

ANNUAL MEETING



WINTER WOODS HOMEOWNERS ASSOCIATION GENERAL MEMBERSHIP MEETING NOTICE

The By-Laws of the Winter Woods Homeowners Association require an annual **WWHA General Membership Meeting**. The dues paying members of the association will elect a slate of candidates to the Board of Directors of the Winter Woods Homeowners Association.

This meeting will occur on our normal, 2nd Thursday, WWHA meeting schedule, Thursday October 9th. It will be held at 7:00pm at South Seminole Church of Christ, 5410 Lake Howell Rd. in Winter Park. If you cannot attend in person, please email winterwoodshoa@gmail.com for the Zoom link.





WINTERWOODS

Neighborhood Newsletter

2025

**Board of
Directors**

**President
Anthony Riley**

**Vice President
Greg Pfister**

**Secretary
Anna Swenson**

**Treasurer
Nell Colbert**

Board Members

Bob Colbert

Nell Colbert

Gerty Ekdahl

Ed Measom

James Musca

Tim Olsen

Greg Pfister

Anthony Riley

Laura Spear

Debra Stephey

Larry Stephey

Anna Swenson

Will Vega

Website

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

www.winterwoodshoa.com

Facebook

[WinterWoodsHOANews](#)

FROM THE DESK OF ANTHONY RILEY

October, 2025

Did you feel that temperature change? For some – especially early risers – you could pin it to a day. One morning, a crack in the heat. For others, a gradual shift like the proverbial toad in the boiling water – which I recently read is a fallacy – the toad would simply hop out at first signs of discomfort. A more empowering outcome. The ability to hop.

Speaking of hopping – we have it going on! The **Neighborhood Night Out on Saturday October 4th, 5:00pm** has probably already happened by the time you read this – but maybe not. Let me go into the future and tell you what an extravaganza it was and you can verify – if you made it out.

For the first time, we had **Mini Golf!** That's right, 9 holes with treacherous obstacles and impatient Dads waiting to make that putt. And **Popcorn!** And a **Fire Engine** without a fire (technically) and **Glitter Tattoos!** Plus, the **Bounce House** and **Neighborhood Vendors** including **Food Trucks** and the ever-present **HOA Booth** to remind people to pay their **\$25 HOA Dues!** We did it! Things got started at 5:00pm and for the first time on a Saturday, we still cleared the street by dark. Thank you for coming out to the event. The hope is you met some new people and saw familiar neighbors and gave them a solid What's Up! Community is built one clown face paint at a time.

In other events, it's the season of the witch and we are decorating. Gussy the place up (Boo!) for the neighborhood contest judged by all the local ghouls and goblins. There is a prize. All that helpful candy, too. This year's key-note speech will be by Casper. Who you gonna call?

Don't forget about the **Fall Super Garage Sale Spectacle on Saturday November 15th!** Time to clean those closets out. Dare to thin out the clutter!

There is a resident requested Traffic Study happening in the neighborhood. We will post results next month, but experience has taught us we will find 25 mph looks faster from the sidewalk and we have many people visiting on their way through. Just passing by.

And do not forget - the **General Membership Meeting** is Thursday, October 9th and we will elect new board members. This is the big annual meeting where you can express yourself to a receptive audience. Other than your pets that is. Please come out! This meeting is at 7:00pm at the South Seminole Church of Christ on Lake Howell Rd. See you there! Zoom will be available for those unable to attend in person – just email winterwoodshoa@gmail.com to get the link.

Inside this Issue:

Page 2

- From the Desk of Anthony Riley

Page 3

- Yard of the Month
- Arjun's Lawn care & Home Repair

Page 4

- The Salt Room Oviedo

Page 5

- Neighborhood Watch
- Patio Furniture for Sale
- Neighborhood Night Out

Page 6

- Advertising Info
- Towns' Garden Center

Page 7

- Membership

Page 8

- Pet Services by Zuzana
- New Resident Welcome Packet
- Winter Woods Facebook Group

Page 9

- Free or Low Cost Events

Page 10

- Free Events cont'd
- Streets & Lighting

Page 11

- Turner Group Realtors

Page 12

- Neighborhood Garage Sale

Page 13

- Pure Vu Window Cleaning
- St. Richards Community Garden

Page 14

- Neighborhood Night Out

Page 15

- Halloween Decorating Contest

Page 16

- Seby's Pizza
- Winter Woods Directory Assistance



WINTER WOODS NEWS

Yard of the Month



September, 2025
The Borda Family
2018 West Hampton Circle

Congratulations!

