOA's PO Box. NOTE—some due dates may change due to holiday print schedules.

COPY DEADLINES:

- Jan issue—10December
- Feb issue—15January
- Mar issue—15February
- April issue—15March
- May issue—15April
- June issue—15May
- July-August—NO NEWSLETTERS
- September issue—15August
- October issue—15September
- November issue—15October
- December issue—15November

QUESTIONS—Contact the editor at 321.303.7445 or email necolbert@usa.net.

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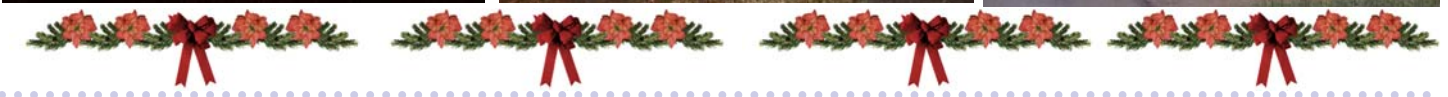
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WINTER WOODS NEWS

Best Dressed Homes



Happy New Year!

FROM YOUR LOCAL REAL ESTATE EXPERTS
LINDA SITEK & STEVEN RITZ
ABODE HOME TEAM | KELLER WILLIAMS WINTER PARK

We hope that you had a safe and blessed holiday season and that your new year is off to a great start already. We know that buying and selling property can be tricky - for many people it is one of the biggest financial decisions they will ever make in their entire lives. Which is why it's so important to work with an agent that you trust. We encourage you to reach out and to try us out - ask us your questions, swing by our office for a chat, reach out for a complimentary home pricing consultation. Many people wait until they need a realtor to form this crucial relationship but we believe in doing things a little differently. We want to form a relationship with you - to really understand what you are looking for. Don't wait until you need a realtor to find one, contact us today and let's see if we're a good fit to be your real estate advisors. We are here for you and all of your real estate needs. — Linda Sitek and Steven Ritz

ABOUT ABODE Home Team

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

From our Clients:

"True professionals and experts in their field. We have selected Steve & Linda in four (4) individual buy/sell transactions in the Baldwin Park and Winter Park areas and always had success. They are the perfect team. Steve is the most patient buyer's agent who finds the positive in every situation. Linda's business savvy is so critical when listing- from comps to market conditions, she understands what it will take to achieve the right balance of time on market and protect the bottom line. Communication and professionalism set this team apart and are not only great to work with, but well respected by other top agents in the industry."
- Chris and Jessica



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 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	61	\$193.36
O5728944	2016 SUSSEX RD	\$429,900	2,623	3	3	Private	104	\$163.90

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
O5747105	2013 NOTTINGHAM DR	\$200,000	1,438	3	2	Private	5	\$139.08
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
O5748658	2219 KING ALPINES CT	\$230,000	1,645	3	2	None	0	\$139.82	\$139.82	11/6/2018
O5728496	2234 KING CHARLES CT	\$230,000	1,697	3	2.5	Private	16	\$159.05	\$135.53	9/26/2018
O5727877	1560 NOTTINGHAM DR	\$268,000	1,741	3	2	None	67	\$157.96	\$153.93	11/16/2018
O5727584	2040 SUSSEX RD	\$320,000	1,728	4	2	None	30	\$188.08	\$185.19	10/15/2018

Average days on market: 53.5
(Up 16% since last month)

Average home price: \$259,280
(Down \$23,192 since last month)

All information pulled from the MFRMLS on 12/6/2018 and deemed accurate. This advertisement is not intended to solicit property already listed.



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

MEMBERSHIP—Neil Colbert

IMPORTANT ANNOUNCEMENT

WE'RE HAVING A CONTEST!

That's right – a contest. Those Winter Woods families who pay their 2019 dues **BEFORE MARCH 15th** will be entered into a drawing to receive one of two \$25 gift certificates to Boardwalk Pizza! Anyone who has used the Boardwalk coupon in our newsletter every month knows just how awesome the pizzas at Boardwalk are so **DON'T WAIT – PAY YOUR DUES NOW** so you have a chance to win. You can even pay your dues with your credit/debit card or using your PayPal account, or you can mail your check to:
Winter Woods Homeowners Association
PO Box 342
Goldenrod, FL 32733-0342

To pay your dues by credit/debit card or via PayPal, follow the link below:
https://www.paypal.com/cgi-bin/webscr?cmd=s-xclick&hosted_button_id=M26R4E6KYQUKC

AND NOW FOR OUR REGULAR MEMBERSHIP UPDATE:

The 2019 annual Winter Woods Homeowner's Association Membership Drive is now underway. Please remember that our dues are now \$25 per year.

