



# WINTERWOODS

## Neighborhood Newsletter

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## PRESIDENT'S KORNER

The Board members for the coming year were elected at the October General Membership meeting. They are Bob Colbert, Nell Colbert, Gerty Ekdahl, Joe Gmerek, Audrey Musca, James Musca, Greg Pfister, Anthony Riley, Anna Swenson, Debra Stephey, and Lawrence Stephey. Our By-Laws say we can have up to twenty, so we still have room for YOU. Care to join us?

We did lose two 2021 Board members. Felicia and Glen Paredes chose to leave after many years of service to pursue a new business venture. Our thanks to them for their help and cooperation and their efforts to make Winter Woods a better neighborhood.

For the first time in months, we did have a face-to-face meeting at the South Seminole Church of Christ as well as using Zoom. Along with a majority of the Board members, we had three visitors at the church and one on-line. It was nice to meet in person again. We plan to meet in person as well as on-line again for our November meeting.

The upcoming neighborhood garage sale is still slated for November 13. It will run from 8:30 in the morning to 3:00 in the afternoon.

Plans are in the works to have a new Yard of the Month sign constructed. While it still looks good, the current sign has legs which have been shortened over the years due to rot and now sits too low.

At this past meeting, the Winter Woods Blvd. grass cutting issue was discussed. Historically, the Winter Woods Homeowners Association had paid a lawn service to cut the grass. In recent years, the Aloma Church had their service trim the circles, but with their recent sale of the business center, the new owners have not yet assumed that responsibility. The circles are not in the confines of Winter Woods, and the current Board does not feel it is our responsibility to pay for their care.

It may take some time to have the new owners of the business center and/or the apartments along the boulevard to realize the need to have their current yard service "adopt" the circles, so at times the grass may get out of control. Long grass there may be our best hope of having these commercial enterprises understand the need.

Larry Stephey, President

### November 2021

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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](mailto:felicianagy@yahoo.com) for your Welcome Packet.

Did you receive this newsletter via email?

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

# WINTER WOODS NEWS

## Yard of the Month



October, 2021  
The Kroencke Family  
2157 Sussex Road

*Congratulations!*

## Buyer Beware—Bob Colbert

Watch out for those “TAX CREDITS” and SALES PRESSURE.

Many of us are retired or on fixed income, so we watch the pennies. And, when someone comes around to sell something like solar panels or replacement windows, they often refer to “TAX CREDITS” to get some of the cost back. But there is a “caveat” that they may not think of, and neither would you, especially if the salesperson has a dynamic personality. **There could be a catch!** Think about how much you paid in Income Tax last year, or how much you got back. In many cases, **if you didn't pay into the IRS the amount of the credit, you can only get back what was paid in.** This may or may not apply, but you need to check. **AND THE SALESPERSON IS NOT YOUR TAX ATTORNEY!!!! And, neither am I. Every case is different, so you need to check it out!** Often the salesperson will tell you that you can make your purchase and send them the “lump sum” of your “tax credit” to offset some of the cost of a loan. If you don't pay this “lump sum” you may have a substantially higher payment to make. **PLEASE WATCH OUT FOR THESE ALTERNATIVES** and remember “Murphy's Law.” Your tax attorney or accountant can tell you what repairs or improvements are eligible for TAX CREDITS, so please check with them.

Salespeople are there for one reason – to make the sale! If it is a major change for your home, get another estimate! If the salesperson says that this is a **LIMITED TIME OFFER**, there is something wrong and you should view this as a possible RED FLAG. If possible, always get at least one other estimate on any major repairs or improvements.

The term “buyer beware” applies more today than ever before. Don't get stung. “Buyers remorse” can have lasting effects.



## NEIGHBORHOOD WATCH—Larry Stephey

Recently, we were made aware that postal regulations require a 30-foot clearance (15 feet either side) around mailboxes to facility delivery. The rules are particularly necessary up north in the winter to keep snow away from the delivery locations. However, cars and trash containers placed too close to delivery locations are also in violation. Here in Winter Woods, we have both street and front porch delivery points. It is, of course, on those streets that have boxes where the rule is applied. If blocked, postal delivery can be delayed until clearance is restored.

In other news, with the current trend of police criticism, law enforcement may be more reluctant to approach suspicious persons without a definite reason. One definite reason to approach is a citizen complaint. If you hear or see a potential crime in progress, you should contact the Seminole County Sheriff's Office with your information. Using your own judgement, a call to 9-1-1 or the non-emergency number of 407-665-6650 can be made. A report from you will give law enforcement the justification to contact an individual and "get acquainted." Seminole County deputies have been trained to approach individuals in a non-threatening manner to gather information and perhaps record a license plate and/or the name of an individual. Even if the deputy has no current knowledge of a crime, the information they record may prove invaluable if later a crime in the area is reported.

Larry Stephey  
Coordinator  
Winter Woods Neighborhood Watch

## LAWNTASTIC

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Cole Herringshaw  
coleherringshaw@gmail.com

407-960-0699



# 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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## MEMBERSHIP—Nell Colbert

As of October 19<sup>th</sup>, we have 115 families (40.78%) who are members of the WWHA. Please look through your records and if you have not paid your 2021 dues, please support your homeowner's association by sending in your dues now. And, you can get a jump on 2022 by making your check out for \$50 instead of just \$25 and then you won't have to worry about it in January. **Please remember, if you have your dues payment set up as a recurring payment with your bank's bill pay system, our dues went to \$25 a few years ago so please make sure your bill pay is correct.**

Your HOA needs your financial support in order to continue to provide the services we've become accustomed to like this newsletter. Many **voluntary** HOA's in our area are charging \$50 or more per year for their memberships and they do not offer a monthly newsletter or the other services we do. Please send your 2021 dues today. Your dues money is money very well spent!

