



# WINTERWOODS

## Neighborhood Newsletter

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**Greg Pfister**

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

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

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

## 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.

### FROM THE DESK OF ANTHONY RILEY

Summer in Florida has not disappointed and if you like heat, summer sure hasn't disappointed you. This is when Shakespeare's Sonnet 18 fails miserably – "Shall I compare thee to a summer's day?" is only going to get you questionable looks. Instead, I would suspect many are thinking "when will this end?" while we watch the boat folk beating it out to the shore every chance they can get.

Rest assured, summer will pass, and we will get the normal few moments of fall (you have to watch the sales, don't miss out) and then it will still be hot. But not headline hot.

School is about to start up, which affects everyone one way or another. Extra traffic, running late with crucial schedules and that's just the parents and caregivers. Make a path, keep an eye out for the young minds enroute to education.

The Winter Woods boulevard entrance circle continues to offer a great impression to those entering the neighborhood driving at a reasonable pace. As promised, the spring flowers have been replaced with the summer/fall arrangement and they look great. Thank you to Elaine and her crew for the continued maintenance.

The "Welcome to Winter Woods" sign on the north end of Poinciana has reached a point of conclusion. The maintenance on this monument will be much more manageable and there is the expectation that one day someone will ask "why isn't there a flower bed here?". A special thank you to the kind woman who brought the work crew bottled water and a slice of watermelon on a blistering afternoon, that was nice. Also, a special thanks to Marshall for clearing the view.

The last of the Welcome signs on Japonica Road has begun a transformation, there are seasonal flowers planted now. This is temporary and an entire rework will commence when the weather is cool.

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### AUGUST, 2023

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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



July, 2023  
The Rybnicky Family  
1928 Japonica

*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**

## FROM THE DESK OF—cont'd from Page 1

Cont'd from Page 1

The Second Saturday Cleanup will resume in the fall. Thanks to Stan and Jeff for keeping the islands presentable.

This brings me to a “letter to the editor” – even though I’m not the editor (shout out to Nell!) – but an expressed opinion anyway. This neighbor has lived in Winter Woods a long time and seen a lot. Here is a carefully edited excerpt:

*Hi, Mr. Riley,*

*We stopped paying dues several years ago...My suggestions were always in service of community improvement, and much of what I suggested came to pass...The new garage sale signs are lovely, and so is the volunteer landscaping, which I suggested years ago! So we're rejoining the neighborhood association, which finally has a positive, upbeat vibe.*

*Thank you....*

Making incremental positive change has been my goal since joining the board several years ago and continues to be my goal as President of the Board. We all can move forward to make this neighborhood safe, pleasant to the eyes and a real community.

The HOA board will resume its monthly meetings beginning August 10 and will continue the second Thursday of every month at the South Seminole Church of Christ on Lake Howell Rd at 7:30 pm. The board wants to continue to explore possible events and activities to make the neighborhood a great place to live and we are looking forward to hearing from you. I am expecting new (returning) neighbors to come out. You can also send an email to the HOA mailbox at [WinterWood-sHOA@gmail.com](mailto:WinterWood-sHOA@gmail.com) or contact any board member directly. We hope to see you at an upcoming meeting either virtually or in person and continue to promote positive change.

Anthony Riley  
HOA President

# SCHOOL STARTS THIS MONTH

# PLEASE DRIVE CAREFULLY!

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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:**

- 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).



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☎ 407-733-8383  
✉ [townsgardcenter@gmail.com](mailto:townsgardcenter@gmail.com)  
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Winter Park, FL 32792  
🕒 Monday - Saturday: 8am - 6pm  
Sunday: 10am - 4pm



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# WINTER WOODS NEWS

## MEMBERSHIP—Nell Colbert

Since our last electronic newsletter deadline, we have received two new memberships, giving us a total of 125 homes or 41.33% of our neighborhood. Summer months are always slow for new memberships so THANK YOU to the families who paid in July!

If you don't remember if you've paid, please don't hesitate to give me a call and I'll look at our records. It's not too late to support your Homeowners Association. Please help us keep Winter Woods a fantastic place to call "home."

If you have not yet paid your dues for 2023, please run your \$25.00 check payable to WWHA by my home at 1958 Poinciana Road, pay using the link below, or mail your check to:

WWHA  
PO Box 342  
Goldenrod, FL 32733-0342

To pay using PayPal or your credit or debit card, 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.

Please remember that when paying by credit card or using your PayPal account, you will pay \$26.50 to cover the processing fees imposed by PayPal.

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

**Terry and Susan Speicher – 2262 King James Court**  
**Michael Oliver – 2007 West Hampton Circle**

Payments received after July 25<sup>th</sup> will be shown in the September newsletter.

Many of our streets only need a few more members each to achieve 100%. King Edwards Court leads the neighborhood with 75% of their homes already paid for 2023. King James Court is close behind with 64% followed by Winter Woods Blvd. with 60%. Let's try to get our other streets over the 60% mark by the end of summer.



