



# WINTERWOODS

## Neighborhood Newsletter

2023  
Board of Directors

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**Vice President**  
Greg Pfister

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Debra Stephey  
Larry Stephey  
Anna Swenson  
Shannon Ward

### **Website**

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

### **Facebook**

WinterWoodsHOANews

### FROM THE DESK OF

**ANTHONY RILEY, HOA PRESIDENT, 407-967-6662**

Oh my! Who knew there were so many gorgeous animals in the neighborhood? Yes, I'm talking about the pets. If you are not in the Winter Woods Facebook group, you may have missed the sampling of the furry friends of Winter Woods. Still talking about the pets. Haven't seen any "feathers" or "scales" represented yet, although I'm sure they're out there. The ladies (as I call our two small dogs) keep insisting we scroll one more time to check out all the special family members that demonstrate that unconditional affection that is worth every clean-up on aisle three.

We had another outstanding turnout for the Spring Garage Sale. Nice to see the enthusiasm! Fall Sale next. Both of those names are a little misleading here in Florida, but it is what we have. More info on the Fall sale in next month's newsletter.

The Second Saturday cleanup crew is still at it. Special thanks to the April team of Jeff, Stan, Deb, Larry, and Laura along with Dave who helped move a little earth as part of the prep for the coming changes at the Poinciana and Japonica entrances.

Our Meet the Neighbors article this month features Greg and Gerty who happen to be long-time members of the board and are glad to serve.

I'm happy to report membership is up this month which I think is a reflection of how residents value our community and want to support efforts to improve it.

We spent some time at the last board meeting talking about events that we may be able to have during the summer months – when the newsletter and board is on hiatus until September. One idea was a kids bike parade around the Fourth of July. Another idea was to set-up an outdoor grill at the end of one of the circles for a neighborhood potluck and maybe even have some evening live jazz. Ideas like this take an effort from people who care enough to get involved and do the planning. We will see what we can get done.

Speaking of the board meeting, I invite you to attend May 11<sup>th</sup>, or any meeting, to meet the board, ask questions, or express your thoughts about Winter Woods. It's at 7:30 pm at South Seminole Church of Christ on Lake Howell Rd or you can attend virtually. Hope to see you there!

### MAY 2023

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## Welcome To



**Are YOU a new homeowner or renter in Winter Woods?**

**Please see our Website at [www.winterwoodshoa.com](http://www.winterwoodshoa.com) for our New Resident 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



April, 2023  
The Nastasi Family  
2259 King Edwards Court

*Congratulations!*

**Have You Paid  
Your 2023 HOA Dues?**

# 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 NEWS

## NEIGHBORHOOD WATCH—Larry Stephey

First, a correction. Winter Woods neighbor, attorney Dan Sercombe points out that a violation of Seminole County ordinances is a CIVIL offence and not criminal as implied in April's pet waste article. He was concerned that neighbors would be trying to jail other neighbors. There are fines involved for ordinance violations, but not jail time.

While not a Neighborhood Watch issue, the Board is trying to remedy the missing fence protecting the draining ditch at the corner of Tamerine and Sussex. The protective fence was damaged during Ian and has yet to be replaced (as of this writing).

In early April, Seminole County reported a phone issue with the 9-1-1 system. They encouraged folks with 9-1-1 issues (police, fire, medical) to call 407-665-6650. If that number looks familiar, that is the non-emergency number which we encourage folks to call if their criminal concern does not rise to a level of a 9-1-1 report. For various reasons the 407-665-6650 number should be stored in your phone or posted somewhere convenient. It is answered by the same Seminole County employees that answer the 9-1-1 calls. It is a good number to have handy.

Please remember to report criminal activity to Neighborhood Watch so the events can be tracked and, if necessary, matched with similar activities in other parts of the neighborhood. Multiple reports may justify an alert given to the remainder of Winter Woods.



## IT'S THE RAINEY SEASON—GREY & GERTY

Our "Rainy Season" has arrived and our best friend during this season is our Drainage Culverts and the Drainage Runways that lead water into those Culverts. I have noticed the build-up of leaves and twigs that hinder that good drainage that we need to keep our streets drivable during medium to heavy downpours.

