



# WINTERWOODS

## Neighborhood Newsletter

2019

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

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

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

## PRESIDENT'S KORNER

After raising two daughters who are now living in other parts of the country, I know that Winter Woods is a good place to raise a family. We have good schools in a mostly safe neighborhood. It is conveniently located to roads and shopping.

We do have some issues such as cut through traffic and power problems during storms. Nevertheless, there are many more positives than negatives.

To keep the neighborhood in good shape does require effort. We need to keep a watchful eye out for crime and potential crime. If there are issues with sidewalks or street lights, they need to be reported.

The only group now which is focused on all of the issues facing our neighborhood is the Winter Woods Homeowners Association, an incorporated entity. We rely on voluntary membership of the residents (owners and renters) in the neighborhood. With many bad reports of aggressive and mandatory associations, our voluntary status is becoming a rarity and probably only exists now in older neighborhoods.

We are, though, dependent on the good will of the residents – both for dues paying and participation on the voluntary association board.

Please don't let us down.

Larry Stephey, President

## MEMBERSHIP CONTEST

**Pay your dues by 3/15**

**For a chance to win**

**One of Two \$25**

**Gift Certificates from**

**Boardwalk Pizza**

## February 2019

### Inside this Issue:

#### Page 2

- Security Financial Management

- Yard of the Month

- FNG Services

- Membership Contest

#### Page 3

- Neighborhood Watch

- FL Native Plant Society—An Invitation

#### Page 4

- Advertising Information

#### Page 5

- Is it Time to Downsize?

#### Page 6

- Abode Property Group

#### Page 7

- Abode Property Group

#### Page 8

- Membership

#### Page 9

- Membership cont'd.

#### Page 10

- Membership Summary

- Find us on the Web

- Winter Woods on Facebook

#### Page 11

- Winter Woods Directory Assistance

- Helping Birds Survive

#### Page 12

- Alicia Spears Realty

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

Did you receive this newsletter via email?

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

# WINTER WOODS NEWS



Security  
Financial  
Management

**Al Baker, CFP®**

Financial Advisor  
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

## Yard of the Month



January, 2019

2067 Poinciana Road

Bill and Donna Leary

*Congratulations!*



**FNG Services  
& More**

## **PRESSURE WASHING**

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

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

*Find Us On Nextdoor  
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Your Neighbor in Winter Woods*

## **MEMBERSHIP CONTEST**

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**For a chance to win**

**One of Two \$25**

**Gift Certificates from**

**Boardwalk Pizza**

## NEIGHBORHOOD WATCH—Larry Stephey

There was another report of an illegal vehicle entry on January 19, this time at 1739 Nottingham. Little of value was taken, but some cosmetics left if the vehicle were opened and spread around inside of the car, leaving quite a mess.

If you see suspicious people trying door handles during the overnight hours, please make a report to the Seminole Sheriff Department.

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

## INVITATION—FL NATIVE PLANT SOCIETY

The Florida Native Plant Society is the premier statewide nonprofit devoted to protection and restoration of Florida's native plant communities.

Want to learn more about Florida's native plants? Join us for our February meeting as our new statewide FNPS president, Susan Carr, speaks about Conservation in Florida and the role FNPS plays. This will be a highly informative talk and a great one to attend for both members and the general public alike. The meeting will be held on Tuesday, February 5th from 7-8pm at Leu Gardens, 1920 North Forest Avenue, Orlando, 32803.

### Abstract:

Florida's conservation lands are home to our native plants and native plant habitats, including many of the natural areas that we know and love. In light of rapid development, land conservation is essential to protect remaining natural areas and resources. Susan will discuss how conservation lands in North Florida are identified and protected, and how nonprofit land trusts contribute to this effort. In addition, she will outline how FNPS citizen science and advocacy can help with Florida land protection, and management of our precious publicly owned natural areas.

What is the role of the Society as an advocate for Florida land and resource conservation? How do we fulfill our mission? Susan will discuss current FNPS programs and strategic plan, and ask for input and ideas about how we grow as an organization and advocate for native plants.

Susan holds a Ph.D. from the University of Florida where she studied the ecology and diversity of fire-maintained Florida pinelands. These days Susan directs her energy toward protecting natural Florida as a Program Manager with North Florida Land Trust, and President of the Florida Native Plant Society.

For more information, check out the link below  
<https://www.facebook.com/events/751477758560140/?ti=as>

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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](mailto:necolbert@usa.net).

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*The Orlando Sentinel*

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## When is it Time to Downsize? - Terri Misek

### WHEN IS IT TIME TO DOWNSIZE?

By Terri Shayne Misek, SRES

Often, downsizing can be a difficult topic for adult children to have with their parents. There can be decades of memories and feelings associated with a home and the thought of moving out can bring up feelings of sadness and loss. However, there are ways to ease the transition between a home they've been in for years to a new, and often smaller, residence. The conversation is never easy, but the move is sometimes necessary to create a safe and comfortable environment for your loved one. It is important not to move too fast. This can be an overwhelming process for someone who has lived in their home for so long. Be sure to respect their thoughts and emotions through this process.

