

# Needles from the PINES

December 2023/January 2024

Newsletter of the Winter Park Pines Community Association, Inc.



**Celebrating 61 Years!**

**Happy Holidays  
From Your WPPCA!**

*Wishing you all the  
joy, peace, and love  
that this time of year brings!*



*This year, **National Wreaths Across America Day** will be held on Saturday, December 16, 2023. Join the more than two million volunteers and supporters who will gather to Remember, Honor and Teach at more than 4,000 participating locations in all 50 States.*

**More information on how to participate in Winter Park see page 11!**

**The next association meetings will be on December 13, 2023 & January 10, 2024**

Winter Park Pines Association meetings will be held monthly on the 2nd Wednesday at 7:30 pm.

All residents are invited and encouraged to attend.

Our meetings are held via Zoom. If you would like to attend, please send an email with your name and address for the Zoom link to [wppcapresident@gmail.com](mailto:wppcapresident@gmail.com). You can get all your WP Pines news and information in **FULL COLOR** on the Winter Park Pines Facebook page and at [www.winterparkpines.com](http://www.winterparkpines.com)

#### MISSION STATEMENT

**THE WINTER PARK PINES COMMUNITY ASSOCIATION, INC. (WPPCA)** is a not-for-profit corporation organized in 1962 for the residents of the Winter Park PINES subdivision in northeast Orange County. It is a totally volunteer association established to inform the residents of the 901 homes and enhance the value of living in the PINES.

WPPCA has as its mission to support its residents through ongoing enhancement programs. These programs are accomplished through active interaction with Orange County officials, agencies and information via its newsletter, **Needles from the PINES**.

WPPCA's purpose is to foster effective neighborhood relations and to forge a spirit of harmony throughout the PINES. The association accomplishes this purpose with the highest standards and professionalism and integrity.

# Winter Park Pines Community Association, Inc.

## Officers

### President

Peter H. Mason  
[wppcapresident@gmail.com](mailto:wppcapresident@gmail.com)  
407-671-0785

### 1st Vice President

Joe McCluan  
[firemed2c@gmail.com](mailto:firemed2c@gmail.com)  
321-438-5321

### 2nd Vice President

Denise Ertler  
[deniseertler@gmail.com](mailto:deniseertler@gmail.com)  
407-671-1823

### Treasurer

William Colby Roof  
[wppcatreasurer@gmail.com](mailto:wppcatreasurer@gmail.com)  
407-492-5434

### Secretary

[Open Position](#)

## Directors

Becky Clisch  
[bclisch@gmail.com](mailto:bclisch@gmail.com)  
*Events*

Michelle Deleon  
[michelle@zenlivingrealty.com](mailto:michelle@zenlivingrealty.com)  
*Events Chair*

Denise Ertler  
[deniseertler@gmail.com](mailto:deniseertler@gmail.com)  
*Needles Editor & Graphic Designer,  
Needles Distribution Coordinator*

Fran Frataccia  
[ffrataccia@msn.com](mailto:ffrataccia@msn.com)  
*Code Enforcement Chair,  
Mall Maintenance Chair*

Jim Kiger  
[kjwkiger@earthlink.net](mailto:kjwkiger@earthlink.net)  
*Digital Chair, Events*

Joe McCluan  
[firemed2c@gmail.com](mailto:firemed2c@gmail.com)  
*Digital*

Mayba Torres  
[mayba5656@hotmail.com](mailto:mayba5656@hotmail.com)  
*New Neighbor Welcome Chair*

Melissa Johnson  
[wppcamembership@gmail.com](mailto:wppcamembership@gmail.com)  
*Membership Chair, Events,  
Mall Maintenance*

Shanon Larimer  
[shanonlarimercompany.com](http://shanonlarimercompany.com)  
*Yard of the Month Chair*

## Committee Members

### Mall Maintenance

Brent Ludlow [brent.ludlow@gmail.com](mailto:brent.ludlow@gmail.com)  
Carol Magierski [carol28@aol.com](mailto:carol28@aol.com)

### New Neighbor Welcome

Laurie Davis [okvalleyfl@cfl.rr.com](mailto:okvalleyfl@cfl.rr.com)  
Clyde Moore [iluvwinterpark@earthlink.net](mailto:iluvwinterpark@earthlink.net)  
Matt Noe [mnoe@wphf.org](mailto:mnoe@wphf.org)

### Events

Clyde Moore [iluvwinterpark@earthlink.net](mailto:iluvwinterpark@earthlink.net)  
Matt Noe [mnoe@wphf.org](mailto:mnoe@wphf.org)

### Digital

Kim Ludlow [kim.ludlow13@gmail.com](mailto:kim.ludlow13@gmail.com)

### Membership

Clyde Moore [iluvwinterpark@earthlink.net](mailto:iluvwinterpark@earthlink.net)  
Matt Noe [mnoe@wphf.org](mailto:mnoe@wphf.org)  
Steve Frizzell [swfrizzell@gmail.com](mailto:swfrizzell@gmail.com)

### Code Enforcement

Carol Magierski [carol28@aol.com](mailto:carol28@aol.com)  
Vanessa Philman [vanessa.philman@yahoo.com](mailto:vanessa.philman@yahoo.com)

## Needles Distribution Volunteers

Corey Anderson  
Marcia & Ken Damkjer  
Eva Gaber  
Carmen Giubilei

Amy and Shane Proctor  
Mark & Ruthanne Jaeger  
Phil Keller  
OPEN POSITION

Dennis Lenhart  
Peter Mason  
Joe McCluan  
Dra. Aitza Ramirez

Mickey Reyes  
Richard & Susan Roy  
Brian & Susan Terry  
John & Linda Wolfe

### How to reach us or contact us:

Winter Park Pines Community Association (WPPCA) P.O. Box 5357, Winter Park, FL 32793 or [wppcapresident@gmail.com](mailto:wppcapresident@gmail.com)

Feel free to contact specific board members whom you think are on a committee or in a position that can best address your needs. We are your volunteer board and welcome you to become involved in a spirit of community.