If you see a small to large build-up in front of your home's drainage runways or culverts, it would be a great help to everyone if we could rake those areas up. Now with that said, if you see areas that are in need of raking, but you are unable to take care of the blockage yourself, go ahead and send me a message!

Everyone please enjoy our beautiful neighborhood and drive Safely!!!!

Thank you for your time

Greg Pfister, HOA VP And Gerlinde Ekdahl Pfister, HOA Border Member



# 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:**

- 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—10November

**QUESTIONS**—Contact the editor at 321.303.7445 or email [necolbert@usa.net](mailto:necolbert@usa.net).



**TOWN'S**  
PLANTS | POTTERY | DECOR

407-733-8383  
townsgardcenter@gmail.com  
5589 Lake Howell Rd.  
Winter Park, FL 32792  
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Sunday: 10am - 4pm



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# WINTER WOODS NEWS

## MEMBERSHIP—Nell Colbert

Since our last newsletter deadline, eleven new memberships for 2023 were received, giving us a total of 114 homes or 40.43% of our neighborhood. If you do not remember if you have paid, please don't hesitate to give me a call at 321.303.7445 and I'll look at our records. It is never too late to support your Homeowners Association. Please help us keep Winter Woods a fantastic place to call "home."

**And for all our RENTERS** – you are also encouraged to join your Homeowners Association. You, too, are part of our Winter Woods family!

You can drop off your \$25.00 check payable to WWHA by my home at 1958 Poinciana Road, pay by PayPal or credit/debit card, or mail your check to:

WWHA  
PO Box 342  
Goldenrod, FL 32733-0342

If you would like to pay using your credit/debit card or your PayPal account, the amount is \$26.50 (the extra covers the PayPal fee.) Just go to our website at [www.winterwoodshoa.com](http://www.winterwoodshoa.com) and click on the "Official Stuff" tab to find the secure link to pay on-line.

The following residents have joined our Association since the April newsletter was published:

### Coventry

2233 Keith & Cindy Lowe

### East Hampton Circle

Joey Hempfling & Rachel Kania

### Japonica

1928 Joe & Clara Rybnicky

1984 Eliza Kwentus

### King James Court

2274 Leslie Evancho

### Nottingham Drive

1621 The Barreto Family

1673 J.A. Beaman

1707 Kyle Klinger

### Sussex Road

2169 Alex & Madeline Latorre

### West Hampton Circle

2009 Michael Todd Pope

### West Hampton Circle

2224 Daniel & Barbara Estry

If your street is not listed above, it means that no new memberships were received this month. Payments received after April 19<sup>th</sup> will be shown in the June newsletter. Thanks to everyone who has already paid dues for 2023. Since our June newsletter will be the last one until September, let's make our membership grow to at least 50% over the next month! Thank you in advance for supporting the positive work being accomplished by your Homeowners Association.

### WINTER WOODS HOMEOWNERS ASSOCIATION 2023 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 \_\_\_\_\_



# WILLIAM VEGA REALTOR®

## HELLO WINTER WOODS COMMUNITY!

MY NAME IS WILLIAM VEGA AND I REPRESENT SELLERS AND BUYERS THROUGH KELLER WILLIAMS REALTY. AS A RESIDENT OF WINTER WOODS I'M FAMILIAR WITH THE MOST APPEALING ASPECTS OF THE NEIGHBORHOOD AND OUR NEIGHBORHOOD'S TRUE VALUE!

I'M NOT JUST A REALTOR, BUT I'M ALSO AN **AUTISM SPECIALIST**. I HAVE HELPED BUYERS WHOSE CHILDREN ARE DIAGNOSED WITH AUTISM HANDLE THE SOMETIMES OVERWHELMING SEARCH FOR THE RIGHT HOME. IN COLLABORATION WITH **CHRISTINE LUZURIAGA, M.S., CCC-SLP, BCBA, CAS**, I PROVIDE FAMILIES ASSISTANCE WITH CREATING AN AUTISM-FRIENDLY HOME.

I'D LOVE TO HELP GUIDE YOU THROUGH THE PROCESS OF SELLING YOUR CURRENT HOME, BUYING A NEW HOME, DESIGNING AN ASD FRIENDLY HOME, OR ALL THREE!

