



# WINTERWOODS

## Neighborhood Newsletter

2025  
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[http://  
www.winterwoodshoa.com](http://www.winterwoodshoa.com)

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### FROM THE DESK OF ANTHONY RILEY

July, 2025

Fourth of July! Am I right? The dogs told me they finally got their lobby group to tighten up the use of fireworks, but they still are not on board with the celebrations. As far as I know, cats have only made their opinion known by passive aggressive hiding.

Speaking of the weather, Happy Heatwave! Why are we surprised every summer when the topic is the weather? First storm has already happened – Erick – but wait, first *Major* storm (since they are alphabetic and this season is Scandinavian too) so we are approximately 5 storms in (math!) and storm shutters and supplies are not even on our mind. Yet.

It is not bad advice to consider the past while planning the future.

The neighborhood is quiet unless you are the guy who keeps getting rain instead of sunshine, but then again – that’s most of us. Quiet in the sense that there are no major neighborhood events to promote, sponsor or attend. Quiet in the sense there is not a single mention of **\$25 HOA DUES!** Nope, there are **TWO** mentions of **\$25 HOA DUES!** Enough of that.

There is a feel-good-about-the-neighborhood story in this edition, and I want to thank Stan Recob (founder of the **Island Crew**) for bringing this to our attention. If you have anything newsworthy regarding our neighborhood – send it to us and we will feature your news!

Congratulations for navigating your way to the E-Newsletter (copyright pending) our paperless version of the **HOA Newsletter** for the summer months. We are taking a break from our monthly meetings also, but they will resume in August. When you are talking to your neighbor about this fabulous newsletter and they say – hey, I didn’t get that – remind them to send a message to [WinterWoodshOA@gmail.com](mailto:WinterWoodshOA@gmail.com), and get on our list to receive all those notifications and the newsletter.

There are home improvement projects going on in several locations around the neighborhood and they are a great indication that our residents are working to promote prestige and pride for the purpose of maintaining property value for everyone. Kudos to renovations! (a word of Greek origin, meaning "fame" or "glory")

Even though you’re cooking your own hotdog, there are events in the fall to put on your calendar including the **Neighborhood Night Out** on Saturday October 4th, 5:00pm through dark and the **Fall Garage Sale** on Saturday November 15<sup>th</sup>!

Enjoy your vacations and bug bites! I’m on a boat!

#### Inside this Issue:

##### Page 2

- Yard of the Month
- Arjun’s Lawncare & Home Repair

##### Page 3

- The Salt Room Oviedo

##### Page 4

- Neighborhood Watch
- Professor Ed Tutoring
- New Resident Welcome Packet

##### Page 5

- Will Vega, Realtor

##### Page 6

- Advertising Info
- Towns’ Garden Center

##### Page 7

- Membership

##### Page 8

- Jerry’s Coffee Bar
- Pet Services by Zuzana

##### Page 9

- Free or Low Cost Events

##### Page 10

- Free or Low Cost Events—cont’d from Page 9

##### Page 11

- Turner Group Realtors

##### Page 12

- Streets & Lighting
- Lake Howell Boys Volleyball

##### Page 13

- Pure Vu Window Cleaning
- Amanda Volence Realtor

##### Page 14

- Seby’s Pizza
- Winter Woods Directory Assistance

# WINTER WOODS NEWS

## Yard of the Month



June, 2025  
Jim and Pauline Weingarten  
2250 King James Court

*Congratulations!*

## Have You Paid Your 2025 HOA Dues?

**ARJUN'S**

### **LAWNCARE & HOME REPAIR**

Cell: (407) 460 8646

Email: [Arjunslawncare@gmail.com](mailto:Arjunslawncare@gmail.com)

Offering weekly, biweekly and  
monthly lawn maintenance!

**Our basic service includes:**

Mowing  
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**Additional services we offer:**

Landscape remodels  
Mulch  
Planting  
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Irrigation repair/diagnostic  
Pressure washing  
Spring cleaning/leaf removal  
Gutter cleaning  
Tree trimming/removal  
Fence repair/install  
Lanai/pool screen replacement  
Plumbing/electrical service works  
Exterior painting  
Interior flooring installation  
General maintenance/repairs

Refer to this ad to receive  
25% off your first month  
of lawn maintenance!!