Here are some tips for making the process a little easier.

Be patient – Filtering through your loved one's items can take a long time. Don't expect to finish this overnight. Go through one room at a time setting small, achievable goals.

Communicate – Remind them that they are pursuing a simpler lifestyle, which can keep them focused on clearing some of the non-essential items from their home.

You may find many sentimental items coming your way. It is okay to accept the items and discard them on your own.

Use the new space as a guide – Measure the new space before you start moving in. This can help you make decisions about large pieces of furniture that may not fit.

Find help – there are many services available specifically for helping people who are downsizing. This service includes sorting, organizing, and staging items in the home.

The next question is: "How do they get rid of all of the things they don't want to keep?" There are a few options available. The first is to just throw it away. Renting a dumpster for a few hundred dollars makes the task much easier. Second, donate things to an organization like the Salvation Army, Goodwill, or Habitat for Humanity. You'll receive a nice tax write off! Third, consider renting an offsite storage space for large items until there is a place available for these items. However, don't think of this as an excuse to hang on to unwanted items. Finally, consider an estate sale. For example, a business like 'Everything But the House' will document, sell, and remove items that you don't want. There we be a fee associated with an estate sale, usually a percentage of the sales.

Once you are confident that your loved one is ready to sell their home, start searching for a realtor, someone who specializes in helping seniors transition to smaller homes.

**About our author:** Terri Shayne Misek is a Senior Real Estate Specialist who specializes in helping seniors transition from their current home to a future home they'll love. She's active in her local community and co-leads a widows group in Longwood. For more information about Terri and her services, visit her website: [www.SeniorRealEstateFL.com](http://www.SeniorRealEstateFL.com) or call her at 321-356-6991.



## ABODE at KW Winter Park



# ABODE

at Keller Williams Winter Park

### Market Snapshot

With the stock market being volatile at the end of 2018, the interest rates have gone down slightly to 4.5% giving buyers a window to have more buying power. Most of Winter Woods houses are valued between \$200,000 to \$300,000; the hottest price point in our local market.

Now would be a great time to put your house on the market to capitalize on buyer demand and low interest rates. When selling your home it is imperative to have a hyper local expert that understands the ins and outs of your neighborhood.

**Call Linda Sitek today, at 407.963.6544, to schedule a FREE consultation.**

### ABOUT ABODE at KW Winter Park

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:

Our experience with Steven and Linda was an amazing one! What we loved most about going around and looking at houses we'd favorited with Steve was how we knew we could trust him. He is honest and open and would always point out the pros and cons of each place we looked at. Steve was extremely knowledgeable about the entire Orlando area and had an extensive array of knowledge regarding what to look for in a house - what adds value, what could cost more than you would think, deciphering inspection reports, etc. Now that I am a homeowner, I am seeing the value of all the things that Steve pointed out while we were looking, and I am so thankful for his expertise! I highly recommend this team for your buying and selling needs. — Taylor and Mary



*Your Local Experts*

Linda Sitek & Steven Ritz  
407-963-6544 | 321-277-8271

Keller Williams Winter Park  
147 W Lyman Avenue, Winter Park 32789



abode

KW WINTER PARK  
KELLERWILLIAMS

## 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
O5753189	2131 N HAMPTON CIR	\$290,000	1,710	3	2	Private	32	\$169.59
O5757141	2244 COVENTRY DR	\$299,000	1,430	3	2	None	7	\$209.09
O5728944	2016 SUSSEX RD	\$405,900	2,623	3	3	Private	126	\$154.75

### PENDING

MLS Number	Address	Current Price	SqFt	Beds	Baths	Pool	Days on Market	Price / SqFt
O5747105	2013 NOTTINGHAM DR	\$200,000	1,438	3	2	Private	5	\$139.08
O5732606	2259 KING JOHNS CT	\$299,900	1,551	3	2	None	80	\$193.36

### SOLD

MLS Number	Address	Sale Price	SqFt	Beds	Baths	Pool	Days	LP / SqFt	SP/SqFt	Close Date
O5748658	2219 KING ALPINES CT	\$230,000	1,645	3	2	None	0	\$139.82	\$139.82	11/6/2018
O5727877	1560 NOTTINGHAM DR	\$268,000	1,741	3	2	None	67	\$157.96	\$153.93	11/16/2018
O5736332	2211 KING RICHARDS CT	\$283,300	1,845	4	2	Private	44	\$157.18	\$153.55	12/11/2018

**Average days on market: 45.13**  
(Down 19% since last month)

**Average home price: \$284,513**  
(Up \$25,233 since last month)

All information pulled from the MFRMLS on 1/20/2019 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—Nell Colbert

We've had tremendous response to our membership drive in just the first 20 days of the New Year – just under 25% of our neighborhood families (69 homes) have already paid their 2019 dues! And we already have one street with 50% of their families paid for 2019! Our top street, Winter Woods Blvd., is at 50%, King Alpines Court is at 45%, and North Hampton Circle is at 42%.