Have You Paid Your 2025 HOA Dues?

ARJUN'S

LAWNCARE & HOME REPAIR

Cell: (407) 460 8646

Email: Arjunslawncare@gmail.com

Offering weekly, biweekly and
monthly lawn maintenance!

Our basic service includes:

Mowing
Edging
Weedeating
Hedge maintenance
Minor weed control
Leaf blowing

Additional services we offer:

Landscape remodels
Mulch
Planting
Sod replacement/installation
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



SALT THERAPY

Relieve respiratory and skin ailments
+ strengthen immune system



INFRARED SAUNA

Invigorate + detoxify
to feel fully refreshed



MASSAGE

Relax + soothe your mind,
body and soul

FREE
Salt Therapy Session

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

100 Alexandria Blvd., Ste. 6 • Oviedo, FL 32765 | SaltRoomOviedo.com



407.542.7818

NEIGHBORHOOD WATCH—Larry Stephey

You may have seen the rubber counter strips on some of the streets in Winter Woods and Tanglewood. A resident on Linden Road has complained about cut-through speeding traffic to Seminole County. The traffic engineering department instituted a study to determine how bad the problem really is. We should have some results by next month's newsletter.

As should be mentioned elsewhere in this issue, our annual Neighborhood Night Out will be Saturday, October 4th starting at 5 P.M. and lasting until dusk. While the Winter Woods Board is making efforts to have this be a fun event, the real purpose has substantial crime fighting effects. Neighbors who know each other tend to make more effort to look out for each other. You are more likely to know when a neighbor will be away from their home and suspect suspicious activity.

There have been reports of a fellow homeowner seeing a moving van at the home of a neighbor and thinking they were moving when in fact the house was being raided. This won't happen if the neighbors speak and are friendly. A call to 9-1-1 could have stopped a break-in in progress.

Here in Florida because many of us come from different places, we haven't grown up together which could be the case in many other places. We have to make an effort to become acquainted. Children do this naturally – adults, not so much. Hence the need for our improvised Night Out.

Please come and join us and by all means, if you become aware of or experience neighborhood crime, please notify Neighborhood Watch.

Patio Furniture for Sale!



Mix & Match PVC Chairs & Cushions

Webber Grill

Bar Stools

Folding Chairs & Table

Call: Tammy (262) 719-5912

Join the Celebration hosted by the
Winter Woods HOA

NEIGHBORHOOD NIGHT OUT



SATURDAY, OCT 4, 5 PM- DARK
King Arthur's CT

Mini golf **Bounce House**
Face painting **Free Popcorn**
Fire Truck



**Meet your neighbors
and our Firefighters
and Sheriff**

**Hosted and funded by the
Winter Woods Homeowner's Association
Thank you to all the members!**

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



TOWNS'
PLANTS | POTTERY | DECOR

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



TOWNS'
PLANTS | POTTERY | DECOR

Follow us on    

"Your Hometown Source for Gardening Success!"



Mobile Notary Services
Serving Central Florida Since 1970

407.401.8360
nell.colbert@communimatics.com

Remote On-Line Services Available

**Powers of Attorney,
School forms,
I-9 forms,
Last Will & Testament,
Healthcare forms,
Wedding Officiant**

**Where Making it OFFICIAL
Meets CONVENIENCE**

Remote On-line & Mobile Notary Public

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

www.communimatics.com

WINTER WOODS NEWS

Page 7

MEMBERSHIP—Nell Colbert

Happy Columbus Day, Happy Birthday to the US Navy, and happy Halloween!