**Needles & Website Editorial Distribution Board:** *Needles from the Pines* is a bi-monthly publication distributed by the Winter Park Pines Community Association, Inc. The editorial material and the content of the newsletter are discretionary to the WPPCA Board. The newsletter is completed a month prior to the distribution. The WPPCA website provides those with internet access to view and download event schedules, membership and volunteer application forms, photos of community activities, Yard of the Month digital photographs, contact information as well as important documents such as the Bylaws, meeting minutes, and past issues of the Needles. The website is at: [www.winterparkpines.com](http://www.winterparkpines.com)

### Please mail any comments regarding the newsletter to:

The Needles Editor at WPPCA, P.O. Box 5357, Winter Park, FL 32793 or contact [deniseertler@gmail.com](mailto:deniseertler@gmail.com)

## SERVING THE PINES COMMUNITY...

**Condolences:** The Board would like to send sympathy cards to members who have lost someone dear. It is our hope that remembrance can offer comfort during difficult times. If you know of a deceased resident you would like us to remember, contact Denise Ertler by phone at 407-671-1823 or via email at [deniseertler@gmail.com](mailto:deniseertler@gmail.com).

**Friends and Neighbors:** Do you need emergency help with odd jobs around the house and yard? Your WPPCA Board may be able to help you. We have the resources and contacts to make things happen. All requests for assistance will be considered on an individual basis. We cannot guarantee anything, we will give it a try! If you are interested in what can be done, please contact one of your Board members.

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### WAIVER

Paid sponsorship and member announcements featured in the *Needles from the PINES* do not constitute an endorsement of products or services from the Winter Park Pines Community Association. Please take any complaints or concerns directly with advertisers or members, if not the Better Business Bureau or appropriate authority.

**Calling all writers....** We are always looking for articles to be published in the Needles. If you would like to write an article that would be of interest to your fellow residents please submit it to us. It could be on any topic of public interest or useful tips to share. Please send by the 10<sup>th</sup> of the month to the Needles editor at [deniseertler@gmail.com](mailto:deniseertler@gmail.com). If you have a suggestion of what you would like to see in the Needles also let us know.



Peter H. Mason  
WPPCA President



## FROM ONE NEIGHBOR TO ANOTHER A PRESIDENT'S MESSAGE

It's the holiday season and with it comes changes. With 2024 just around the corner some of the faces of the Winter Park Pines Community Association have also changed. The 2024 term for the Board of Directors started in October. Your new slate of Officers and Directors are joining the volunteer ranks, and our new fiscal year starts in January. You will find some of their profiles on page four (4). I want to thank everyone who attended our Annual Meeting of the Membership in October and your vote of confidence on electing me for a 4th term as your President. Continuing to lead our 61 year old association as your 38th president, I take the responsibility seriously and hope to engage with even more volunteers this coming year.

We have a few folks that are changing their roles, so I want to thank them for their past and continued service:

- Dave Clish is stepping down as Treasurer.
- Becky Clish is stepping down as Secretary but staying on as a Director on the Events Committee.
- Brent Ludlow is stepping down as a Director, Yard of the Month Chair, but staying on as a Mall Maintenance Committee Member.
- Kim Ludlow is stepping down as Director, Website Chair but staying on as a Digital Committee Member.
- Brian Terry is stepping off the Events Committee but staying on the Ad Hoc Projects Group.

Many folks have stepped up taking on new roles this past year so we welcome them:

- William Colby Roof - Treasurer (Oct 2023)
- Jim Kiger, Director - Digital Committee Chair (Oct 2023)
- Shanon Larimer, Director - Yard of the Month Chair (Oct 2023)
- Mayba Torres, Director - New Neighbor Welcome Chair (July 2023)
- Matt Noe, Committee Member on Events, Membership & New Neighbor Welcome (July 2023)
- Clyde Moore, Committee Member on Events, Membership & New Neighbor Welcome (June 2023)
- Steve Frizzell, Committee Member on Membership (June 2023)
- Vanessa Philman, Committee Member on Code Enforcement (March 2023)
- Carol Magierski, Committee Member on Code Enforcement & Mall Maintenance (Jan 2023)
- Melissa Johnson, Director - Membership Committee Chair (Jan 2023)

On page two (2) of every issue of the Needles you will see the complete list of Officers, Directors and Committee Members who are volunteering their time. We have two open positions: Secretary & Needles Sponsor Coordinator. If you know anyone that may be interested in these positions please contact me.

This past year the WPPCA has accomplished a great deal. Please take the time to read the "FULL" October Meeting Minutes on our website, [www.winterparkpines.com](http://www.winterparkpines.com), to know the scope of what has been accomplished in your community. Also see how your memberships are used for the next fiscal year by reviewing our 2024 budget on page twelve (12).

New individuals introduce fresh ideas and energy to an organization. The WPPCA is always looking for innovative and dedicated individuals to assist the association. If you have any interest in volunteering your time in any aspect please contact me at [wppcapresident@gmail.com](mailto:wppcapresident@gmail.com) or call me at 407-671-0785 to discuss the opportunities.

As your president, it has been my pleasure to serve the Pines this past year. On behalf of the WPPCA we wish you and you families a happy holiday and a prosperous 2024! Thank you to all who have made the Pines a wonderful place to live.

*Peter Mason*

# Welcome New WPPCA Directors

*We are pleased to welcome the following Pines residents for stepping up to serve on the WPPCA Board of Directors!*



## Treasurer

William “Colby” Roof moved to Winter Park Pines with his then-fiancée, Ashley, in 2015, just a few blocks south from Ashley’s parents and childhood home. They have shared a number of milestones together since moving in, including the blessings of marriage and parenthood, as well as the misery of home renovation projects. (Colby enjoys a dry sense of humor.) Colby’s family enjoys the benefits of living in “the Pines,” which offers quick-access to all that Central Florida has to offer with its proximity to Baldwin Park, Park Avenue, Downtown Orlando, 408, 417, and I-4. Colby is a practicing attorney and honors graduate of the University of Florida Levin College of Law. He has represented clients in state and federal court—including many disputes that resulted in jury trials, arbitration, and mediation. Likewise, Colby has represented clients in the negotiation and drafting of important documents designed to protect and insure their interests. Colby was voted in as Treasurer on October 11, 2023 and is excited to contribute to the WPPCA.