The Gift of Wellness is Priceless!  
*Give the Gift They Won't Return*



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Relieve respiratory and skin ailments  
+ strengthen immune system



**INFRARED SAUNA**  
Invigorate + detoxify  
to feel fully refreshed



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Relax + soothe your mind,  
body and soul

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*CALL TO BOOK, ONE PER PERSON*

Reclaim Your Health  
Recover Yourself

**Salt Therapy Helps With:**

- allergies**
- dermatitis
- inflammation*
- COPD
- asthma**

**Benefits of Infrared Sauna:**

- anti-aging
- calorie burn
- boost immunity**
- release toxins*
- pain relief**

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

## NEIGHBORHOOD WATCH—Larry Stephey

There are no known neighborhood crime issues since our last newsletter in June. If you become aware of or experience neighborhood crime, please notify Neighborhood Watch.



Could your Student use a tutor?

Math – Science – History – Composition

K – 12, Home School, GED

Neighbor, recently retired university professor, chemical engineer, MBA

First Consultation FREE!

Professor Ed (407) 907-4699

Edfor38@gmail.com

**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**



(786) 447-9965  
HABLO ESPAÑOL



willam.vega@lptrealty.com



williamvega.lptrealty.com



# WILLAM VEGA

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Scan Me



Winter Woods Market

## WINTER WOODS SELLER? LET'S TEAM UP — I'M RIGHT HERE IN THE NEIGHBORHOOD

### Community-Oriented:

1,555 residents with an average age of 52.

### 74% Homeownership Rate:

Most residents own, making this a strong sellers' market.

### Median Home Price:

\$453,524

(Higher than 53% of Florida neighborhoods)

### Here's how I make the listing process simple, fast, and affordable:

- I charge a flat \$5,000 fee—no 5–6% commission.
- To get started, I collect a \$499 deposit.
- Once you reach out, I'll ask a few quick questions about your property.
- Within 12–24 hours, you'll receive a custom CMA, Net Profit breakdown, and a personalized listing presentation video.
- We'll then have a quick phone call to review everything and address any questions.



Full-Service Marketing



Access to trusted vendors



Customized Local Market Insight

Let's reimagine what real estate can be: personal, purposeful, and powerfully aligned with your goals.

**P.S. Buy or Sell Your Home with Me and Receive a Special Gift! Choose from one of the following options: a theme park ticket for 2, a luxurious spa day for your dog, or a dinner show for 2.**

# 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 PRINTED NEWSLETTERS
- September issue—15August
- October issue—15September
- November issue—15October
- December issue—10November

**QUESTIONS**—Contact the editor at 321.303.7445 (voice or text) or Email: winterwoodshoa@gmail.com



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

☎ 407-733-8383  
✉ townsgardcenter@gmail.com  
🏠 5589 Lake Howell Rd.  
Winter Park, FL 32792  
🕒 Monday - Saturday: 8am - 6pm  
Sunday: 10am - 4pm



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

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nell.colbert@communimatics.com

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Meets CONVENIENCE**

Remote On-line & Mobile Notary Public

National Notary Assoc.  
Winter Park Memorial American Legion Auxillary Unit 112  
Cen. FL Council BSA Board of Directors

www.communimatics.com

# WINTER WOODS NEWS

## MEMBERSHIP—Neil Colbert

Only one membership was received in June. Thanks to the Bridget Brevard family at 2209 King Charles for joining our HOA. Our membership now stands at 130 members or 46.10 % of our neighborhood. Thanks to everyone who has supported our neighborhood to date. Check our website to see if you've paid your dues.

