



WINTERWOODS

Neighborhood Newsletter

2019

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

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Welcome To



Are YOU a new homeowner or renter in Winter Woods?

Please contact Felicia Paredes at 407-712-4051 or felicianagy@yahoo.com for your Welcome Packet.

PRESIDENT'S KORNER

We certainly had a number of cars driving thought the neighborhood on our Garage Sale day on March 9. We had fewer participants than in years past. We also used social media to advertise rather than an ad placed in the local paper. We are evaluating the results. If you have comments you wish to make, please pass them along.

Still nothing new to report on the community lawn care issue. Apparently, someone did mow the circles along Winter Woods Blvd. We are investigating who.

We have local volunteers working the sign areas within Winter Woods, but we would like to have some professional help there. We want to coordinate that with the lawn care along Winter Woods, so the issue has become complicated.

Again, we are always looking for new Board members, but our meeting location issue has still not been fully resolved. Please contact me if you are interested. Once on the Board, though, meeting attendance is important. Our By-Laws specify certain quorum requirements, and if we have too few members in attendance, we can't hold a meeting. One meeting a month, though, does not seem like an onerous requirement.

For those who have paid the newly increased membership fee, thank you for your support. Twenty-five dollars a year is STILL not a high price to pay to help keep this neighborhood safe and secure. A home is a big investment.

Larry Stephey, President

April 2019

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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.

WINTER WOODS NEWS



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Financial
Management

Al Baker, CFP®

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Yard of the Month



March, 2019
1953 King Arthur's Court
Hal and Pam Eastburn

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*

YOUR AD

COULD BE HERE

Contact Nell at
necolbert@usa.net
to place your ad



NEIGHBORHOOD WATCH—Larry Stephey

There hasn't been much to write about concerning Neighborhood Watch lately – and that is a good thing. We had an egg throwing incident at the beginning of February near Poinciana and Nottingham. No other incidents have been reported to us.

Please remember that the local law enforcement agencies do not report incidences directly to us. If we learn of anything, we can often query and learn more details from the agencies and then pass them on to you. However, we do need to learn of them first. That is why it is important to pass on any such reports to us at Neighborhood Watch **after** you've reported the incident to law enforcement.

Neighborhood Watch is a community effort. Be observant and report suspicious incidents to the non-emergency number at 407-665-6650. A crime in progress goes to 9-1-1. Both numbers will be answered by the same people. The advantage of a 9-1-1 call is the location information that will be automatically reflected on the dispatch screen when your call is answered.

However you report, please remember to let Neighborhood Watch know, too.

Larry Stephey
Coordinator, Winter Woods Neighborhood Watch
407-657-7309, ldstephey@yahoo.com



Is your “GO Kit” Ready? - Bob Colbert

Have you thought about creating a “GO” kit? This is a box or container that holds some of the items that you “can not leave behind” if you should have to suddenly leave your home.

The container should be waterproof and sealable. It should be portable so that you could load it into your car. Items in the container should include life, home, and auto insurance papers; your Last Will and Testament; marriage license, and birth certificates; car title(s); property deed(s); and pictures that are irreplaceable like your wedding, birth of your children, family reunions, etc. Remember that you will have to lift this container to put it into your car, so there is a limit to what you can put in it.

To go along with this container should be a small, lockable suitcase with clothing for up to three days and only one container per person as your destination may not have storage space for more. Shelters can only provide a cot, blanket, and maybe a chair but not someplace to store anything securely. The suitcase with clothes does have another purpose – emergency trips to the hospital! With the clothes already packed, it speeds up the departure process, saving valuable minutes. In addition to clothing, you'll want copies of your Healthcare Directives, your Durable Power of Attorney, and your Last Will and Testament in your emergency suitcase. A Ziploc bag will keep these safe and dry.

The last thing is to decide where you want to keep these containers where they are handy to the front door but out of the way. They should not be a “trip hazard” so considering where the best place to keep them may be the hardest part of this exercise. In the long run, however, should they be needed, you will appreciate the peace of mind in knowing that you are prepared.