*William Colby Roof*

## Director

Mayba Torres is a Florida native born and raised around the Miami area. She moved to Orlando in early 2016 for a new job opportunity and quickly fell in love with this city. She ended up meeting her husband and together they bought their dream home in Winter Park Pines in October of 2021. Within their first year here they made great friends and realized that our community is special. Mayba wanted to volunteer her time back to the Pines as it has been so welcoming to her husband - Patrick, her dog - Ruben and herself. Mayba is an avid gardener and currently grow lemons, limes, peppers, cucumbers, tomatoes, passionfruit and more. Patrick and Mayba love to use the walking trails and you can usually find them early in the morning, in the afternoon or around sunset walking their dog and catching up with some neighbors. Mayba was voted in as a Director on July 12, 2023 and is the New Neighbor Welcome Committee Chair.



*Mayba Torres*

## Director



*Jim Kiger*

Jim Kiger has called Winter Park his home now for 17 years. His partner, Clyde, and Jim moved here from Ft Lauderdale where they spent 5 years and before that they lived in Atlanta for 11 years. They moved to Winter Park Pines in 2022 after living off Phelps on Oakhurst for 16 years. They had always heard great things about the neighborhood so when they sold their house, the Pines was one of the first places they looked. They were fortunate to find a great house, on a great street with great neighbors. Jim is an IT Project Manager by trade and mostly does contract work. Jim and Clyde have 4 dogs (all boxers) and 3 cats. Jim was voted in as a Director on October 11, 2023 and is the Digital Committee Chair as well as serving on the Events Committee.

## Director

Shanon Larimer is a new resident of Winter Park Pines and has spent the last year restoring their 1964 Mid Century Modern ranch on Bower Road to its original glory. Shanon and his husband, Wes, previously lived in Baldwin Park for the past 20 years where they were both active members from the beginning of Baldwin Park’s initial development. He served multiple years as a member of the Baldwin Park Residential Owners Association and played a role in the development of the community’s premiere multifamily residential property, Baldwin Harbor. Shanon is the owner of Larimer & Company, a branding agency headquartered in Downtown Orlando that supports startups, scale-ups, mid-sized businesses, and multinational corporations. Shanon is the father of two boys, Shawn (7) and Charlie (5), who both attend Brookshire Elementary School. On weekends, he enjoys spending time with his family and friends attending his boys’ soccer games, local events and festivals, dining at mom and pop restaurants, and supporting charities that are close to his heart. Shanon was voted in as a Director on October 11, 2023 and is the Yard of the Month Committee Chair.



*Shanon Larimer*

# Needles Sponsorship Profile



Transcrete Services Inc.

Johanna Lixey  
President

Transcrete Services, Inc.

(407) 488 - 0742

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

Florida Certified DVE/MWBE

## Johanna Lixey Transcrete Services, Inc.

Johanna graduated from Michigan State University with a B.A in Business and a minor in Public Relations. After graduation in 2004, Johanna immediately began her career in the Commercial Construction industry with a large General Contractor in Grand Rapids, MI. There she was responsible for the sales and marketing of the firm as Director of Business Development. In 2007, her success in the commercial construction industry brought her to Winter Park, FL. In September of that year,

Johanna was relocated to run the business development & sales operations for a leading regional provider of geotechnical & environmental engineering services. When the recession of 2008 caused that engineering company to close the Orlando

operation, while also 5 months pregnant with her daughter, Ella, Johanna decided to take her passion for the industry to the next level and not just survive but thrive by starting her consulting business, JLG Consulting, Inc. During this challenging time, Johanna put her focus on being a new mom & learning all facets of the AEC industry via her numerous clients, and all roads led back to hardscape. By May of 2013, she found what she was looking for and purchased the majority of Transcrete Services, Inc., a Winter Park-based Decorative Concrete firm. Transcrete Services, Inc., transforms concrete flooring in the following ways: Polished Concrete, Stained Concrete, Stamped Concrete, Resinous Flooring applications, Decorative Overlays, Grind & Sealed Concrete, Flooring Removal and Floor prep, to name a few. They work all throughout the SE and Johanna not only runs the day to day operations but is also one of their lead installers.

Working daily in the field with her husband, Jake, transforming previously drab slabs together into a work of art is her passion. In 2016, Transcrete Services, Inc. was granted an MWBE/DBE certification which aids female-run businesses in procuring government-related contracts. Heading into uncertain times in 2023, Johanna will utilize her vast 19 years of construction experience to provide Transcrete Services, Inc., with creative strategic business practices to weather the storm. Also, Johanna hopes to inspire other women to enter the Trades. As construction is a male-dominated industry, the female presence is lacking and much needed. She hopes to inspire other women to not feel intimidated entering an industry where they are the minority.



## Thank You So Very Much!!!

The Winter Park Pines Community Association would like to shout out a big **"THANK YOU"** to all of the Pines residents (and those who are not) who take time out of their daily routine to volunteer in the Pines to make our neighborhood a very special place to live. You are amazing! The association and the Pines community couldn't have achieved our success without your help. As volunteers you have proven that one person can make a significant difference.

From the people who deliver your Needles, those who work our events, special committee groups and not to leave out the WPPCA board, directors and committee members please know all your volunteered time does not go unnoticed and you are so very much appreciated.

It's proven that one person can make a significant difference. We wouldn't have achieved our success without your help.

*"Volunteers don't get paid, not because they're worthless, but because they're priceless." ~ Sherry Anderson*

# 2023 National Night Out in the Pines!

Our annual National Night Out community event was held on October 3rd, at the Winter Pines Golf Course and was a hit! Approximately 250 residents showed up for the event with several residents paying their 2024 membership to kick off the WPPCA 2024 membership campaign. We had a SWAT car, Kelly's Ice Cream giving away free scoops, craft table, putting contest, yard games, DJ Clutch providing music, over 20 raffle prizes, and 5 of our Needles sponsors had a booth. Bonfire Grill (a Needles sponsor) had food and drinks available for purchase. Additional thanks to Janice Carter for donating her photography services, and to Florida Living, Zen Living Realty, and I Love Winter Park for paying for the DJ!