STREET	# OF HOUSES	# PAID TO DATE	% PAID TO DATE
Coventry	12	4	33%
East Hampton Circle	19	6	32%
Japonica	19	6	32%
King Alpine's	11	6	55%
King Arthur's	9	4	44%
King Charles	9	1	11%
King Edward's	8	4	50%
King Henry's	11	7	64%
King James	11	9	82%
King John's	11	7	64%
King Richard's	9	3	33%
North Hampton Circle	12	2	17%
Nottingham Drive	41	21	51%
Poinciana Road	34	18	53%
Sussex	44	18	41%
Tamerine	3	2	67%
West Hampton Circle	9	5	56%
Winter Woods Blvd.	10	7	70%
TOTALS	282	130	46.10%

### WINTER WOODS HOMEOWNERS ASSOCIATION 2025 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 1958 Poinciana Road if you prefer.

Name \_\_\_\_\_

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

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

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

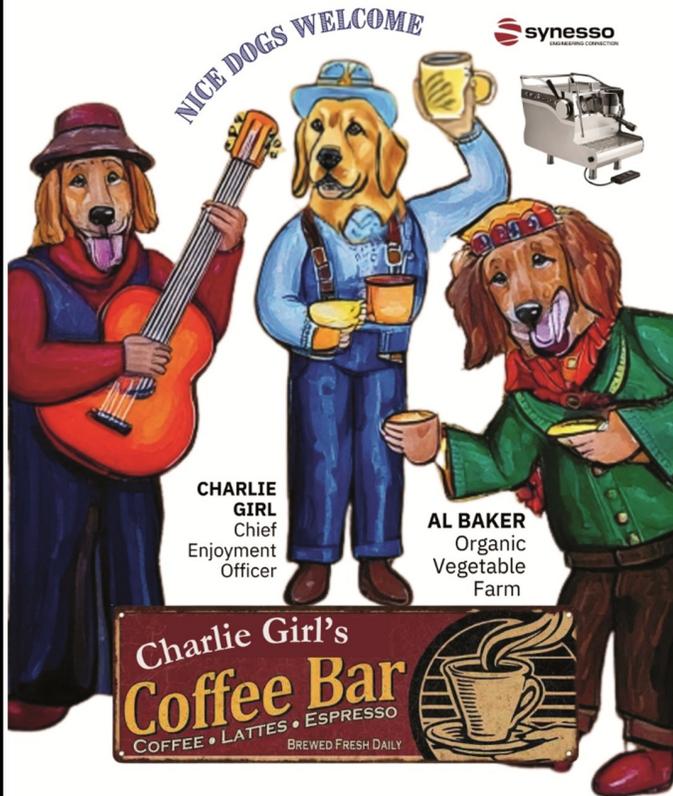
2272 KING HENRY'S Ct.  
Winter Park, FL 32792

# FREE NEIGHBORHOOD COFFEE GARAGE

EVERY SATURDAY MORNING  
7:30AM to 10:00 AM

*Enjoy a quick cup with your  
Winter Park Neighbors!*

**COFFEES  
LATTES  
CAPPUCCINOS  
AMERICANAS  
ASSORTED TEAS  
HOT CHOCOLATE**



# PET CARE SERVICES



Hello Neighbors,  
Do you plan on  
traveling soon?

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

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

Look no further!

*Zuzana is the perfect  
person for the job.*

*Call or text to schedule care!*

407 - 690 - 1344



## Free or Low Cost Events—Laura Spear

### City of Winter Park 30th Annual 4th of July Celebration

Friday, July 4, 8:30 to 11 AM

Winter Park Central Park and the West Meadow

Bring your blankets and lawn chairs, and wear your red, white and blue to enjoy a morning of patriotic celebration. The festivities begin with the National Anthem then features music from the School of Rock® Winter Park and a patriotic performance by the Bach Festival Choir and Brass Ensemble led by Dr. John Sinclair. Activities will also feature a Kids Zone in the West Meadow with carnival midway games, bounce slides, face painters, Kona Ice® and more. The annual bicycle parade will begin at 9:30 a.m. Children can bring their bicycles already decorated or decorate them at the corner of Park Avenue and Morse Boulevard. Winter Park Electric will sponsor FREE individual mini pies, cookies and water (while supplies last). FREE

In conjunction with this event the **Charles Hosmer Morse Museum of American Art is hosting a 30 Year Celebration**. The museum, which is home to the world's most comprehensive collection of work by American artist Louis Comfort Tiffany, will provide FREE admission to its galleries from 9:30 a.m. to 4 p.m. with live music from 1 to 4 p.m.

