WINTER WOODS

NEIGHBORHOOD NEWSLETTER

December, 2026

FROM THE DESK OF ANTHONY RILEY

2026 Board of Directors

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Anthony Riley

Vice President
Greg Pfister

Secretary
Anna Swenson

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Nell Colbert

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http://www.winterwoodshoa.com

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Well, no blue wave or tsunami around here (unless you count the endless rain that makes it feel like we live in Seatle). No, the entire incumbent Board of Directors for Winter Woods was re-elected ignoring calls for sweeping reform and such, mostly unopposed - one Member nominated anyone else but that didn't work. On the other hand, my campaign of "one more HOA Member over 50%" got me right back here. Other faithful servants: **Vice President - Greg Pfister, Secretary - Anna Swenson, Treasurer - Nell Colbert**.

Speaking of Treasure, we were quite a bit over budget for 2026. What caused the overspend was the effort we have been making to create two annual neighborhood events that will bring people out for introductions to other neighbors. Yep, I'm talking about the bounce house. Two bouncers actually, and some other things (not beverages!). But *we are not* ditching the bounce houses. No, there is another way to beat a budget deficit. Tax the Rich! Or, get more sensible neighbors to **Join the HOA**. Be a **Member**. Pay the **Ridiculously Low $25** dues.

I know when I write these things, the **Readers** already support the **HOA** with timely payment of the **Ridiculously Low $25** dues. Those that do not, probably don't take the time to check out our informative **Newsletter**. Few options. We can pretend we've raised the dues to $35 or $40 and have the faithful pay more, or someone like myself can knock doors and explain the benefits of a collective neighborhood. Linus Sigh. Or did Charlie sigh? It sure wasn't Snoop.

Believe it or not, several people have said (no one on the Board) that the dues should be higher, based on pay for quality, don't go cheap logic. The stretch on that is we only give a good **Newsletter**, flowers for your ins and out drive, a couple of street events and a belief that all neighbors care about their homes and the neighborhood. For a **Ridiculously Low $25.**

We will have an appropriately named end-of-year campaign to increase awareness and participation in the **HOA** and get those bounce-houses covered. Watch this space.

In other news, the Garage Sale was another success. By the heat of the event, we had 21 neighbors participating with goods and wares on the pitch. Long live resale.

There is a Christmas Decorating contest being judged on December 20th. This is the one perk for having paid the **Ridiculously Low $30** dues. See what I did there? To win, you need to be a paying **Member**. The least you can do for the inflatable gravity defying (for the kids anyway, sorry Ed) dirigibles, is next time you talk to your neighbors, ask them if they support the **HOA**. By paying the **Ridiculously Low $40** dues. I know, it's **only $25**. Ridiculous.

The next **HOA** Meeting is at 7:00pm at the South Seminole Church of Christ on Lake Howell Rd December 10th. Zoom is available, send an email to winterwoodshoa@gmail.com to get the link.

Good to see the Holiday traditions of the Bones Family making it through the year and the construction of the NASA sponsored Star Wars Christmas extravaganza. Enjoy your Turkey and send Santa that list!

WINTER WOODS NEWS

YARD OF THE MONTH



November 2026
The Fuhrman Family
2272 King Henry's Court

Congratulations!

ARJUN'S

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Email: Arjunslawncare@gmail.com

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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!!

WINTER WOODS NEWS



Winter Woods Calendar



Thursday, December 10, 7 PM

WW HOA Meeting
South Seminole Church of Christ

Sunday, December 20, 6 PM

Christmas Decorating Content Judging

Thursday, January 14, 7 PM

WW HOA Meeting
South Seminole Church of Christ

WINTER WOODS NEWS

MEMBERSHIP—Nell Colbert

We had TWO families join our HOA for this newsletter – Congratulations and thanks to Don and Karen Christie at 1534 Nottingham and Ana Castro at 2165 Sussex. **Both families got a jump on 2027 and have already paid their dues for next year!**

As of 11/25 our HOA membership for 2026 stands at 123 paid families or 43.62% of our neighborhood – no change from last month.

As your HOA Board plans events for 2027, we must take a hard look at our budget for next year. Our 2026 events saw us dipping into our reserve to cover the costs of the added goodies we had at our neighborhood events like the recent Neighborhood Night Out and the Spring Fling event. We may have to curtail some of the fun things we have at these events – fun things like the bounce house, the mini-golf, the balloon ladies, etc. - unless more of our residents step up and pay their annual dues of $25. Unlike some government entities, your HOA cannot continue to be in a deficit spending mode.

