

WINTER WOODS NEWS

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Winter Woods

GARAGE SALE

Saturday

March 9, 2019

8am to 4pm



WINTERWOODS

Neighborhood Newsletter

2019

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Larry Stephey

Vice President
Felicia Paredes

Secretary
Debra Stephey

Treasurer
Nell Colbert

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Judy Sumner

Website

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

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PRESIDENT'S KORNER

Every now and then we need to be reminded that there are different varieties of homeowner's associations. We are a VOLUNTARY association. We can't make you change your house color or file a lien for non-payment of dues. None of our Board members make their living by enforcing neighborhood rules. You may have lived in an area where such associations control the neighborhood. I'm sure you have read news stories about such.

We are a group of volunteers dedicated to keeping our neighborhood safe, clean, and well lit. We could always use more help in these areas.

One of the activities we sponsor is our annual neighborhood garage sale – this year to be held on Saturday, March 9, from 8 in the morning to 4 in the afternoon. There should be more detail elsewhere in this newsletter.

We are still struggling to get help with mowing the islands on the eastern end of Winter Woods Blvd. Neither the apartments on the north or the offices on the south have committed to help with the maintenance costs. Negotiations are still underway. For the past ten years or so the Winter Woods neighborhood has borne the sole cost of this maintenance. The yard maintenance company we had employed to do this has changed their business model to provide landscape design only; they have stopped offering lawn care. Possible replacement lawn care companies are bidding a much higher cost.

Please let us know of any neighborhood concerns you have but be prepared to cooperate in their solution.

Thanks for supporting Winter Woods.

March 2019

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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.

Did you receive this newsletter via email?

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

WINTER WOODS NEWS



Security
Financial
Management

Al Baker, CFP®

Financial Advisor
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cell: 407.739.5082

fax. 407.740.5131

www.SFMadvisorgroup.com

Yard of the Month



February, 2019
1863 Poinciana Road
Sharon Larsen

Congratulations!



Happy
St. Patrick's Day



FNG Services
& **More**

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driveways & more. We look for-
ward to earning your business!*

Glenn Paredes (407) 509-3794

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Your Neighbor in Winter Woods*

MEMBERSHIP CONTEST

Pay your dues by 3/15

For a chance to win

One of Two \$25

Gift Certificates from

Boardwalk Pizza

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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Boardwalk Pizza



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GARAGE SALE TIME

OUR ANNUAL NEIGHBORHOOD GARAGE SALE DATE IS MARCH 9th

Sponsored by your Winter Woods Homeowners Association

WWHA will put up the entrance signs and

promote the event.

We need your participation

to make it a Success.



MEMBERSHIP CONTEST

ENDS MARCH 15th

ONLY 15 DAYS LEFT!

Pay Your 2019 Dues

By 3/15

And be entered to win

One of two \$25

Boardwalk Pizza

Gift Certificates

ABODE at KW Winter Park



At KW Winter Park

Let's Talk About Staging

Did you know that there is one thing you can do to your property to sell it faster and at a higher price? According to a 2018 study, 85% of staged homes sell for 6-25% more than their un-staged counterparts. Plus, the study indicated that staged homes sell in almost half the time as un-staged homes - keeping your property value high and making your life easier.

Staging is a simple fix that doesn't have to cost you a lot of time or money. Most people think that staging a home means that they'll be paying thousands of dollars in rentals and design fees but one of the free services we offer to every property list is a comprehensive staging list that will take your property from woah to WOW!

Call Linda Sitek today, at 407.963.6544, to schedule a FREE listing consultation and learn more about how we stage and market homes differently.

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:

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



Your Local Experts

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

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



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	\$280,000	1,710	3	2	Private	56	\$163.74
O5757141	2244 COVENTRY DR	\$299,000	1,430	3	2	None	31	\$209.09
S5012689	2274 KING JAMES CT	\$339,900	2,623	3	2	Private	18	\$212.57
S5013237	2219 KING ALPINES	\$370,000	1,645	3	2	Private	8	\$224.92

PENDING

MLS Number	Address	Current Price	SqFt	Beds	Baths	Pool	Days on Market	Price / SqFt
O5747105	2013 NOTTINGHAM DR	\$220,000	1,438	3	2	Private	7	\$152.99
O5760438	2092 POINCIANA RD	\$259,000	1,736	3	2	None	7	\$149.19
O5759501	2115 NOTINGHAM RD	\$259,000	1,734	4	2	None	2	\$149.88

SOLD

MLS Number	Address	Sale Price	SqFt	Beds	Baths	Pool	Days	LP / SqFt	SP/SqFt	Close Date
O5736332	2211 KING RICHARDS CT	\$283,300	1,845	4	2	Private	44	\$157.18	\$153.55	12/11/2018
O5732606	2259 KING JOHNS CT	\$293,000	1,551	3	2	None	80	\$193.36	\$188.91	1/31/2019

Average days on market: 29
(Down 35% since last month)

Average home price: \$282,009
(Down \$2,504 since last month)

All information pulled from the MFRMLS on 2/14/2019 and deemed accurate. This advertisement is not intended to solicit property already listed.