We would like to thank the businesses who graciously contributed to our raffle...

**Towns - \$100, Pepe's - \$50, George's - \$50, Through the Looking Glass - \$25, Twisted Root Burger - \$50, Ancal Latin Café - 2 x \$25, Hometown Market WP - \$25, Boston Fish House - \$25, Simply Cheese - \$15, Johnny's Diner - \$25, Bagel King - 6 x \$25, Chillin' - \$20, Rosati's Pizza - \$25**



## To All Our Military Vets

This Veterans Day, the WPPCA honored 82 Veterans in our Winter Park Pines Neighborhood. Rick and Fran Frataccia went to each military home who had contacted them and personally placed a flag within their yard and left a note of thanks.

We honor you and all those who have served our country. We truly appreciate your dedication each and every day.



## Be An Election Worker!

The Adopt-A-Precinct program is a community partnership in which WPPCA has participated in for many years as a fundraiser for the Pines. With three elections in 2024 we are looking for volunteers to join us for the day.

Please consider and contact Peter Mason at [wppcapresident@gmail.com](mailto:wppcapresident@gmail.com) for more details.



## Knitters & Crocheters Needed

**Please donate your time for a great cause!**

The mission is to send care packages to those facing a freezing winter in the war stricken Ukraine. The yarn is being supplied to anyone who is willing to knit; hats, scarfs, shawls, small blankets or anything warm.

**Please call Laurie Davis 321-217-3772 to join our team.**



# Are You A WPPCA Member?

Your contribution helps in every way to make Winter Park Pines one of the finest communities to live in. Below are some of the services and privileges we can continue providing when you pay your membership!

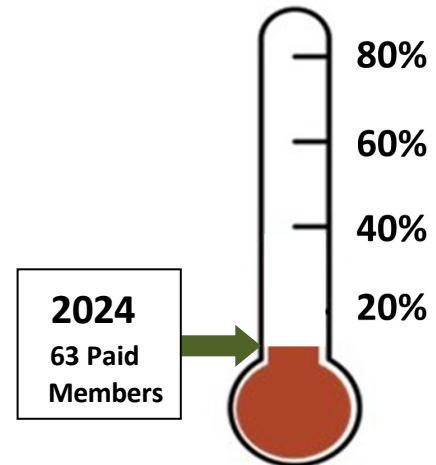
## Service and Benefits

- Landscaping costs for the main PINES entrance on Aloma Avenue (the Mall).
- Maintenance of our neighborhood entry markers on Banchory, Cady Way, Scarlet and South Ranger.
- Publication of the “Needles from the PINES” newsletter for communication and information.
- Recognize deserving Yard of the Month and Holiday Decorations Awards.
- Management and hosting of association website.
- Special events & gatherings to promote the PINES spirit of community.
- Application for grants from Orange County and other agencies to enhance the Pines.
- Voting privileges at the membership meeting to elect officers & directors, approve budgets and other community actions.
- Ensure the association has emergency funds for unplanned expenses.

## The 2024 Membership (10/1/2023 to 9/30/2024)

*Support your Winter Park Pines  
Community Today!*

## Goal: 901 Homes



## Winter Park Pines Community Association Inc. 2024 Membership Form

Member(s) Name(s): \_\_\_\_\_ Email: \_\_\_\_\_

Street Address: \_\_\_\_\_ Phone# \_\_\_\_\_

Year Moved to the Pines \_\_\_\_ Rent/Own? \_\_\_\_ Veteran? Y/N \_\_\_\_ Would you like to volunteer? Y/N \_\_\_\_

Membership Level: (Circle one): Standard: \$50 Bronze: \$60 Silver: \$80 Gold: \$100 Platinum: \$250+

### Payment Methods

Pay on our website: [www.winterparkpines.com/join](http://www.winterparkpines.com/join)

Mail check to: WPPCA – P.O. Box 5357 Winter Park, FL 32793

Use the square option of your choice (below), then please email [wppcamembership@gmail.com](mailto:wppcamembership@gmail.com) to confirm credit.



Standard \$50



Bronze \$60



Silver \$80



Gold \$100



Platinum \$250

# Upcoming Events



By:  
Michelle Deleon



## DECEMBER 2023 - JANUARY 2024

**DEC & JAN  
02<sup>nd</sup> 06**

**9AM-10AM**

### FREE COMMUNITY YOGA

Bring a yoga mat and water. Beginners are welcome!  
Registration required.

Winter Pines Golf Club.

Register here:



**DEC  
07**

**6PM - 8PM**

### NEIGHBORHOOD HAPPY HOUR!

Meet your Winter Park Pines neighbors!  
Drinks and food available for purchase.

Winter Pines Golf Club.

Register here:



**DEC  
09**

**6PM - 8:30PM**

### WINTER PARK ANNUAL BOAT PARADE

See the impressive holiday boat and dock decorations  
on beautiful Lake Virginia. No registration required.

Dinky Dock Park, 410 Ollie Ave, Winter Park.

**DEC  
15**

**7PM**

### HOLIDAY MOVIE- ELF

Pack your blankets, chairs, and snacks for the whole family to  
enjoy And be sure to stop by the Eola House (512 E. Washington  
Street) to see Santa!

East Lawn, Lake Eola Park. No registration required

**NOV 17-  
JAN 6**

**9PM - 1AM**

### DAZZLING LIGHTS- LEU GARDENS

The Gardens transform into a stunning winter wonderland.  
A family-friendly adventure.

1920 North Forest Avenue, Orlando

**WANT TO LEARN MORE ABOUT WHAT'S GOING ON  
IN & AROUND THE NEIGHBORHOOD?**



OR



**@WINTERPARKPINESOFFICIAL**



# Needles Sponsorships Profile



## Center for Health & Wellbeing

Discover a place like no other, where wholeness, fitness and medicine come together to strengthen your mind, body and spirit. Discover the Center for Health & Wellbeing – an innovative community center just minutes from Winter Park Pines. Open to the public, the Center for Health & Wellbeing was designed to build, support, and sustain community members no matter where they are in their journey to wellbeing.