Please make your dues check payable to WWHA and mail it to:  
Winter Woods Homeowners Association  
PO Box 342  
Goldenrod, FL 32733-0342

If you'd prefer, you can also drop off your check at my home at 1958 Poinciana Road. Or you can even pay by credit or debit card or use your PayPal account. Dues are \$25 if paid by check or \$26.50 if paid by credit or debit card or PayPal; the extra \$1.50 is to cover the PayPal/Credit Card processing fee. Just go to the HOA website at click on:

<https://winterwoodshoa.com/that-official-stuff/>

Then click on the link to pay your dues. 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.

We had four new members join since the last newsletter, Chris and Danielle Cantrell at 1925 East Hampton, Mark Somers and Amanda Somers at 2241 King Johns, Lisa Santamaria at 2251 Poinciana, and Eleanor and Deborah Kirby at 2170 Sussex. Thanks so much for supporting your Homeowners Association and welcome to Winter Woods.

Payments received after October 19<sup>th</sup> will be shown in the December newsletter. A BIG THANK YOU to all the families who have supported your Association in 2021 – there is still time for you to pay your 2021 dues.

And remember, our annual Christmas holiday decorating contest is coming, and you must be a member of the Homeowners Association to be eligible to have one of those cute yard signs placed in YOUR yard announcing that your home is one of the best decorated homes in Winter Woods!



### WINTER WOODS HOMEOWNERS ASSOCIATION 2021 MEMBERSHIP

**Please complete the information below so that our membership records will be complete.**

Please make your **\$25.00** check payable to **WWHA** and mail with this form to WWHA, PO Box 342, Goldenrod, FL 32733-0342. You may also drop off your form and check at my home (1958 Poinciana Road) if you prefer.

Name \_\_\_\_\_

Street Address \_\_\_\_\_

Phone # \_\_\_\_\_ Email Address \_\_\_\_\_

Name as you would like it shown in the newsletter \_\_\_\_\_

# WINTER WOODS NEWS

## Holiday Safety Tips

It's that time of the year when we begin to think about the holidays—our decorations, shopping for those special holiday gifts and traveling to see loved ones that we may have not seen in quite a while. Here are some simple tips—what others do you think need to be mentioned?

- If you have a live tree in your home, be sure it always has plenty of water and only have the tree lights on when you are at home.
- Keep the bushes around your home trimmed—burglars love to hide behind tall bushes when trying to enter your home through windows.
- Keep your doors and windows locked at all times, even when you're at home!
- Keep your garage door closed and locked at all times—burglars love to enter homes through open garage doors and/or steal expensive lawn equipment from inside an open garage.
- Holiday times are times when unscrupulous people decide they want your things more than you do so keep those gifts out of sight of windows and front doors so they aren't visible from the outside of your home.
- When shopping at the stores, don't keep your packages visible on the inside of the car—put them in the trunk, especially if you're going to visit more than one store during a single shopping trip.
- Always park your car under a light in the parking lot if you are shopping at night and never walk to your car alone—ask a store employee to escort you to your car when you have been shopping by yourself.

There are many other safety tips for the holidays. If you have others you think should be listed, email them to [winterwoodshoa@gmail.com](mailto:winterwoodshoa@gmail.com) and we'll share them next month.

Until next month, have a wonderful Thanksgiving.



**TOWN'S**  
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📞 407-733-8383  
✉ [townsgardcenter@gmail.com](mailto:townsgardcenter@gmail.com)  
📍 5589 Lake Howell Rd.  
Winter Park, FL 32792  
🕒 Monday - Saturday: 8am - 6pm  
Sunday: 10am - 4pm



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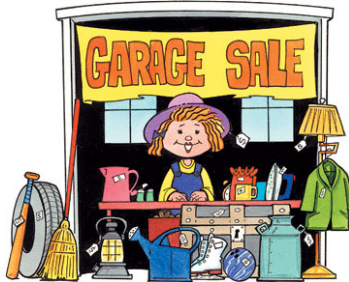
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**Contact Nell at**  
**[necolbert@usa.net](mailto:necolbert@usa.net)**  
**to place your ad**



## Neighborhood Garage Sale—Anthony Riley



Saturday the 13<sup>th</sup> of November is the day of the Fall Winter Woods Neighborhood Garage Sale. There will be signs posted to announce the sale hours as being 8:00 am to 3:30 pm but as anyone who has hosted a garage sale knows – people will get there early. These early birds are usually looking for jewelry or antiques and are glad to pay you pennies on the dollar to help you clear your inventory.

We will place signs out early the week of the 13<sup>th</sup> to get the word out and we will add more signs on Friday the 12<sup>th</sup>. For people that have been itching to buy other people used items and never opened treasures, this will be the place to be!

Remember, the best part about going to a garage sale in your own neighborhood is a chance to meet people and maybe come home with something you can use or a décor piece that caught your eye...and the best thing about having a garage sale is after it's over, it is a short trip to take those things to the curb where you'll never have to deal with them again.

We will plan to have another sale in the spring of 2022. If you have any questions or ideas, please contact Anthony Riley at [keys137@yahoo.com](mailto:keys137@yahoo.com) or (407) 967-6662.



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# WINTER WOODS NEWS

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Christmas Decorations	Debra Stephey	407-657-7309	dastephey@yahoo.com

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