This month, we gained one new member family—Mark and Mischele Fisher at 2232 Coventry. Thank you for being part of our neighborhood association. See how your street is doing:

STREET	# OF HOUSES	# PAID TO DATE	% PAID TO DATE
Coventry	12	5	42%
East Hampton Circle	19	7	37%
Japonica	19	6	32%
King Alpine's	11	6	55%
King Arthur's	9	4	44%
King Charles	9	2	22%
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	19	56%
Sussex	44	18	41%
Tamerine	3	2	67%
West Hampton Circle	9	5	56%
Winter Woods Blvd.	10	8	80%
TOTALS	282	135	47.87%

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 _____

PET CARE SERVICES



by Zuzana

For Winter Woods

Residents



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



Rover Certified

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

**Please see our
Website at
www.winterwoodshoa.com**

**for our
New Resident
Welcome
Packet**

DID YOU KNOW ?

Winter Woods

has a

FACEBOOK GROUP !

Check us out at

**[https://www.facebook.com/
groups/168073060575834](https://www.facebook.com/groups/168073060575834)**

Free or Low Cost Events—Laura Spear

Page & Pen Festival - A Celebration of the Written Word!

Saturday, Oct 4, 11 AM – 5 PM

Oviedo Mall, 1700 Oviedo Mall Boulevard, Oviedo

Calling all book lovers, wordsmiths, and story seekers! Get ready for a day of literary magic featuring authors, publishers, writing workshops, vendor marketplaces, and live performances for book lovers and writers.

Experience:

Meet & Greets – Chat with authors and get your books signed!

Panels & Readings – Dive into discussions on writing, publishing, and beyond.

Writing Workshops – Learn from the pros and sharpen your storytelling skills.

Vendor Marketplace – Explore books, writing tools, and literary-themed goodies!

Live Performances & Interactive Activities – Because stories aren't just on paper! Whether you're a fan of fantasy, sci-fi, mystery, romance, nonfiction, poetry, graphic novels, or children's books, this is the perfect place to connect with the people who bring stories to life. FREE

<https://www.myoviedomall.com/pageandpen/#:~:text=KVKK%20Ayd%C4%B1nlatma%20Metni,aren't%20just%20on%20paper!>

City of Longwood Truck or Treat

Saturday, Oct 18, 3 - 9 PM

Reiter Park, 311 Warren Ave., Longwood

Truck or treating with free candy for children, children's costume contest, bounce houses, food vendors, and much more. FREE

<https://longwoodfl.org/Calendar.aspx?EID=4287>

Fall Funtoberfest

Saturday, Oct 25, 4 - 7 PM

Lake Concord Park, 95 Triplet Lake Dr, Casselberry

Trick or Treating, vendor booths, a DJ dance party, costume contest and more live entertainment for the entire family. FREE

<https://www.casselberry.org/Calendar.aspx?EID=18733&month=10&year=2025&day=28&calType=0>

City of Winter Park Sponsored Halloween Trunk Fest

Saturday, Oct 25, 6 - 9 PM

Martin Luther King, Jr Park Field 3, 448 Harper St., Winter Park

Enjoy an evening with family and friends trunk-or-treating! Local businesses and organizations will decorate their vehicles and pass out candy to trick-or-treaters. FREE

<https://www.facebook.com/events/1140508104603381>

Halloween at Cranes Roost Park

Friday, Oct 31, 5 - 9 PM

Cranes Roost Park, 283 Cranes Roost Blvd, Altamonte Springs

Altamonte Springs Police Department is sponsoring safe, family-friendly fun including trick-or-treating, costume contests, games, and activities, with food and drinks available for purchase.

FREE <https://www.altamonte.org/840/Halloween-at-Cranes-Roost-Park>

Continued on Page 11

WINTER WOODS NEWS

Free or Low Cost Events—Laura Spear

Continued from Page 10

Music Under the Stars at Winter Park Village

Every Tuesday through December 23, 6 - 8 PM

400 Orlando Ave N, Winter Park

This Fall Concert Series features a rotating lineup of talented local musicians performing by the fountain. October performers: 10/7 – Joey & Jenny, 10/14 – Scotty Jordan, 10/21 – David Townsley, 10/28 – John Harman FREE

<https://www.facebook.com/events/1946426586197618/1946426632864280/>



STREETS & LIGHTING—Greg Pfister

Lights: The light at 2255 Tamerine Dr. was fixed but now it is out again. All other lights are in good shape!