**Wholeness** - Featuring a design that blends the healing power of nature with state-of-the-art health programs and services, the Center for Health & Wellbeing offers a fully integrated, innovative whole-person health experience. From free and public community education programs and cooking classes to tranquility found in one of our many lush gardens, you'll find plenty to maximize your whole-person potential at the Center for Health & Wellbeing.

**Fitness** - A cornerstone of the community since 1989, the modernized Crosby Wellness Center features two pools, the latest weight and cardio equipment, fitness studios hosting a robust selection of group exercise classes, personal training, medical fitness programs and more led by certified professionals. The Crosby Wellness Center is certified by the Medical Fitness Association as a Medical Fitness Facility.

**Medicine** - Whether you need physical therapy, primary and specialized medical care, prescription refills, or a little relaxation, CHWB's unique, integrated approach to healthcare provides just what you're looking for. Our on-site AdventHealth medical team is comprised of physicians, physical therapists, acupuncturists, and massage therapists to support your medical needs. Plus, the convenient lab and pharmacy take the hassle out of routine lab work, staying up to date on prescriptions and picking up any over-the-counter items you may need.



Scan the QR code to schedule a 45-minute tour of the Center for Health & Wellbeing.  
A partnership of the Winter Park Health Foundation and AdventHealth  
2005 Mizell Avenue, Winter Park [www.YourHealthandWellbeing.org](http://www.YourHealthandWellbeing.org)



Medical Weight Loss for Women

Virtual Program  
Weight Loss Medications  
Meal Replacements  
Customized Dietary Plans with corresponding recipes  
Weekly Coaching Calls  
Personalized Exercise Regimens  
Smart Scales  
Weekly health challenges

www.wildflowerweightloss.com

Wildflower WEIGHT LOSS

ANNE MARIE NOE

Founder of Wildflower Weight Loss  
Nurse Practitioner  
Certified Health Coach

GET IN TOUCH:  
www.wildflowerweightloss.com  
text: 408.889.4770  
wildflowerweightloss.com  
wildflowerweightloss.com  
408.889.4770

## Anne Marie Noe Wildflower Weight Loss

My name is Anne Marie Noe, and I am a Nurse Practitioner, Certified Health Coach, and the owner of Wildflower Weight Loss. Wildflower Weight Loss is a virtual, comprehensive, medical weight loss program specifically for women that focuses on weight loss and preventing weight regain.

I have been in the field of medical and surgical weight loss for about 12 years and am very passionate about helping women lose weight and learn to keep it off for good. I created Wildflower Weight Loss as a completely virtual yet comprehensive approach to medical weight loss for women, where women could lose significant amounts of weight while learning the lifestyle and dietary modifications needed to prevent weight regain.

The Wildflower Weight Loss program includes live weekly health coaching calls that each focus on one of the program's five core principles which are: Fuel, Movement, Rest, Mindfulness, and Community, weight loss medications, prescribed protein supplements, weekly health challenges through the Wildflower Weight Loss app, personalized dietary plans with corresponding recipes, customized exercise regimens, and so much more!

To get started at Wildflower, go to [www.WildflowerWeightLoss.com/GetStarted](http://www.WildflowerWeightLoss.com/GetStarted) to schedule a free consultation.

# Halloween Yard of the Month



1st Place - 2729 Will o Th Green  
*Daniel & Donna Palmari*



2nd Place - 412 Friar Road  
*Brent & Kim Ludlow*



3rd Place - 2721 Will o Th Green  
*Jordan & Mechele Petrie*

# November Yard of the Month



1st Place- 712 Cornwall  
*Ryan & Lisa Smith*



2nd Place  
751 Cornwall  
*Anthony & Karen Garofalo*



3rd Place  
733 Saint Dunstan Way  
*Ryan & Jamie Carbery*



## Let's Light Up the Pines with Holiday Spirit!

**Do you have the most festive home in the Pines?**

*Decorate your home with the holiday spirit! Between December 7th and 10th Santa will be visiting our neighborhood looking for the most festive display! It could be yours! The three top winners will receive a prize!*

*Remember, contestants must be paid WPPCA members to win!*

*To participate please make sure to turn your lights on between 7pm to 10pm.*

**Happy Holidays!**



**\*\*\*The September 2023 Yard of the Month 3rd place winner should have been listed as Cindy & Vincente Morales at 2944 Banchory Road. We apologize for the error.**

# Needles Sponsorship Profile



**RE/MAX**  
200 REALTY

**EVELYN PILCHICK**  
Broker-Associate

1155 Louisiana Ave., Suite 110  
Winter Park, FL 32789  
321-217-8667  
[evelynpilchick@gmail.com](mailto:evelynpilchick@gmail.com)

  Each Office Independently Owned and Operated

## Evelyn Pilchick Re/Max 200 Realty

My family moved to Orlando Florida in 1971 from Germany where I was born. Starting 8th grade, I still had a bit of a challenge with my English since it was not my first language. Afterwards I attended Valencia Community College where I received my AA degree and then went on to UCF

where I worked on my accounting degree. I continue to stay in the loop and am attending a Tuesday Morning lecture series at UCF with a group called “Life at UCF” which is for People 50 and older. Prior to working in real estate, I worked at the corporate office for Darden Restaurants and then worked as a manager for Hertz Rent a Car at Orlando International Airport. I started my career in real estate in 1982 when mortgage interest rates were 18% Wow, how times have changed! I obtained my broker license in 1985 and worked for a couple of different brokerages full time before joining RE/MAX 200 Realty in Winter Park in November 1999.