### 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  
\$469,900

FOR MORE INFORMATION, CONTACT ME

**(786) 447-9965**



[will.vega@kw.com](mailto:will.vega@kw.com)



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# WINTER WOODS NEWS

## Meet Your Neighbor—By Anna Swenson



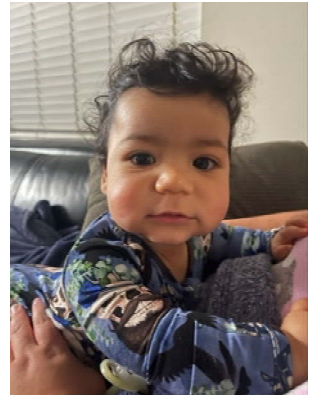
Meet William Vega and Christine Luzuriaga on Nottingham Dr.! William is originally from Ft. Lauderdale, and Christine is from Miami. They met online and have been together for 6 years. William graduated from Full Sail in 2019 with a B.A. in Music Production. He's currently working as a realtor with Keller Williams while also studying to be a home inspector. He hopes to own his own brokerage in the future. Christine attended Florida International University where she earned a M.S. in Speech Language Pathology, and she also earned a M.S. in Applied Behavior Analysis from Simmons University. She is a Board Certified Behavior Analyst and is prepping for medical school to study Neurology. Because she's certified in multiple states, Christine can meet with clients locally from her

in-home, dedicated therapy room, as well as offer telehealth services around the country! Both Christine and William are trained Autism Specialists, and together, they have a passion for helping special needs families find their perfect homes! They also founded and run Affluent Learning ([www.affluentlearning.com](http://www.affluentlearning.com)), their private organization that offers speech, occupational, physical, and behavioral therapy. Reach out if you're interested in a free screening!

They've lived in the neighborhood for about two years. They love the peace and quiet and chatting with friendly neighbors they meet while playing outside or taking walks. William and Christine believe this is a great, safe place to raise kids. Their three young sons, Liam (3), Aiden (2), and Caleb (1), keep them very busy with baseball, swimming, and lots and lots of Hot Wheels! Extended family from south Florida visit often to spend time with the boys. William is the cook in the family, but they also enjoy Azteca (which they say is the best Mexican food in the area), World of Food Trucks, and Twistee Treat. At night, William and Christine are often catching up on work, having a drink, reading, playing video games like Halo, or watching Netflix. They recently finished the latest season of Black Mirror and the documentary Taking Care of Maya. Anime like Dragonball Z and Demonslayer are favorites in their house too. William and Christine also enjoy building super-advanced LEGO sets for adults!

As members of the HOA, they are hoping to help bring more kid-friendly community events to the neighborhood in the future, like food trucks, a Christmas parade, and an Easter egg hunt, for example. They're also interested in sharing information about their businesses with neighbors and learning about their neighbors' businesses as well!

If you see William, Christine, and their beautiful boys walking around the neighborhood, stop and say hello! Or if you want to play Halo with Will, reach out for his gamer tag!





# WINTER WOODS NEWS

## STREETS & LIGHTING—Greg Pfister



Our streets again have no issues and that's a good thing!!

Our homework this summer is in progress and that is to see if we can get Poinciana repaved....I have left 2 messages to Mike Garcia with Seminole County Engineering Dept. on 7/11/23 n 7/17/23, we will continue to call until we get through to him.

Lights: our neighborhood lighting is holding strong during the past 30 days no issues to report!

I see some opportunities with the drainage runways on the corners of King James and Nottingham as well as the street over from us that I'll be working on this weekend. May you all have a blessed August!

Thank you from Greg and Gerty Pfister



### *Piano Lessons*

with Clara Rybnicky

I am a Winter Woods Resident  
and have been teaching piano for  
45 years.

If interested in lessons, please get in  
touch to learn more, call or text  
(407) 257-5172



Seminole County Evaluation and  
Appraisal Report (EAR) Based

### 2023 COMPREHENSIVE PLAN AMENDMENTS COMMUNITY MEETING

**AUGUST 17, 2023**

**BOARD OF  
COUNTY  
COMMISSION  
CHAMBERS**

1101 E. FIRST STREET  
SANFORD, FL 32771



6:00 - 7:30  
p.m.

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*Felicia & Glenn Paredes*

# WINTER WOODS NEWS

## WINTER WOODS ENTRANCE SIGNS



There are good things happening around the entrance to our Winter Woods neighborhood! We have simplified the sign area on Poinciana, copying the well rock border with white rock fill that many neighbors have in their landscape. Finished out with new sod, the upkeep for this area will be easier, allowing us to really put our focus on the Japonica and Winter Woods Blvd. entrances.

The Japonica entrance is still under construction, but for now, new flowers and fresh mulch will get us to the holidays. Look for more improvements there in early 2024.

We want to thank the many people that have contributed over the years to maintain these entrance signs and always welcome ideas and help for the community.



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.

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# WINTER WOODS NEWS

## WINTER WOODS DIRECTORY ASSISTANCE

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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**  
**Winter Park, FL 32792**

# PIZZA AVE

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**PIZZA OF THE MONTH**





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