Your Local Experts
Linda Sitek & Steven Ritz
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 Keller Williams Winter Park
 147 W Lyman Avenue, Winter Park 32789



WINTER WOODS NEWS

MEMBERSHIP—Neil Colbert

REMEMBER OUR MEMBERSHIP CONTEST

PAY YOUR 2019 DUES BEFORE MARCH 15TH TO BE ENTERED IN OUR CONTEST TO WIN ONE OF TWO \$25 GIFT CERTIFICATES FOR BOARDWALK PIZZA

As of February 20th, 105 homes (37.23%) of our neighborhood have paid their 2019 dues. Three of our streets have SOARED above 50% with our highest street, Winter Woods Blvd., at 70% of their homes as members. Congratulations to the residents of Winter Woods Blvd. (70%,) King Edward's Court (63%,) and King Johns Court (55%,) and for going above the 50% membership mark. See page 9 to see where your street stands. Please check your records and if you have not paid your 2019 dues, please drop your check in the mail today. Checks should be mailed to PO Box 342, Goldenrod, FL 32733-0342 or you can drop it off at my home at 1958 Poinciana.

Please be sure to include the remittance slip that includes the line to show how you'd like to be listed in the newsletter. If you no longer have the remittance slip just include a note with your name, phone number, and email address along with how you want to be listed in the newsletter so that our membership database will be complete. **REMEMBER – if we have your email address, you'll receive the monthly newsletter via email probably before you receive the hard copy delivered by one of our volunteers AND the emailed copy is in color!**

Even though we accept memberships throughout the year, our Membership Year runs from January through December and your Board of Directors needs to get dues payments early in the year in order to adequately budget for our activities for the year. Please support your homeowners association and get your dues in now.

The following residents have joined our Association for 2019 since the February newsletter was published:

Coventry

2238 T. Sopano

East Hampton Circle

NO NEW MEMBERS THIS MONTH

Japonica

1935 Shawn & Catherine Johnson
1988 Charles & Stacy Stone

King Alpine's Court

NO NEW MEMBERS THIS MONTH

King Arthur's Court

NO NEW MEMBERS THIS MONTH

King Charles Court

2227 Bob Thollander

King Edwards Court

2247 Antonio & Jenny Bermudez
2260 Paul Bock
2266 Renzo & Britton Nastasi
2270 The Orrs

King Henry's Court

2251 Jim & Tina Robertson
2276 Earl and Tina Maier

King James Court

2244 The Hardy's
2250 The Weingarten Family
2256 Greg & Gerty Pfister

King John's Court

2241 T. Newman

King Richard's Court

2223 R. Schlechta

North Hampton Circle

NO NEW MEMBERS THIS MONTH

Nottingham

1535 Dale & Sabrina Pettus
1560 Mark & Patty Durham
1621 The Barreto Family
1707 G. Hanvey
1723 Jack & Nancy Frost

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MEMBERSHIP CONT'D FROM PAGE 8

1739 The Glass Residence
1943 Fred & Debbie Fricke

Poinciana

1816 Michael and Ashley Costello
1863 Sharon Larsen
1887 Frankie Freeman

Sussex

2036 Paul & Peggy Klein
2097 Rich & Maureen Rabazinski
2169 Latorre Family
2232 Richard & Diane White

Tamerine

2255 C. Madrid and J. Creasman

West Hampton Circle

2117 Sonny & Daisy

Winter Woods Blvd.

2200 Ken Bates
2225 Glen & Holly Ryerson

Payments received after February 20th will be shown in the April newsletter. Thanks to everyone who has already paid their dues for 2019. Remember, your \$25 WWA Homeowners membership gets you a lot of bang for your buck, including the advertising for this month's neighborhood garage sale and a printed newsletter each month.

See how your street stands below:

STREET	# OF HOUSES	# PAID TO DATE	% PAID TO DATE
Coventry	12	5	42%
East Hampton Circle	19	5	26%
Japonica	19	8	42%
King Alpine's	11	5	45%
King Arthur's	9	2	22%
King Charles	9	2	22%
King Edward's	8	5	63%
King Henry's	11	4	36%
King James	11	3	27%
King John's	11	6	55%
King Richard's	9	2	22%
North Hampton Circle	12	5	42%
Nottingham Drive	41	11	27%
Poinciana Road	34	16	47%
Sussex	44	16	36%
Tamerine	3	1	33%
West Hampton Circle	9	2	22%
Winter Woods Blvd.	10	7	70%
TOTALS	282	105	37.23%

WINTER WOODS NEWS

Lost and Found

Do you walk your dog or jog/walk along Poinciana Road between East and West Hampton Circles? Did you lose a television remote?

A couple of months ago, one of our neighbors reported finding a remote in her lawn as it was being mowed. NO, the remote was not damaged. This information was included in the emailed version of the newsletter when it was first reported but no one has responded to date.

If you've lost a TV remote, please call Nell at 321.303.7445 so she can put you in touch with the homeowner who found the remote.

If you find something anywhere in Winter Woods and would like help in finding it's rightful owner, please contact Nell so it can be included in an upcoming newsletter.



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- Sod Installation
- Tree Trimming / Removal
- Clean-ups



Cole Herringshaw
coleherringshaw@gmail.com

407-960-0699

WINTER WOODS NEWS

WINTER WOODS DIRECTORY ASSISTANCE

BOARD OFFICERS			
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
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 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
EVENTS			
Garage Sale	OPEN		
Christmas Decorations	Debra Stephey	407-657-7309	dastephey@yahoo.com



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groups/168073060575834/](https://www.facebook.com/groups/168073060575834/)

**FIND US ON
THE WEB!**

www.winterwoodshoa.com

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



407-712-4051 | felicia@aliciaspears.com
Alicia Spears Realty
www.aliciaspears.com

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