Also on July 4th, the **Winter Park History Museum**, located at 200 W. New England Ave. (north end of the historic Farmers' Market building), will be open with FREE admission from 9 a.m. to noon. FREE <https://cityofwinterpark.org/events/#event=30th-annual-4th-of-july-celebration>

### 27th Annual Celebration of Freedom

Friday, Jul 4, 2025, 5-9:30 PM

1000 Central Winds Dr., Winter Springs

Get ready to light up the night this 4th of July at Central Winds Park! Join us for live entertainment, a free kids' area, fantastic vendors, and a breathtaking fireworks finale! What to Bring: Folding chairs/ Beach Chairs, Picnic blankets, Water to stay hydrated, Personal Coolers FREE <https://www.winterspringsfl.org/community/page/celebration-freedom-1>

### Regal Summer Movie Express — \$1 Movies

June 10 to August 6, the first show on Tuesdays and Wednesdays

Local Regal Movie Theaters

Summer is here, school is out, and this is your chance to spend some extra time with your kids. If you're looking for affordable family activities, don't miss Regal's Summer Movie Express! During summer break, enjoy a series of great family movies returning to the big screen. All Summer Movie Express guests can purchase a specially priced \$5 Snack Pack, which includes a junior-sized drink, snack-sized popcorn, and fruit snacks. More info <https://www.regmovies.com/promotions/summer-movie-express> LOW COST

### Monday Falcon Run Club Meet-Up, Ages 21+

Mondays in July 7, 14, 21, 28, Run starts at 7 PM

The Falcon, 819 E Washington St, Orlando

We meet at The Falcon on Mondays at 6:30 pm to get acquainted and stretch. Our run starts at 7 pm. We have designated 2 mile and 5k routes, but you are welcome to run your own distance. We are a friendly, go-at-your-own-pace club, so no need to be self-conscious if you consider yourself "slow". Walkers welcome! The route ends back at The Falcon for some brews and pizza! Runners receive \$2 off craft drafts! About us: The Falcon is a quirky art bar nestled in historic Orlando neighborhood, offering the finest craft beers, wines, session cocktails, & more. For parking: There's usually street parking available, but you can also use the Thornton Park Central Garage at 9 N Eola Dr, Orlando FREE More info here: <https://www.facebook.com/TheFalconRunClub>

# WINTER WOODS NEWS

## Free or Low Cost Events—Laura Spear

Continued from Page 9

### Thursday Night Hang with Cortez and Friends, Jazz Jam

Thursdays, July 10, 17, 24 and 31, 8-10 PM

Blue Bamboo Center for the Arts, 460 E. New England Ave., Winter Park

Featuring Chris Cortez on guitar, Walt Hubbard on drums, Doug Mathews on bass, Ed Krout on keyboards, and Dan

Jordan on sax flute. The band will open the night with a concert set, which is then followed by a jazz jam session. Musicians, bring your instruments and your favorite jazz standard and sit in! A guitar amp, bass amp, drums, and piano are available for use. FREE <https://bluebamboocenter.com/calendar>

### Free Summer Family Art Workshop at Maitland Art & History Museums

Wednesdays, July 2, 9, and 23, 10 AM - 12 PM

231 W. Packwood Avenue, Maitland

Wednesday, July 2, 2025 – [Week 4: Printmaking Party!](#)

Wednesday, July 9, 2025 – [Week 5: Mini Yarn Tapestries](#)

Wednesday, July 23, 2025 – [Week 6: Recycled Bird Sculptures](#)

FREE <https://artandhistory.org/events/category/events/>

### Gallery Tour Maitland Art & History Museums

Wednesday, July 30, 6-7 PM [Get your FREE tickets here](#)