## LET ME BE YOUR REALTOR

Buying or selling a property without a realtor is a challenge. Finding the best Orlando realtor for you is a chore in and of itself! Therefore, in fulfilling my duties toward you, I will use confidentiality, skill, care and diligence throughout the entire real estate process. I will disclose all known facts that materially affect the value of the residential real property, presenting all offers and counter-offers in a timely manner.

Furthermore, you need someone who is not only loyal, honest, ethical, friendly and fair, but who will educate you about current Orlando real estate market conditions. I will provide you a customized approach to your unique goals, objectives, and budget.

With experience as a realtor, I possess the necessary expertise, skills and knowledge, time and energy to provide you an excellent, comprehensive real estate service.

## WHAT YOU GET

You will get all the help you need to find the perfect Orlando property - a single family home, an apartment, a villa or a townhouse - based on your individual needs, goals, objectives, and budget, whether you are looking for a residence, or an investment property!

You will be connected to service providers, inspectors, lenders, home warranty companies, accountants, tax advisors, immigration attorneys, and building contractors to meet your needs.



## DID YOU KNOW?

The **BEST** time to **BUY** was **YESTERDAY!**

**68%** of Americans believe that now is a good time to buy a home. If you've been on the fence about buying a home or selling your current one, what are you waiting for? The housing market has been steadily improving over the last few years. Although interest rates are creeping up, they're still below historical levels. And while home values are increasing, they're still considered affordable. So, why wait!

## HOME FOR SALE

1793 Pineview Cir, Winter Park, FL 32792



SINGLE FAMILY  
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FOR MORE INFORMATION, CONTACT ME

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thatguywill.kw.com



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**YOUR AD**  
**COULD BE HERE**  
**See Page Four**  
**to Learn How**

# DOG CARE SERVICES



*by Zuzana*

For Winter Woods

Residents

Do you plan on traveling soon?

In need of someone to watch over your pup while you're away?  
(Feed, walk, or check on?)

Looking for a friendly & reliable dog walker located in the neighborhood?

LOOK NO FURTHER!

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*Call or text to schedule care!*

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# WINTER WOODS NEWS

## Meet Your Neighbor—By Anna Swenson

Meet Greg Pfister and Gerty Ekdahl on King James Court!



Greg and Gerty have lived in Winter Woods for seven years and consider this to be their forever home. Over time, they've made several updates to their house, including new windows, insulation, and flooring, along with a new driveway and A/C. They love the location (which happens to be in the middle of their six grandchildren!) and enjoy the quiet of living in a cul-de-sac, but their lovely neighbors are what make Winter Woods special to them! Greg and Gerty are the team behind Yard of the Month, selecting the monthly winners and delivering gift card prizes! On behalf of the HOA, Greg also takes the time to monitor the streets, sidewalks, and lighting within Winter Woods, and he goes above and beyond by making the necessary phone calls to get issues fixed quickly.

Gerty recently retired from Disney after an incredible 48 years of service. She was part of the team that opened all four Orlando parks. Her roles over the years ranged from entertainment and parades to costuming, and perhaps most notably, Gerty was the original Minnie Mouse! A close-knit group of those original park openers still gets together for a big reunion every few years. These days, Gerty spends much of her time shuttling her grandkids to dance, lacrosse, cheer, baseball, and appointments! Greg currently works as an inspector for Southeastern Freight Lines and is looking forward to joining Gerty in retirement in a few years.

Whenever they can get away, Greg and Gerty love taking time to unwind at the beach. They even have two timeshares in the Ormond Beach area! Carnival Cruises are also a favorite, and Greg and Gerty have recently visited the Dominican Republic, Puerto Rico, and St. Thomas. Gerty also takes frequent girls' trips. She and her friends have traveled all over the country (Maine, Route 66) and all over the world (Italy, Greece)! When at home, Gerty is likely enjoying the Hallmark Channel and HGTV, while Greg loves watching sports like golf football, and basketball, especially Orlando Magic games. Greg and Gerty have recently welcomed a rescue dog, Toby, into their family. He's a sweet German shepherd/yellow lab 9-month-old puppy who is full of love and energy but loves to snuggle and watch TV too!