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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Year-Round Vegetable Gardening—Al Baker

How fortunate we are to live in one of the best gardening places in America. Our future adventure starting right now, is going to be about how to grow a wide variety of delightful vegetables every month! We will cover everything necessary that will help you grow fresh tasty organic food right in your own backyard. We have this privilege because we are located right in the middle zone between getting only a rare frost and warm enough to grow almost anything in the winter. Most tropical fruit trees will not survive further north than right here, and even then, some not at all. But vegetables thrive through most winters and some common ones through the hot summer as well. So, let's begin.

Perhaps the most important part of growing your own food is soil preparation. Our ground here is mostly sandy. But it doesn't take much to make it productive. Before every planting add at least 50% compost and mix it in well. Plant in raised beds or right in the soil, either way works. Here is a list of common vegetables that can be planted this month: Beans, cantaloupe, squash, cherry tomatoes by seed, larger tomatoes by established plants, peppers, cucumbers, eggplant, peas, corn, watermelon and pumpkin. Remember to water at least every three days and pull out those pesky weeds when they spring up. Good planting.



Emergency Contact Pre-planning—Bob Colbert

You never know when you will need this, and it only takes a few minutes to organize, plan, and let the entire family know what your Emergency Communications Plan is.

1. Decide who in the family – away from Florida – would be a good point of contact. You want someone who would not be affected by the conditions in Florida. Make certain that the person has both voice and text capabilities. Texting during an emergency often reaches its destination even when you can't make a voice call from your cell.
2. Be sure that everyone in the family has the contact person's information stored in their cell phone. During a crisis, people panic and can't remember even the simplest of things so doing this will help everyone get in touch with your point of contact.
3. Once each member is able, he or she should send an "I'm OK" message to your point of contact to let everyone know that the family is OK. This should be followed with your location information if you are not with the rest of your family. Again, this information helps to relieve some of the strain of the situation.
4. Finally, ask your contact person to send a text to everyone in the family, stating who has and has not been heard from, and if there are other messages, they can be sent now.

We hope that this never has to be used, but prior planning does help to ease some of the strain of a family or local emergency.



2018 Top Group at
KW Winter Park

ABODE at KW Winter Park



At KW Winter Park

Summer Selling Strategies

Summer in Florida is more than just beaches and sunshine - it's also a hugely successful time to sell your home. Longer days mean buyers are out looking more and being a vacation destination brings in possible buyers that don't have the opportunity to visit during the year.

If you're thinking of selling, now is the time to start preparing your home for the market.

Here's a few things we suggest doing now: complete any necessary repairs - you'll avoid getting overcharged by buyers after inspections; remove clutter - the more open and bright you can make your home the more buyers will fall in love with it; depersonalize your home - your family photos are beautiful but this is not their time in the spotlight. Create space for buyers to imagine their own families in the space.

Call Linda Sitek today, at 407.963.6544, to schedule a FREE listing consultation and receive a custom preparation list to get your house market ready by Memorial Day.

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:

"Used Abode to sell my home several years ago, and there was no doubt I was going to use them to help us find the perfect home for our family. Their attention to detail and communication is superior to any realtor I've used before. Their market knowledge and help with negotiation was spot on. I couldn't recommend Abode enough, to buy or sell a home in Central Florida. " - Dennis



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
KELLER WILLIAMS

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
O5757141	2244 COVENTRY DR	\$299,000	1,430	3	2	None	63	\$209.09
O5769248	2316 POINCIANA RD	\$325,000	1,828	3	2	Private	6	\$177.79
S5012689	2274 KING JAMES CT	\$339,900	2,623	3	2	Private	50	\$212.57
S5013237	2219 KING ALPINES	\$370,000	1,645	3	2	Private	40	\$224.92