In the beginning of my real estate career, I worked on new home construction sites for several years with different custom home builders. I am familiar with horse farms and have helped buyers and sellers with their acreage properties. I have a horse, so I ride and understand their needs. It’s always important to create the right marketing plan for selling a home. Buyers want someone to listen to their wants and needs so they can find the perfect home! That’s where I come in. My decision to purchase a home in Winter Park Pines in 2001 was because of the Winter Park High School district for my son. My daughter was already at UF, which she started attending at the age of 17. I have been a homeowner in Winter Park Pines for over 22 years. During that time, I was one of the original “Neighborhood Watch” Captains and then delivered the “Pines Needles” door to door for many years. Having sold many homes in Winter Park Pines and the Central Florida area I have always been one of the top agents with our local real estate board. I love helping families when they purchase their first home, larger home to accommodate their growing families and then when it is time to downsize again. Having personally remodeled several homes I am familiar with that process also. Over the years, I have been very successful and have received many referrals from my past buyers, sellers and friends.

For your real estate needs don’t hesitate to call me. My team and I are ready to help. Please give me a call at 321-217-8667 or [evelynpilchick@gmail.com](mailto:evelynpilchick@gmail.com). I’m here to help or just answer any questions you may have.



## Wreaths across America

Wreaths Across America coordinates wreath laying ceremonies at more than 2,700 cemetery locations across the United States, at sea and abroad. On December 16th at 12 noon, the William P. Duval Chapter of the Daughters of the American Revolution, coordinate two Winter Park cemeteries, Palm Cemetery and Pineywood Cemetery, to unite with memorials throughout the nation in honoring those who have served the United States. Last year over 350 wreaths were placed on headstones along with recognition of each veteran by stating their name and a “thank you” for their service.

Please know if you are unable to attend contributions can be made through the Wm. P. Duval Chapter of the DAR (Daughters of the American Revolution) which is listed as a sponsorship group under Palm Cemetery. Doing this provides a third wreath free for every 2 sponsored. This is a highly emotional and humbling traditional experience which has been in place since 2005. Please join in the ceremony. Bring the children, groups and your friends to participate. It will be a day you won’t forget.

For more information, please visit the websites -

[www.wreathscrossamerica.org](http://www.wreathscrossamerica.org) & [www.wreathscrossamerica.org/our-story](http://www.wreathscrossamerica.org/our-story)

**REMEMBER the Fallen. . . HONOR those who Serve. . . TEACH our children the value of Freedom**

# Winter Park Pines Community Association

## 2024 Approved Budget

**2024 Budget**

**Income:**

4008 · Donations Rcvd for Current Year	2,800
4010 · Membership Received for Current Year	15,623
4025 · Membership Received from Prior Year	10,630
4045 · Community Yard Sale Proceeds	820
4050 · Community Service	1,690
4070 · Miscellaneous Income	500
4090 · Interest Income, MMA	
<b>Total Budget Income:</b>	<b>\$ 32,063</b>

**Expenses:**

5010 · Administration	\$ 545
5030 · Bank/Online/Paypal/Return Chk Fees	\$ 600
5080 · Insurance, D&O	\$ 761
5090 · Insurance, Liability	\$ 5,280
5130 · Mall Lawn Service	\$ 7,400
5150 · Mall Pest Control & Fertilizer	\$ 680
5170 · Mall Repair & Upkeep	\$ 1,000
5180 · Mall Wall Reconstruction	\$ -
5190 · Membership	\$ 2,513
5200 · Miscellaneous	\$ 100
5210 · Needles Publication	\$ 4,244
5230 · New Neighbor Welcome	\$ 400
5250 · Post Office Box	\$ 232
5270 · Postage	\$ 100
5290 · Projects, Holiday	\$ 200
5320 · Projects, Poll Workers	\$ 300
5330 · Projects, Special NNO Etc.	\$ 1,824
5340 · Projects, Yard Sale	\$ 134
5350 · Rental Warehouse	\$ 1,164
5370 · Safety Expenses	
5450 · Taxes, FL UBR/Annual Report	\$ 61
5470 · Treasurer's Expenses	
5490 · Utilities-Duke Energy-Elec.	\$ 708
5500 · Website Domain	\$ 339
5520 · Yard of Month Expenses	\$ 495
<b>Total Budgeted Expenses:</b>	<b>\$ 29,080</b>

**Net Ordinary Income:**

**\$ 2,982**

# WPPCA Annual Membership Meeting Minutes

October 11th, 2023 @ 7:30 PM, via Zoom

*Note: These are a condensed version of the meeting minutes. For full meeting minutes please go to [www.winterparkpines.com](http://www.winterparkpines.com)*

**WPPCA Members in attendance:** Peter Mason (President), Joe McCluan (1st VP), Beth Conner, Michelle Deleon, Fran Frataccia, Jim Kiger, Shanon Larimer, Brent Ludlow, Kim Ludlow; **WPPCA Non-Members in attendance:** None; **Guests in attendance:** None

Meeting called to order by WPPCA President, Peter Mason at 7:34 pm. A quorum was present and meeting notifications were publicized in the Needles and online platforms. Introductions were made by all.

**Officer Reports: President:** Peter thanked all members that have volunteered. Peter's annual report was in 3 areas: **Board & documents:** The BOD met every month. The quantity of volunteers has increased greatly. The 2024 budget process was more engaged by all. The 10 year old Bylaws were updated, 18 JD's were updated along with SOPs. Website was kept current, books and minutes were kept organized. **Our residents:** New database created for our 901 homes with owner & related data. 3rd year of Platinum & Gold letter with 46 more members since inception. Membership at a 6 year high. Many more events held this year. Did Wreaths Across America, veteran recognition program and Yard of the Month programs. **The Mall area:** Did Mall holiday decorations, Mall half-staff flag lowering program, OC Lighting Grant. Peter said it takes two things to make our organization successful. One for residents to pay their membership fees and two, volunteers to make everything happen.

**Secretary:** Peter Mason reported for Becky Clisch. The motion to approve the WPPCA Board of Directors Regular Monthly Meeting minutes of September 13, 2023 were unanimously approved via DocuSign. The full version of the minutes are posted on our website.