231 W. Packwood Avenue, Maitland

This A&H curator-guided gallery tour offers a deep dive into the current exhibition *A Return to Espero*, from its conception through creation to the decisions that determine its presentation. We'll begin the evening with a 45-minute tour led by our Chief Curator Dan L. Hess followed by conversation with complimentary food for the rest of the evening! Bring a friend, a date, or come by yourself to make new friends who share your interest in the arts. FREE <https://artandhistory.org/event/free-gallery-tour-3/>

### Free Silver Sneakers Classic at MetroHealth

MetroHealth East Orlando for Silver Sneakers, 10025 East Colonial Dr, Orlando

Classic Sneakers Every Tuesday at 10 AM

FREE Register <https://www.eventbrite.com/e/free-silver-sneakers-classic-at-metrohealth-of-east-orlando-tickets-1040333263797?aff=ebdssbdestsearch>

### 2025 Back To School Giveaway- Florida Technical College Orlando

Saturday, Aug 2, 10 AM-12 PM

Florida Technical College - Orlando Campus 12900 Challenger Parkway Orlando

Join us for our annual Back to School Giveaway! Enjoy activities, music, and more, plus a backpack giveaway filled with supplies! To register [2025 Back to School Giveaway](#) \* Reservation of a ticket to the event does not guarantee the provision of a backpack. Limited quantities available. See more details at their website. FREE



# Happy 4<sup>th</sup> of July!



# Winter Park Pineapple

## Winter Woods Neighborhood



**FOR SALE**

**1420 Palmer Avenue**  
 Winter Park, FL 32789  
 4 bed | 3.5 bath | 2,953 sq ft  
**List Price: \$1,495,000**



**JUST LISTED**

**417 Monticello Drive**  
 Altamonte Springs, FL 32701  
 4 bed | 2 bath | 2,077 sq ft  
**Spacious Home & Large Backyard**



**JUST LISTED**

**402 St. Dunstan Way**  
 Winter Park FL 32792  
 4 bed | 2 bath | 1,779 sq ft  
**Pool Home**

### Winter Woods Neighborhood Insights:

#### YOUR NEIGHBORS ARE SELLING THEIR HOME:

Address	Beds	Baths	Sq Ft	List Price	Days on Market
1985 JAPONICA RD	4	2	2,096	\$434,900	36
2227 COVENTRY DR	4	2.5	2,076	\$535,000	57

#### YOUR NEIGHBOR'S HOME IS PENDING:

Address	Beds	Baths	Sq Ft	List Price	Days on Market
2312 POINCIANA RD	3	2	1,806	\$449,000	6
2028 SUSSEX RD	3	2	1,674	\$449,000	39
1604 NOTTINGHAM DR	3	2	1,562	\$450,000	15

#### YOUR NEIGHBORS SOLD THEIR HOME:

Address	Beds	Baths	Sq Ft	List Price	Sold Price	Days on Market
2259 KING JOHNS CT	3	2	1,551	\$439,999	\$420,000	24
2207 WINTER WOODS BLVD	4	2	1,710	\$455,000	\$445,000	89
1946 KING ARTHURS CT	3	2	2,254	\$525,000	\$515,000	2

Source: CFRMLS 6/12/2025

### Backpack & School Supply Drive 2025

**The Turner Group is hosting a supply drive!**

Taking donations on  
**July 28 - August 1, 2025**

We're getting ready to support local students in need — and we'd love your help!

We'll be collecting backpacks, notebooks, pens, pencils, and other essential school supplies to help students head back to class feeling confident and prepared.

Want to get involved?  
**Sign up here to receive the full supply list and drop-off info as soon as it's available.**



The entire Turner Group team was incredibly helpful, professional, and kind. They went above and beyond to make the often-stressful process of selling our home as smooth and seamless as possible. We truly appreciated their compassionate, attentive approach and felt supported every step of the way. Their dedication and genuine care made a world of difference. Highly recommend!

- Dennis S. ★★★★★

Check out our 240+ 5 star reviews on Google!