As always, we encourage all residents, both owners and renters, to join our homeowner's association to support all the fun activities we put on throughout the year. **While most of our activities do not require HOA membership, to be included in the judging of the Holiday Decorating Contest your residence must be a paid member for 2026.** In past years, our judges have found quite a few homes that would have won one of those cute signs for their yards, but those homes were not paid HOA members and were disqualified. Don't let this be your home this year! If you don't know if you've paid, simply go to our neighborhood website and click on Official Stuff where you'll see a drop down for Paid Memberships. Just scroll down the list to your street and find your house number. If there is a "1" next to the house number, you're paid for 2026.

Please use the form below to mail your $25 check to our Post Office Box or use the QR Code to the right to pay via PayPal. If you'd rather save the postage and the PayPal upcharge, you can drop off your check at 1958 Poinciana.

Let's finish 2026 with a strong membership push to beat our numbers from last year – 141 or 50% of our neighborhood.

Winter Woods Homeowners Association

$26.50

PayPal

Scan. Pay. Go.

WINTER WOODS HOMEOWNERS ASSOCIATION
2026 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. _____

WINTER WOODS NEWS

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)
Full page - $ 40.00 (7 3/4"W x 9 3/4"L)

Copy MUST be emailed to the editor as a jpg, png, or PDF and payment MUST be mailed to the HOA's PO Box. NOTE—some due dates may change due to holiday print schedules.

COPY & PAYMENT 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

Are YOU a new homeowner or renter in Winter Woods?

Please see our Website at
www.winterwoodshoa.com
for our New Resident Welcome Packet

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Cen. FL Council BSA Board of Directors
www.communimatics.com

WINTER WOODS NEWS

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!

Zuzana is the perfect person for the job.

Call or text to schedule care!

407 - 690 - 1344



Rover Certified

Did You Know Winter Woods Has An Active Facebook Group

If you're on Facebook, you should be part of our neighborhood Facebook Group.
Our Group is open to all residents, homeowners and renters alike.

Ours is a private group so membership must be approved by one of our moderators and is open only to Winter Woods residents. There are a few membership questions to be answered so our neighborhood database can be kept current. If you invite someone to join our Facebook Group, please be sure they are a resident of our neighborhood. They must accept the invitation and answer all the joining questions.

All posts to our Facebook Group must be approved.
Advertising on our Facebook Group is not allowed.
Residents who own their own businesses or have side hustles are encouraged to advertise in our neighborhood monthly newsletters.

Join Our Members Only Group!
(Click Here)

Facebook.com/groups/168073060575834

Or search Facebook Groups for Winter Woods HOA News

Remember—our Moderators are all volunteers so posts and membership requests may not be handled immediately. Thanks for understanding.



WINTER WOODS NEWS

CHRISTMAS DECORATING CONTEST – DEBRA STEPHEY

Judging for our annual Holiday Decorations Contest will begin on Sunday, December 20th, at 6:30 pm, so please have your decorations and lights on by that time. Residents must have paid 2026 WWHA dues in order to display one of the four award winning signs.

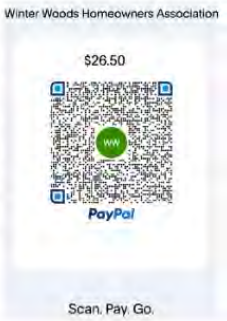
Winter Woods residents may send their nominations for the four best-decorated homes by email before December 20th to: dastephey@yahoo.com

Please make certain that your house number can be visualized from the street. Thank you and Happy Holidays to all!

WE'RE HAVING A DRAWING

Pay your 2027 HOA dues before March 15th so your name can be entered into our drawing for a $25 gift certificate from one of our local advertisers.

Please don't wait, mail your check to our PO Box or drop off your check to 1958 Poinciana Road this week. Be sure to include the remittance slip at the bottom of Page 3. Or, if you'd rather not venture out in the cold, you can pay your dues from the comfort of your home (and your comfy pajamas) by using our online PayPal option. Just click on the QR code at right.



STREETS & LIGHTING – GREG PFISTER

Lighting: All of our Lights in our Subdivision are in good working order. Nothing to report!

Street's: The potholes were fixed in front of Saint Richards Episcopal Church on Lake Howell. I called in a big hole around a drainage culvert at 2244 King James Court. This was from all the rain we had during the third week in November. Pothole inspections in our Subdivision are ongoing.

Tree's: 2012 Japonica had a big tree taken down. Waiting on stump removal. I've called in a tree not looking healthy at 2241 King James Court near Nottingham.

Thanks Greg n Gerty Pfister!



WINTER SPECIAL

DECEMBER 1, 2026 – DECEMBER 31, 2026

$25 OFF OIL CHANGES

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WINTER WOODS RESIDENTS ONLY

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GREASE MONKEY Oil Changes & More

$25 OFF OIL CHANGES

Valid 12/1/2026 – 12/31/2026. Winter Woods Residents Only. Valid with copy of this flyer. Not valid with other offers, discounts or promotions. One per customer. No cash value.