**Treasurer:** Peter Mason reported for Dave Clisch. September income @ \$950, expenses @ \$2,043, NOI @ (\$1,293). The bank savings of 9/30/23 @ \$7,178, checking @ \$6,661, PayPal @ \$239. **Motion:** Joe McCluan moved to accept the Treasurer's report as presented. Fran Frataccia seconded the motion. Motion passed unanimously with no abstentions. Peter reviewed the 2024 budget. **Motion:** Joe McCluan moved to approve the 2024 budget as presented. Shanon Larimer seconded the motion. Motion passed unanimously with no abstentions.

**1st Vice President:** Joe McCluan said he spent most of his time on one project. The OC Sustainability Grant for the Mall LED lighting and 4 entrances with new solar lights was installed in September with a cost of \$4,455 and completed by JMC Landscape Services.

**2nd Vice President:** Peter Mason said Denise Ertler was not able to attend the meeting and did not have anything to report.

**Committee Reports: Code Enforcement:** Fran Frataccia said there were 5 incidents with debris & high grass, thefts and a flea market.

**Events:** Michelle Deleon said 2023 had the following: **Free Community Yoga** held at Winter Pines Golf Club starting in April held every 1st Saturday monthly. **Neighborhood Happy Hour** held in May with 20 people and in September with 60 people. **Community-Wide Yard Sale** held in March with 41 homes and a 2nd one on November 4th. **National Night Out** held on October 3rd at Winter Pines Golf Club with about 250 people. **Other Events** included a BOD & Committee Social in April 2023, Banchory Road Happy Hour in May. **Future:** More additional events in 2024.

**Facebook:** Brent Ludlow said he has posted some events including flag half-staff notices and answered some private messages.

**Mall Maintenance:** Fran Frataccia said the power is not working in parts of

the Mall. Needs volunteers to cut shrubbery. Secured a new lawn company in October reducing our costs.

**Membership:** Peter Mason reported for Melissa Johnson. 2023 Membership Dollars @ \$23,915, Members @ 366, average payment @ \$65.34, % of homes @ 40.6%. Peter broke down the mix of payments by level, payments by month and payment methods.

**Needles:** Peter Mason reported for Denise Ertler including an issue recap, costs, sponsors and year end forecast. The Needles Sponsor Program is under review to set criteria, benefits and costs for 2024. We are also looking for a Sponsors Coordinator.

**New Neighbor Welcome:** Peter Mason reported for Mayba Torres saying 6 new neighbors were identified at NNO.

**Nextdoor:** Joe McCluan reported just normal traffic this month.

**Website:** Kim Ludlow reported that in the last month there were 153 site sessions, 112 unique visitors, 3 minutes, 24 seconds is average site session and the most visited page was the Home Page.

**Yard of the Month:** Brent Ludlow recapped tasks with monthly & holiday selections and monthly letters. The September winners previously reported had the wrong address & name as the 3rd place winner was Cindy & Vincente Morales at 2944 Banchory Rd.

**Old Business:** None

**New Business: Nomination Committee:** Joe McCluan stated the nominations. There were no other floor nominations.

**Motion:** Joe McCluan moved to accept the following as Directors for the new board term that starts immediately following the conclusion of the meeting: Becky Clisch, Michelle Deleon, Fran Frataccia, Melissa Johnson, Jim Kiger, Shanon Larimer, Mayba Torres, Peter Mason, Joe McCluan, Denise Ertler & Colby Roof. Brent Ludlow 2nd the motion. Motion passed unanimously with no abstentions. **Motion:** Joe McCluan moved to accept the following as Officers for the new board term that starts immediately following the conclusion of the meeting: President, Peter Mason; 1st VP, Joe McCluan; 2nd VP, Denise Ertler; Treasurer, Colby Roof. Fran Frataccia 2nd the motion. Motion passed unanimously with no abstentions. Peter thanked those that are leaving positions of Dave Clisch, Becky Clisch, Brent Ludlow & Kim Ludlow. Peter welcomed new to the board of Jim Kiger, Colby Roof and Shanon Larimer.

**Bank Signatories: Motion:** Brent Ludlow moved to update bank signatories with Peter Mason, President, Colby Roof, Treasurer and Joe McCluan, 1st VP and to remove David Clisch. Michelle Deleon 2nd the motion. Motion passed unanimously with no abstentions.

**Next Meeting:** Peter Mason said next meeting is the Annual Meeting of the BOD on Wednesday, 11/8/23 @ 7:30 PM via Zoom. If any Pines residents want to join any meeting they can, by sending a request to Peter with their name and address for the Zoom link.

**Closing:** Peter Mason thanked everyone who will be continuing to serve. **Motion:** Brent Ludlow moved to adjourn the meeting. Joe McCluan seconded the motion. Motion passed unanimously with no abstentions. Peter adjourned the meeting at 9:00 pm.

# WPPCA Board of Directors Annual Meeting Minutes

November 8th, 2023 PM, via Zoom

*Note: These are a condensed version of the meeting minutes. For full meeting minutes please go to [www.winterparkpines.com](http://www.winterparkpines.com)*

**Directors in attendance:** Peter Mason (President), Joe McCluan (1st VP), Denise Ertler (2nd VP), Colby Roof (Treasurer), Michelle Deleon, Fran Frataccia, Jim Kiger, Shanon Larimer, Mayba Torres; **Directors absent:** Becky Clisch, Melissa Johnson; **WPPCA Committee Members in attendance:** Carol Magierski; **WPPCA Members in attendance:** None; **WPPCA Non-Members in attendance:** None; **Guests in attendance:** None.

Meeting called to order by WPPCA President, Peter Mason at 7:33 pm. A quorum was present. All made introductions.

**Officer Reports: President:** Peter Mason thanked everyone for volunteering. The current Board of Directors is comprised of 11 Officers and Directors. We have 8 committee members and 11 on the Ad Hoc Project Group. We still need more members on Events, Membership and Code Enforcement. We have 17 Gold and 1 Platinum 2024 Members so far. We are looking for volunteers to work for the WPPCA Adopt-A-Precinct Team for the 2024 elections which can raise about \$6k for the WPPCA. Based on the Director Survey we will keep our monthly meetings on the 2nd Wednesday of each month at 7:30 PM via Zoom but consider some hybrid options. The next Director and Committee Member social will be in January. One resident sent an email saying the common elements are looking great, and the events at the golf course for kids / families have been great.