Please take a moment right now and write out your check for \$25.00 payable to WWHA and drop it in the mail to PO Box 342, Goldenrod, FL 32733-0342 or drop it off at my home at 1958 Poinciana Road. **Please be sure to also send in the remittance slip that includes the line to show how you'd like to be listed in the newsletter as well as your email address and phone number** so that we can keep our neighborhood database up to date.

**If you don't want to write a check, you can also pay by credit/debit card or your PayPal account.** Just use the link below to pay your dues. Dues are \$25; the extra \$1.25 is to cover the PayPal/Credit Card processing fee.

[https://www.paypal.com/cgi-bin/webscr?cmd=s-xclick&hosted\\_button\\_id=M26R4E6KYQUKC](https://www.paypal.com/cgi-bin/webscr?cmd=s-xclick&hosted_button_id=M26R4E6KYQUKC)

To pay using your PayPal account, just log in to your account. 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.

### **AND REMEMBER - WE'RE HAVING A CONTEST!**

That's right – a contest. Those Winter Woods families (**both renters and homeowners**) who pay their 2019 dues **BEFORE MARCH 15<sup>th</sup>** will be entered in a drawing to receive one of two \$25 gift certificates to Boardwalk Pizza! That's like getting your 2019 membership for FREE! Anyone who has been a Yard of the Month winner or has taken advantage of the coupon in each month's newsletter knows just how awesome the pizzas at Boardwalk are, so **DON'T WAIT – PAY YOUR DUES NOW** so you have a chance to win. Just use your credit/debit card, drop off your check at 1958 Poinciana Road, or mail your check to:

Winter Woods Homeowners Association  
PO Box 342  
Goldenrod, FL 32733-0342

As of January 21<sup>st</sup>, the following residents have joined our Association for 2019:

#### **Coventry**

- 2227 R. M. Snell
- 2233 Keith and Cindy Lowe
- 2239 Tim and Mary Gregory
- 2267 Thomas and Ashelee Lenz

#### **East Hampton Circle**

- 1925 Chris & Danielle Cantrell
- 1926 Sharon M. Anselmo
- 1941 Bailey & Lindsay Clark
- 2027 Pauline and Richard Galentino
- 2051 Zuzana Sirancova-Lewis

#### **Japonica**

- 1907 Eric & Kristen Silvay
- 1921 John Barkwill
- 1963 Rafaela Evans
- 1985 Jeff & Erin Streep
- 2012 John & Caroline Golsong
- 2026 Frank & Nancy Thompson

#### **King Alpine's Court**

- 2207 B. Richardson
- 2214 The Bellia Family
- 2220 Ebersole Family
- 2225 Juan and Stacey Gonzalez
- 2232 Larry and Joyce Train