**Amy & Colin Turner**  
 Husband/Wife REALTORS®

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 407-803-3885

**Visit our website:**  
 TheTurnerGroup.com

**Email us at:**  
 GetStarted@TheTurnerGroup.com



**Want to know your home's current value?**

Scan the QR code to see what your home could be worth! With buyers still searching and limited inventory, now is the perfect time to make a statement. List your home, attract motivated buyers, and maximize your returns—your property's value could surprise you!

# WINTER WOODS NEWS

## STREETS & LIGHTING—Greg Pfister

Lighting: The Light's at 1988 and 1956 on Japonica are still not fixed...When I call Duke to get a update, the history on these light poles is gone because somebody at Duke is showing it fixed when it is not fixed?? All lights are working on Winter Woods Blvd!!!

Street's: You are all very lucky that you got me to get the potholes fixed in our neighborhood. LOL. A couple of weeks ago I was in another neighborhood in Winter Springs and I noticed a big pothole in that subdivision; when I came back yesterday, I noticed a homeowner had bought bags of concrete and fixed it himself, leaving the bags on top of the hole that he repaired. It just reminds me how nice it is having your HOA look after potholes closely!!

Sidewalks and Tree's: Two good size trees were taken down, one on Winter Woods Blvd. and another at the corner of Winter Woods and Nottingham. The upkeep and edging of our sidewalks is noticeably a lot better now!!!!

Thanks to You, we have a great Neighborhood to be proud of!!!

Greg and Gerty Pfister!

## Lake Howell High School Boys Volleyball

### Boy's Volleyball Champions



Lake Howell High School Boy's Volleyball team are State Champions! Our neighborhood was well represented with Fischer Baggett, a senior who lives on King Arthurs Court and the Grandparents of Cade Sinness, also a senior, who live on Japonica Road. A shout out to Faith on Nottingham Drive for her scorekeeping and support. This year the boys won SAC Conference, District and Regional Conferences to advance to the State Finals. They came into the State Playoff games as the underdog and the first team they faced was the #1 ranked team from south Florida. The boys all worked as a team and with Cade's blocking and Fischer's serving they won 3 straight set in the best of 5 tournament. Congratulations Cade and Fischer! We are proud of you!

.....

# Hello!

YOUR  
NEIGHBORHOOD  
REALTOR ♡

I'M AMANDA VOLENCE  
YOUR WINTER WOODS  
NEIGHBOR FOR 30+ YEARS

Thinking about buying or  
selling? I'm here to help you  
through every step of the way.  
I'll work with you to ensure the  
process is seamless and  
successful.

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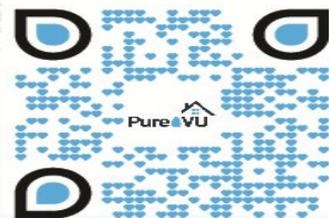
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# WINTER WOODS NEWS

*Now open!*



Oven Fresh • Thin & Crispy

**Hours**

Mon: closed  
 Tues: closed  
 Wed: 5 - 9pm  
 Thurs: 5 - 9pm  
 Fri: 5 - 9:30pm  
 Sat: 12 - 9:30pm  
 Sun: 12 - 8:30pm

**Location**

1555 FL 436  
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 Winter Park, FL  
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VETERAN OWNED

## WINTER WOODS DIRECTORY ASSISTANCE

<b>BOARD OFFICERS</b>			
President	Anthony Riley	407-967-6662	keys137@yahoo.com
Vice President	Greg Pfister	407-375-8429	greg9794@yahoo.com
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Newsletter Distribution Coordinator	Anthony Riley	407-967-6662	keys137@yahoo.com
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Webmaster	Bob Colbert	407-619-9611	bcolbert@usa.net
Welcome to Winter Woods	Laura Spear	407-506-6233	lauraspear@outlook.com
<b>EVENTS</b>			
Garage Sale	Anthony Riley	407-967-6662	keys137@yahoo.com
Christmas Decorations	Debra Stephey	407-657-7309	dastephey@yahoo.com
Halloween Decorations	Anna Swenson	407-484-4782	annaswenson5@gmail.com