PENDING

MLS Number	Address	Current Price	SqFt	Beds	Baths	Pool	Days on Market	Price / SqFt
O5760438	2092 POINCIANA RD	\$259,000	1,736	3	2	None	15	\$149.19
O5764561	2044 E HAMPTON CIR	\$299,900	1,812	3	2	None	2	\$165.51
O5768854	1459 NOTTINGHAM DR	\$399,900	1,885	5	2.5	Private	5	\$212.15

SOLD

MLS Number	Address	Sale Price	SqFt	Beds	Baths	Pool	Days	LP / SqFt	SP/SqFt	Close Date
O5759501	2115 NOTINGHAM RD	\$259,000	1,734	4	2	None	2	\$149.88	\$149.88	3/6/2019
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
(Same as last month)

Average home price: \$316,177
(Up \$34,168 since last month)

All information pulled from the MFRMLS on 3/18/2019 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—Neil Colbert

**CONGRATULATIONS TO OUR
BOARDWALK GIFT CERTIFICATE WINNERS:
Frances Freeman – 1887 Poinciana Road
Chris & Danielle Cantrell – 1925 East Hampton**

Fifteen new memberships were received since the 2/20 deadline for the March newsletter, bringing us to 116 members or 41.13% of our neighborhood. If you haven't sent in your 2019 membership dues, please take this opportunity to drop it in the mail today while you're thinking about it. Thank you to all of our new members!

WWHA. Winter Woods Blvd. remains in the lead with 70% of its families already members of our neighborhood association for this year Check the chart on Page 9 to see how your street compares.

If you're not a member yet, make your \$25.00 check payable to WWHA and mail it to:
Winter Woods Homeowners Association
PO Box 342
Goldenrod, FL 32733

If you would prefer, you can drop off your check at my home at 1958 Poinciana Road. OR – if you would rather pay by credit/debit card or your PayPal account, just copy the link below into your browser:

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

The following residents have joined our Association for this year since the March newsletter was published:

East Hampton Circle

- 1906 The Vergara Family
- 1918 The McGovern Family
- 2028 John H. Cummings
- 2052 Larry & Linda Brouillette

Japonica Road

- 1928 Clara and Joe Rybnicky

King Arthur's Court

- 1964 Glenn & Felicia Paredes

King Charles Court

- 2210 Virginia Patz

King Henry's Court

- 2269 Al and Kathy Baker

King James Court

- 2265 Cheryl Smith

North Hampton Circle

- 2132 The Stojic Family

Poinciana Road

- 1873 Scott Cole and Peter Rizzo
- 2089 Laura Spear and Anthony Riley
- 2246 Brian & Cindy Gallagher

Sussex Road

- 2096 The Coleman Family

West Hampton Circle

- 2007 Todd Pope
- 2009 Todd Pope

If your street was not listed above, it means that there were no new members this month from your street.