#### **King Arthur's Court**

- 1953 Hal and Pam Eastburn
- 1968 The Weeks Family

#### **King Charles Court**

- 2221 Rebecca Wilding

#### **King Edwards Court**

- 2275 John & Caroline Livera

#### **King Henry's Court**

- 2245 Amber, Edna, and Sarah
- 2257 Ross & Terri Klongerbo





# WINTER WOODS NEWS

Page 9

## MEMBERSHIP CONT'D FROM PAGE 8

### King James Court

NO NEW MEMBERS THIS MONTH

### King John's Court

2253 J. Rosenstock

### King Richard's Court

2217 M. Baker

### North Hampton Circle

2119 The Jones Family

2125 Joe & Nita Rizzo

2126 Doug and Susan McMillan

2143 Jeff DeChurch

2155 Bill Short

### Nottingham

1534 Don and Karen Christie

1565 Phylis & Bill Perkins

1604 Bill Loos

1673 JA Beaman

### Poinciana

1810 Jessica Comacho

1853 Joe and Renate Gmerek

1887 Frances Freeman

1955 Bobbie Sue Angelucci

1958 Bob & Nell Colbert

2067 Bill and Donna Leary

2077 Rocco, and Carol Monaco

2083 James Baron

2118 Mike and Karen Schuermann

2245 Asha Onofri

2251 Vince and Lisa Santamaria

2252 Sean and Sarah McWilliams

2312 Jonathan, Mallory, and Sorcha Quintero

### Sussex

2015 Al Pierick

2017 Anne & Russ Corriveau

2032 The Baker Family

2033 Joseph Allen and Marilyn Lea

2037 Betty Lou and Art Dorf

2040 Dave and Carey Kuhl

2044 Richard Drexel

2091 Natalie Hill

2166 The Stephey Family

2174 Donald, Gloria, and Tim Shuster

2177 Michael & Maria Miltonberger

2178 John Rowland

2185 Steven and Carolyn

### Tamerine

NO NEW MEMBERS THIS MONTH

### West Hampton Circle

2018 Will and Brittany

### Winter Woods Blvd.

2206 Carl and Sara Ohall

2207 Don and Kay Schmaus

2213 David & Chris Hefke

2224 Daniel and Barbara Estray

2231 Ljubo and Zehra Milanovic

Payments received after January 20<sup>th</sup> will be shown in the March newsletter. Thanks to everyone who has already paid their dues for 2019.

## **MEMBERSHIP CONTEST**

**Pay your dues by 3/15**

**For a chance to win**

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**Gift Certificates from**

**Boardwalk Pizza**

# WINTER WOODS NEWS

## MEMBERSHIP CONT'D FROM PAGE 9

STREET	# OF HOUSES	# PAID TO DATE	% PAID TO DATE
Coventry	12	4	33%
East Hampton Circle	19	5	26%
Japonica	19	6	32%
King Alpine's	11	5	45%
King Arthur's	9	2	22%
King Charles	9	1	11%
King Edward's	8	1	13%
King Henry's	11	2	18%
King James	11	0	0%
King John's	11	1	9%
King Richard's	9	1	11%
North Hampton Circle	12	5	42%
Nottingham Drive	41	4	10%
Poinciana Road	34	13	38%
Sussex	44	13	30%
Tamerine	3	0	0%
West Hampton Circle	9	1	11%
Winter Woods Blvd.	10	5	50%
TOTALS	282	69	24.47%

## FIND US ON THE WEB—Laura Spear

Want to know the latest and greatest information about your neighborhood? Check out the Winter Woods Homeowners Association website at [www.winterwoodshoa.com](http://www.winterwoodshoa.com).

Launched in 2018, it's a great way to stay in touch with what's happening in your neighborhood. You'll find information about events, Yard of the Month, monthly newsletters, links to Winter Woods social media and more. You may also contact the HOA board through the website by completing a "Contact Us" form. Once you've visited the site, contact us with ideas on what we can do to make the website more valuable to you.

## WINTER WOODS IS ON FACEBOOK

If you have a Facebook account, please join our Facebook Group. This is a closed group so only those who are residents of Winter Woods will be able to join and see the information posted.

Just click on the link below or copy and paste into your browser.

<https://www.facebook.com/groups/168073060575834/>

# WINTER WOODS NEWS

## WINTER WOODS DIRECTORY ASSISTANCE

<b>BOARD OFFICERS</b>			
President	Larry Stephey	407-657-7309	ldstephey@yahoo.com
Vice President	Felicia Paredes	407-712-4051	felicianagy@yahoo.com
Secretary	Debra Stephey	407-657-7309	dastephey@yahoo.com
Treasurer	Nell Colbert	321-303-7445	necolbert@usa.net
<b>NEIGHBORHOOD WATCH</b>			
Coordinator	Larry Stephey	407-657-7309	ldstephey@yahoo.com
<b>OTHER SUPPORT</b>			
Membership	Nell Colbert	321-303-7445	necolbert@usa.net
Streets & Lighting	Felicia Paredes	407-712-4051	felicianagy@yahoo.com
Community Improve-	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	Carol Monaco	407-739-4747	carol.monaco1@gmail.com
Welcome to Winter	Debbie Fricke	407-760-4670	DFricke@whww.com
<b>EVENTS</b>			
<b>Garage Sale</b>	<b>OPEN</b>		
Christmas Decorations	Debra Stephey	407-657-7309	dastephey@yahoo.com

## HELPING BIRDS SURVIVE

97% of terrestrial birds feed their young insects. Want to help birds survive? Plant native plants that support the lifecycles of beneficial insects. We need more insects if we want to help birds. Mosquito spray kills all the insect food and starves birds.

Best thing you can do for birds and pollinators? Plant native in spring!



Read about the Atala butterfly here: <https://entomologytoday.org/2016/03/21/a-nearly-extinct-butterfly-makes-a-comeback-in-south-florida/>

More info here: <http://www.bringingnaturehome.net/>

Join your native plant society and learn about the plants that have evolved in your area for thousands of years.

Special thanks to one of our residents, Terri Miller, for providing this very helpful information.





## Recent Sales in Winter Woods:

3 bed / 2 bath	King Alpines Court	\$230,000
3 bed / 2 bath	Nottingham Drive	\$268,000
3 bed / 3 bath	King Charles Court	\$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**



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

Alicia Spears Realty  
[www.aliciaspears.com](http://www.aliciaspears.com)

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