Streets: As of 9-11-25 both of the Acme portable signs that were left behind after our new roads were installed have now been picked up!!! Thank you to Seminole County Roads Division for listening to us and replacing our much-needed roadways and water gutters in the Winter Woods subdivision. Castleberry Water has repaired the holes they made to fix some piping at 1961 Linden and 2216 King Charles Court.

Sidewalks: I will be inspecting Sidewalks in October!

Help our Winter Woods Home Owners Association meet our 2025 Membership goal by stepping up and putting in your \$25 dollars for your 2025 dues. We have worked so hard keeping our neighborhood updated and all entrances looking Happy!! As always, we say *Please* and *Thank You*.

See you all at our Night Out event.

Thanks Greg and Gerty Pfister!



Winter Park Pineapple

Winter Woods Neighborhood




JUST LISTED

101 S Ranger Blvd
Winter Park, FL 32792
3 bed | 2 bath | 1,600 sq ft
List Price: \$514,900




FOR SALE

4151 S Atlantic Ave #511
New Smyrna Beach, FL 32169
2 bed | 2 bath | 977 sq ft
List Price: \$489,900




PRICE IMPROVED

200 St. Andrews Blvd. #601
Winter Park, FL 32792
1 bed | 1 bath | 727 sq ft
List Price: \$169,900

YOUR NEIGHBORS SOLD THEIR HOME:

Address	Beds	Baths	Sq Ft	List Price	Sold Price	Days on Market
1985 JAPONICA RD	4	2	2,096	\$426,000	\$391,250	65
1921 JAPONICA RD	4	2	2,171	\$485,000	\$485,000	11

Source: CFRMLS 9/12/2025

WITH THE TURNER GROUP:

98.1%

AVERAGE SALE-TO-LIST PRICE IN GREATER WINTER PARK PINES

500

HOMES SOLD SINCE 2015

23

DAY AVERAGE TIME ON MARKET (VS. 57-DAY AREA AVERAGE)

#1

TOP TEAM 2018 - 2024

167+

HOMES SOLD IN GREATER WINTER PARK PINES

250+

5-STAR GOOGLE REVIEWS

Your Neighborhood is
**HOT... But We've Got
Nothing to Sell!**

That's right — homes in your area are in high demand, and we've officially run out of listings! Buyers are lining up, but there's nothing on the market.

✦
This is your moment! If you've been thinking about selling, now's the time to cash in on the buzz and get top dollar for your home — before your neighbor beats you to it.

📞 Call or text us today or visit TheTurnerGroup.com — let's turn that "For Sale" sign into **SOLD!**

YOU DESERVE MORE THAN A SIGN IN THE YARD.
YOU DESERVE RESULTS — WITH THE TURNER GROUP.

"I cannot say enough good things about working with The Turner Group. They are amazing! They really listen and do a phenomenal job with finding the perfect home. They were very good with all my questions and really went above and beyond"

- Lisa M. ★★★★★

Check out our 250+ 5 star reviews on Google!

Amy & Colin Turner
Husband/Wife REALTORS®

Call or Text us at:
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!

If you are working with another real estate professional please disregard. This material is for your information only and not intended to be used in lieu of seeking additional consumer or professional advice. The information may contain information obtained from third parties and is not guaranteed complete or correct.

NEIGHBORHOOD GARAGE SALE



Neighborhood Fall Super Garage Sale Spectacle Saturday November 15th!

We're taking on water, everything not nailed down – OVER THE SIDE! You're going to need a bigger boat. But you don't live in a boat. You occupy that nice abode nestled in the Winter Woods side of town. No matter, things have got to go! Now is the time for all good things to present themselves for sale at the **Winter Woods Fall Garage Sale happening on Saturday November 15th**.