**Secretary:** Peter Mason is the Acting Secretary until we find someone. The motion to approve the WPPCA Annual Meeting of the Membership Meeting minutes of 10/11/23, was unanimously approved.

**Treasurer:** Colby Roof said he met with David Clisch to transfer records, information and responsibilities. Colby met with Peter Mason and Joe McCluan at the bank to change signatories. Colby has created a transaction journal for all entries tied to the P&L. October 2023 had Total Income @ \$300, Total Expenses @ \$1,764, and NOI @ (\$1,464). Year to Date Total Income @ \$27,416, Total Expenses @ \$26,070 and NOI @ \$1,347. The total bank balance was \$15,829. **Motion:** Joe McCluan moved to accept the Treasurer's report as presented. Fran Frataccia seconded the motion. Motion passed unanimously with no abstentions.

**1st Vice President:** Joe McCluan said the OC Sustainability Grant work has been completed after a after a delay of getting the power at the Mall restored. The sign looks good with new lights on it.

**2nd Vice President:** Denise Ertler said she had nothing to report.

**Committee Reports: Code Enforcement:** Fran Frataccia reported 8 incidents including box truck in driveway, trailer in street, no pool fence, high grass, debris in front yard, drunk driver arrest, petty theft and theft & assault.

**Digital:** Jim Kiger said the website analytics were: 159 site sessions, 107 unique visitors, 471 page views. Jim has reviewed the website and how we can make it timely and better. Jim is looking for how long to archive items and what things we may want to put on the website. Jim said he has not spent much time on Facebook but will be looking at it. On Nextdoor Joe McCluan said it's been normal traffic.

**Events:** Michelle Deleon reported on: Yoga: At the Winter Pines Golf Club on 11/4/23 from 9-10 am with 12 participants. **Winter Park Pines Community-Wide Garage Sale:** On 11/4/23 with 23 homes. This had revenue of \$230, expenses of \$51.51 and profit of \$178.49. **Winter Park Pines Community Happy Hour Meet-Up:** Planned for Thursday,

12/7/23 as the 3rd one this year at the Bonfire Grill at Winter Pines Golf Club from 6 pm to 8 pm.

**Mall Maintenance:** Fran Frataccia said she and Carol Magierski continue to go to the Mall once a week to pick weeds and cut limbs. Fran said she and Peter worked for a very long 6 weeks with Duke Energy and Orange County to get the power restored at the Mall for our irrigation and lights.

**Membership:** Melissa Johnson was not in attendance so Peter Mason gave the report. He recapped the 10 action items of the 2024 Membership Drive Plan. The membership statics are: Membership dollars @ \$4,220, # of members @ 63, % of homes paid @ 7.0%. Electronic payment data capture is still an unresolved issue.

**Needles:** Denise Ertler said this issue will have 16 pages. She will be re-bidding the Needles printing. Peter Mason is the Acting Needles Sponsor Coordinator until we find someone. He gave an update on the 2024 Needles Sponsor Program of how the sponsorship criteria, benefits and rates have been reviewed in the past 2 months. **Motion:** Denise Ertler moved to accept the WPPCA Needles 2024 Sponsor Program as circulated in the meeting pre-reads labeled draft #3, updated October 31, 2023. Shanon Larimer seconded the motion. Motion passed unanimously with no abstentions.

**New Neighbor Welcome:** Mayba Torres said she has updated the database with 4 new neighbors and will be dropping off bags soon.

**Yard of the Month:** Shanon Larimer said the October holiday winners were: 1st to Daniel & Donna Palmari at 2729 Will O Th Green St; 2nd to Brent & Kim Ludlow at 412 Friar Rd; 3rd to Jordan & Mechele Petrie at 2721 Will O Th Green St. November winners were: 1st to Ryan & Lisa Smith at 712 Cornwall Rd; 2nd to Anthony & Karen Garofalo at 751 Cornwall Rd; 3rd to Ryan & Jamie Carbery at 733 Saint Dunstan Way.

**Old Business:** None

**New Business: Veterans Day Flags:** Peter recognized Fran Frataccia for being our Veterans Day Coordinator and placing flags and letters at 82 veteran homes. One resident sent an email saying in part thank you for your doing this as it was very meaningful to her family.

**Holiday Decorations:** We will put up the holiday decorations at the Mall on 11/25/23 at 1:00 pm and are looking for volunteers.

**Next Meeting:** The next meeting is the Board of Directors Regular Monthly Meeting will be held on 12/13/23 at 7:30 pm at Denise Ertler's house with a potential Zoom option. If any Pines residents want to join any meeting they can, they simply need to send Peter an email with their address, and he will send them the meeting info.

Colby Roof reported that a neighbor fell and hurt herself and the board discussed options to assist them.

**Closing:** Peter Mason thanked everyone for attending the meeting. **Motion:** Joe McCluan moved to adjourn the meeting. Denise Ertler seconded the motion. Motion passed unanimously with no abstentions. Peter adjourned the meeting at 9:10 pm.

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The Winter Park Pines Needles is an excellent way to advertise your business within your community! By sponsoring the Needles publication, you will reach 901 neighborhood community households. Among other opportunities, you will also have a presence on our social media pages and a personalized article will be written showcasing yourself and your business in the Needles.

By becoming a Needles sponsor, you contribute to the printing of the Needles, the Pines bi-monthly community newsletter. Our newsletter is distributed directly to the residents' door, and with new families moving into the Pines regularly it's ideal to let them know who you are. Being a sponsor provides great community support and a strong presence in the neighborhood.

If you have a home in Winter Park Pines and are a member of the WPPCA being a sponsor is only \$350 per year. The benefits include listings and profiles in the Needles and on WPPCA social media platforms, have flyers in the Needles delivery packages and attending select WPPCA functions.

The February/March Needles issue marks the beginning of the 204 advertising year. Take advantage of the full year and contact us today!

For all the details about being an Inside Pines Sponsor please contact Peter Mason at [wppcapresident@gmail.com](mailto:wppcapresident@gmail.com).

# 2023 Needles Sponsors



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