WOODS1

GREASE MONKEY Oil Changes & More

FREE TIRE ROTATION

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WOODS2

WINTER WOODS NEWS

NEIGHBORHOOD WATCH – LARRY STEPHEY

It seems our phones are constantly ringing and many of the calls are a pathway to scams. Here are the latest warnings:

Bank Fraud Alert Scams
You receive a call or text claiming to be from your bank. The message warns of suspicious activity on your account and urges you to act immediately.
The scammer may ask you to:
Verify account information
Provide a one-time security code
Move money to a "safe" account
Purchase cryptocurrency to protect your funds
Remember: **No legitimate bank will call or text you and ask you to move your money to protect it.**

Fake Toll Road Texts
Many residents have received texts claiming they owe money for unpaid tolls. These messages often mention SunPass, E-Pass, or other toll systems and threaten late fees or registration problems if payment is not made immediately.
These messages typically include a link leading to a fake website designed to steal credit card and personal information.

If you receive such a message:
Do not click the link.
Visit the toll authority's website directly or call using a number you know is legitimate.
Delete the text.

Government Impersonation Calls
Scammers may claim to represent the IRS, Social Security Administration, Medicare, the FTC, or another government agency.
Common threats include:
Suspected criminal activity
Identity theft investigations
Suspension of benefits
Outstanding fines or fees
A major red flag is any demand to pay immediately using gift cards, cryptocurrency, wire transfers, or cash deposits.
Scammers succeed by creating fear and urgency. Whenever someone pressures you to act immediately, stop, take a breath, and verify independently. A legitimate business or government agency will not object if you hang up and call back using a trusted number.

Merry Christmas and please be careful out there.

December 2026

Winter Park Pineapple

Winter Woods Neighborhood



825 Chilean Lane
Winter Park, FL 32792
5 bed | 3 bath | 1,636 sq ft
LISTED AT $450,000



2345 Brookshire Ave
Winter Park, FL 32792
3 bed | 3 bath | 2,488 sq ft
LISTED AT $795,000



1625 S Eola Drive
Orlando, FL 32806
4 bed | 3 bath | 1,943 sq ft
LISTED AT $699,900

WHILE OTHERS WAIT TO SELL, YOUR HOME COULD STAND OUT!

YOUR NEIGHBORS ARE SELLING THEIR HOME:

Address	Beds	Baths	Sq Ft	List Price	Days on Market
2219 WINTER WOODS BLVD	3	2/1	1,776	$479,999	22
2217 SUSSEX RD	4	2	2,092	$479,999	258
2067 POINCIANA RD	4	2	2,352	$548,000	29
2228 KING CHARLES CT	4	3	2,551	$575,000	28

YOUR NEXT CHAPTER STARTS WITH A CONVERSATION!

Let's talk about getting your home on the market and ready to sell for ***top dollar***.

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YOUR NEIGHBOR'S HOME IS PENDING:

Address	Beds	Baths	Sq Ft	List Price	Days on Market
2189 SUSSEX RD	4	2/1	1,776	$375,000	11
2211 KING RICHARDS CT	4	2	2,092	$529,000	50

= LISTED OR SOLD BY THE TURNER GROUP

Source: CFRMLS 11/5/2026

HOLIDAY HOME TIP:

Take advantage of post-holiday sales on storage bins and boxes! As you pack away decorations, get a head start on organizing your home for your 2027 move!

A SMART MOVE TODAY PUTS YOU AHEAD TOMORROW.

With just ***four homes*** for sale in Winter Woods and ***two pending***, there are fewer homes competing for buyers' attention.

Many homeowners wait until after the holidays to list, creating a great opportunity for ***your home to stand out*** and attract buyers before more listings hit the market!

YOUR NEXT MOVE STARTS HERE.

Let's get your home ready, listed, and noticed!

CURIOUS WHAT YOUR HOME COULD SELL FOR?

Get your ***personalized*** home value estimate!

Scan Here!

"Major kudos to the team at The Turner Group for helping us with transactions for both buying and selling homes. From initial walk through meetings to staging, photography, cleaning and general support we could not recommend the team at The Turner Group more. Colin helped us with a creative strategy to secure our new home. Amy ensured we received top dollar/ over-asking for the sale of our house. Shout out to Anne for making it all happen."

- Doug B.

★★★★★ **Check out our 283+ 5-star reviews on Google!**



Amy & Colin Turner
Husband/Wife REALTORS®

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WINTER WOODS NEWS

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

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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