As before, please send us your intention to participate along with any category (video games, records, clothes, retainer collection, etc.) or specific item that you would like to promote on the World Wide Web – specifically, the garage sale apps that all the addicted are using. Weeks back, there was a neighborhood sale with a map, and they looked serious. We're not going that far, but if we list enough in our cluster, the masses will come.

Word is there may be a massive sale over on King John's Court. The more sales there are, the more work for Tuesday pick-up. But that's the point. Steady the boat!

And worth mentioning – getting out to the sales is a nice and easy way to introduce yourself to neighbors you may not know. Don't judge – buy the lamp.

If you have any contributions to the promotion, please contact Anthony Riley at keys137@yahoo.com or (407) 967-6662.

10% off Window Cleaning or Pressure Washing with this ad!

Orlando: 407-337-6996

PureVuWindowCleaning.com



DONATIONS NEEDED

FOR OUR NEW COMMUNITY GARDEN



**SOIL • COMPOST
TOOLS**

**ST. RICHARD'S EPISCOPAL CHURCH
5152 LAKE HOWELL BLVD, WINTER PARK**

**CONTACT YOUR WINTER WOODS
NEIGHBOR PAM EASTBURN**

541-757-8254

WINTER WOODS NEWS

Join the Celebration hosted by the Winter Woods HOA

NEIGHBORHOOD NIGHT OUT

SATURDAY, OCT 4, 5 PM- DARK
King Arthur's CT



Mini golf

Free Popcorn

Face painting

Fire Truck

Bounce House



Meet your neighbors and our Firefighters and Sheriff

Hosted and funded by the Winter Woods Homeowner's Association

Thank you to all the members!

WINTER WOODS NEWS

Winter Woods Halloween Decorating Contest

It's the most spooktacular time of the year! Ghosts and skeletons, witches and pumpkins, candy and costumes and more! Show off your Halloween spirit during the Winter Woods Halloween Decorating Contest! Our residents (both kids and adults!) absolutely love seeing our neighborhood decked out to celebrate this favorite holiday.

Judging will take place the evening of Thursday October 30th. Three winners will be selected and will receive bragging rights... and gift cards! The grand prize winner will receive \$50 and two runners up will receive \$25 each.

Photos of the winning houses will be posted on the Winter Woods HOA Facebook page.

Happy Haunting!



WINTER WOODS NEWS

VETERAN OWNED

*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
STE 1321
Winter Park, FL
(407) 543-3041

Dine-In & Take Out

Discover what makes our pizza different at:

www.sebyspizza.com

Pizza ★ Wings ★ Calzone ★ Desserts

**No Tipping, No Transaction Fees, No Processing Fees,
No Credit Card Fees, No Convenience Fees**

WINTER WOODS DIRECTORY ASSISTANCE

BOARD OFFICERS

President	Anthony Riley	407-967-6662	keys137@yahoo.com
Vice President	Greg Pfister	407-375-8429	greg9794@yahoo.com
Secretary	Anna Swenson	407-484-4782	annaswenson5@gmail.com
Treasurer	Nell Colbert	321-303-7445	necolbert@usa.net

OTHER SUPPORT

Membership	Nell Colbert	321-303-7445	necolbert@usa.net
Streets & Lighting	Greg Pfister	407-375-8429	greg9794@yahoo.com
Community Improvements	Gerty Ekdahl	407-375-9574	minnie2312@aol.com
Neighborhood Watch Coordinator	Larry Stephey	407-657-7309	ldstephey@yahoo.com
Newsletter Editor	Nell Colbert	321-303-7445	necolbert@usa.net
Newsletter Distribution Coordinator	Anthony Riley	407-967-6662	keys137@yahoo.com
Yard of the Month	Greg Pfister	407-375-8429	greg9794@yahoo.com
Webmaster	Bob Colbert	407-619-9611	bcolbert@usa.net
Welcome to Winter Woods	Laura Spear	407-506-6233	lauraspear@outlook.com

EVENTS

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