While memberships are accepted throughout the year, our membership year runs from January to December so even if you paid your 2018 dues mid-year or even as late as last month, your dues for 2019 are now due. Your Board of Directors will soon be making plans for the 2019 garage sale along with other improvements to our neighborhood. But we need your dues to make things happen!

Our association is a **voluntary** one and we have one of the lowest dues rates in the metro Orlando area. Keep in mind that for the small amount of \$25 per year, your association has been able to run the advertising for our community garage sale, and print our monthly newsletter along with keeping islands maintained inside our neighborhood. We also provide light snacks for the October National Night Out event for residents who come out to get to know their neighbors. Your membership dues also pays for the upkeep on the signs at all the entrances to our great neighborhood along with the signs we use to identify the Yard of the Month and, of course, those really cute signs that our "Three Wise Gals" put out to recognize our decorating contest winners. There are no cash awards for Yard of the Month or the holiday decorating contest, so the yard signs are the only recognition these residents receive. That's quite a value for a small amount of money. Please consider making an investment in your neighborhood for 2019 and send in your dues now. We'll be listing everyone who pay their 2019 dues before 1/20/18 in the February newsletter.

If you're anything like me, you're looking for bargains and membership in YOUR Homeowners Association is one of the best bargains around! Membership in our homeowners association is not limited only to homeowners. **We welcome and encourage all those who rent homes in our community to join our association as well.**

Attached to this newsletter is a self-addressed envelope that you can use to send in your dues payment. Inside the envelope is a remittance slip – please be sure to complete **all** of the information on the slip, including your **phone number and email address** so that your membership dues payment can be properly recorded. We especially need your **email address** if you have one so that we can update our membership database. In the past, we've notified our residents about crime incidents and other important information you need quickly by using the email database. AND – if we have your email address, you'll receive the neighborhood newsletter via email, often before our volunteer newsletter carriers can get it to your door! PLUS, the emailed version is in color!

Please take a minute right now while you're thinking about it – grab your checkbook and write out your check for \$25.00 payable to WWHA, fill out the remittance slip, drop them both in the envelope, slap on a stamp and drop the envelope in the mailbox. If you'd prefer to save the stamp, as always, you're welcome to drop off your dues envelope at my home at 1958 Poinciana Road. And again, if you would rather pay by credit/debit card or your PayPal account, just follow the link below:

https://www.paypal.com/cgi-bin/webscr?cmd=s-xclick&hosted_button_id=M26R4E6KYQUKC

If you have any questions, please don't hesitate to give me a call at 321.303.7445 or send me an email to:



WINTER WOODS NEWS

MEMBERSHIP CONT'D FROM PAGE 8

necolbert@usa.net

Thank you to everyone who was a 2018 member of our Homeowners Association. We finished the year with 145 members or 51.42% of our homes as of December 15th. The following residents paid 2018 dues after the December newsletter was published:

Ron and Theresa Haggarty
Eve Carrington
Vince and Lisa Santamaria

1960 King Arthur's Court
2120 North Hampton
2251 Poinciana

2018 Final Tally

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	6	67%
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	4	33%
Nottingham Drive	41	14	34%
Poinciana Road	34	21	62%
Sussex	44	20	45%
Tamerine	3	2	67%
West Hampton Circle	9	4	44%
Winter Woods Blvd.	10	8	80%
TOTALS	282	145	51.42%

Our membership thermometer will be in place soon at the end of Japonica on Poinciana. Please take a moment while this is fresh in your mind to write out your check and drop it in the mail so you can sit back and watch the thermometer to see how our membership drive is progressing, knowing that YOU have supported YOUR neighborhood!

Wishing everyone a very healthy and prosperous New Year!



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Best Dressed Homes



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SOLD

CONTACT A TEAM MEMBER TODAY TO PREVIEW

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WINTER WOODS NEWS

WINTER WOODS DIRECTORY ASSISTANCE

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Welcome to Winter Woods	Carol Monaco	407-739-4747	carol.monaco1@gmail.com
Welcome to Winter Woods	Debbie Fricke	407-760-4670	DFricke@whww.com
EVENTS			
Garage Sale	OPEN		
Christmas Decorations	Debra Stephey	407-657-7309	dastephey@yahoo.com

Happy
New Year!



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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