If you see Greg and Gerty outside doing yardwork, driving around in their silver truck enjoying the landscaping, or walking Toby around the neighborhood, stop and say hello!

happy  
MOTHER'S  
day



## STREETS & LIGHTING—Greg Pfister

Here is the latest on our Streets, Lights and Sidewalks in the Winter Woods Subdivision.

### Streets:

Near the intersection of Poinciana/Nottingham at King James Court, the pothole has been repaired nicely.

### Light's:

The only street light on King James Ct. has been repaired!!

### Sidewalks:

A. The sidewalk at 1942 East Hampton Cir. Has been completed, now to get the Markers and tape removed.

B. Work is being done on Sidewalks at 2246 Poinciana Blvd. and 2087 Sussex Rd. We will keep monitoring

## WINTER WOODS FACEBOOK GROUP—NELL COLBERT

Our Winter Woods Facebook Group has become more and more active in recent months BUT ... as the movie line goes "Houston, we have a problem."

While we welcome all Winter Woods residents, owners and renters alike, in the last 45 days or so, we have seen more and more people who claim to be residents attempting to post spam/fraud posts to our group. These people have provided legitimate addresses within our beautiful neighborhood, but within a few days of joining the group, attempt to post fraudulent air duct cleaning services. If these posts were legitimate, it would seem that we have almost a dozen different people in our neighborhood who are providing duct cleaning from their Winter Woods residence, which is highly unlikely.

Naturally, all of these posts were never approved so our group has not had spam cluttering our feed, and the offending "residents" were removed and banned from the group.

We maintain a database of our residents, which is why we ask you to provide your name, email address, and phone number when you pay your HOA dues each year. Unless a resident lets us know they are moving and asks to be removed from our email list, we have no way of knowing when someone moves out of our neighborhood. When someone requests membership in our Facebook group and the address they give when answering the joining questions is a legitimate Winter Woods home, in the past, they were approved and the database was updated. We recently had someone give an address for a home of a long-time resident. On the same day the joining request arrived, so did the HOA dues payment for our long-time resident. I spoke with that resident and they confirmed that they had not sold their home and did, in fact, still live at the home. Needless to say, the FB membership was denied.

These recent events have forced some changes to the operation of our group. If folks do not answer the joining questions completely, their request will be immediately deleted. We will also attempt to verify that the person actually lives at the residence they claim to occupy, usually by Facebook messaging. A lack of response will result in the request being deleted.

Thanks for understanding these changes to our Facebook Group operation—we want to keep our group only for legitimate Winter Woods residents and keep spam posts off our group.



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Owned and Operated by Your Winter Woods Neighbors  
*Felicia & Glenn Paredes*

## NEIGHBORHOOD SPRING YARD SALE

The Spring Sale was a success! For any garage sailing veteran, the measure is easy – is there anything good out there to buy? In our sale, the answer was yes. An unsuccessful neighborhood sale has a card table at the end of the driveway with kids selling lemonade in front of living room furniture dragged out from the living room. For the record, I only walked away with a cup of lemonade.

And we had the traffic. The count for customers, browsers (many from their car) and shoppers on my block was around 75 groups. Granted, more of those car shoppers might have stopped if there were more attractive items to be seen – from a car – and if that lemonade stand hadn't been in the way.

We're going to do it again in the Fall, we will announce the date in the next newsletter. If any of you regular participants have any suggestions, send them my way – Anthony Riley, 407-967-6662.



I'm not just a Real Estate Agent  
I'm also your  
*neighbor*  
Call me to get your home  
*sold*



As a professional real estate agent, and fellow neighbor, I know the real value of what our neighborhood offers. I'd love to offer my services and resources to you, whether you're looking to buy or sell a home. Please call me for a free home valuation or if you're needing just a cup of sugar.



**AMANDA VOLENCE**

REALTOR®

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# WINTER WOODS NEWS

## WINTER WOODS DIRECTORY ASSISTANCE

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Welcome to Winter Woods	Anna Swenson	407-484-4782	annaswenson5@gmail.com
<b>EVENTS</b>			
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Christmas Decorations	Debra Stephey	407-657-7309	dastephey@yahoo.com
Halloween Decorations	Anna Swenson	407-484-4782	annaswenson5@gmail.com

**1555 SR 436**  
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