Continued on Page 9

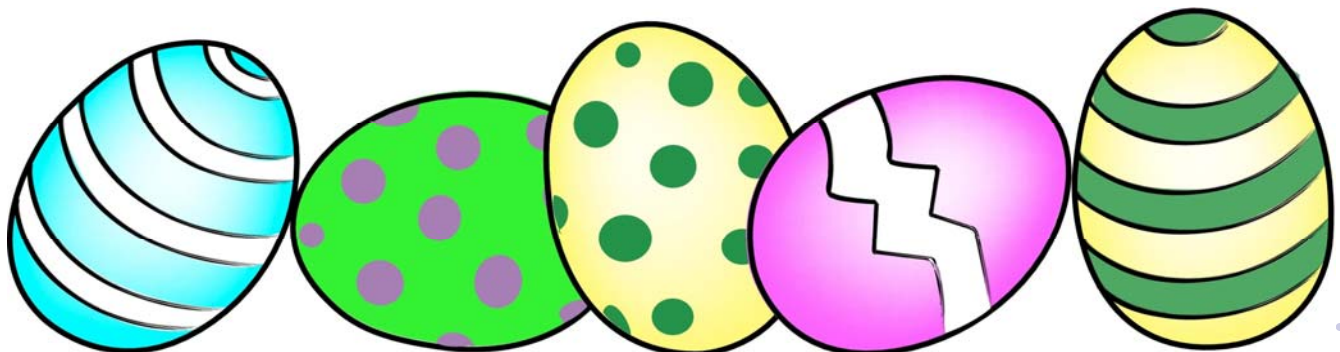


WINTER WOODS NEWS

MEMBERSHIP CONT'D FROM PAGE 8

Payments received after March 20th will be shown in the May newsletter. Thanks to everyone who has already paid dues for 2019. If your street is not yet at 60%, please check your records and send in your check today, while you're thinking about it. Thank you in advance for supporting the positive work being accomplished by your Homeowners Association. Let's see if we can't be at 60% for the entire neighborhood by next month!

STREET	# OF HOUSES	# PAID TO DATE	% PAID TO DATE
Coventry	12	5	42%
East Hampton Circle	19	9	47%
Japonica	19	9	47%
King Alpine's	11	5	45%
King Arthur's	9	3	33%
King Charles	9	3	33%
King Edward's	8	5	63%
King Henry's	11	5	45%
King James	11	4	36%
King John's	11	2	18%
King Richard's	9	2	22%
North Hampton Circle	12	6	50%
Nottingham Drive	41	11	27%
Poinciana Road	34	19	56%
Sussex	44	17	39%
Tamerine	3	1	33%
West Hampton Circle	9	4	44%
Winter Woods Blvd.	10	7	70%
TOTALS	282	117	41.49%



WINTER WOODS NEWS

The 9PM Routine

A Friendly Reminder to Lock Your Cars

Did you know that approximately 66% of vehicle thefts occur because of unlocked cars?

This can happen while at the gym, grocery store or even at the gas station. This is a completely preventable crime! You can stop burglars in their tracks by taking a second to lock your car, never leave valuables inside or leave your vehicle running unattended. Remember to always remove the valet key from inside the owners-manual. Lock your doors or lose what's yours!

Remember the 9PM routine—lock your doors and secure your valuables every night at 9PM!

AND report suspicious activity.



Be part of the #9pmroutine:

**Lock your doors
Secure all valuables
Every night
9:00 pm**

Report  Suspicious Activity

LAWNTASTIC

"Our Name Says It All"

- Lawn Maintenance
- Landscaping
- Mulch / Stone Installation
- Sod Installation
- Tree Trimming / Removal
- Clean-ups



Cole Herringshaw
coleherringshaw@gmail.com

407-960-0699

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 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
Garden Club	Joe Gmerek	407-671-5186	jgmerek31@gmail.com
Webmaster	Laura Spear	407-506-6233	lauraspear@outlook.com
Welcome to Winter Woods	Felicia Paredes	407-712-4051	felicianagy@yahoo.com
EVENTS			
Garage Sale	OPEN		
Christmas Decorations	Debra Stephey	407-657-7309	dastephey@yahoo.com

What's YOUR Passion?

Do you love to cook? Have some favorite recipes you'd love to share?

Do you have a passion for gardening? Is your flower garden a blue ribbon winner? Want to share some tips?

Or are you the outdoors type who loves camping, hiking, and boating? Maybe you have some favorite camping or hiking spots or know some beautiful rivers to canoe. Or what about camping tricks and gadgets, or favorite Dutch oven recipes?

Would you be willing to share your passions with your neighbors?

We would love to have you submit an article or two every now and then that will make our monthly newsletter more interesting.

Please consider sharing your passion with all of your Winter Woods neighbors. Just email your article to Nell at necolbert@usa.net before the 20th of the month. Pictures of your handiwork are also welcome.



Recent Sales in Winter Woods:

4 bed / 2 bath	Nottingham Drive	\$259,000
3 bed / 2 bath	King Alpines Court	\$230,000
3 bed / 2 bath	King Johns Court	\$293,000

**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
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Make every real estate transaction Smile Worthy!