

# Needles from the PINES

October / November 2023

Newsletter of the Winter Park Pines Community Association, Inc.



**Celebrating 61 Years!**



## WPPCA 2024 Membership Kickoff Starts Now!

Support your community by  
becoming a WPP member!  
See page 6 for more information!

Winter Park Pines  
**Fall Garage Sale**  
November 4<sup>th</sup>  
See page 4 for more information!

## To Thanks Our Veterans

The Winter Park Pines Community Association would like to thank the veterans who courageously served our county. November 11<sup>th</sup> is Veterans Day. As we do each year, we would like to recognize our veterans by placing an American flag on the front area of each residing veteran within the Pines.

If you are a veteran or would like to recognize a veteran in the Pines, please notify...

Fran Frataccia via email [ffrataccia@msn.com](mailto:ffrataccia@msn.com)

Calling/texting 407-492-9267 the following information.

Veterans Name - Branch of Service – Address - Phone #

## The next association meetings will be on October 11, 2023 & November 8, 2023

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**

David Clisch  
[wppcatreasurer@gmail.com](mailto:wppcatreasurer@gmail.com)  
321-449-6642

### **Secretary**

Becky Clisch  
[belisch@gmail.com](mailto:belisch@gmail.com)  
863-599-0410

## **Directors**

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

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, Membership & Mall*  
*Maintenance Chair*

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

Brent Ludlow [wppca.yard@gmail.com](mailto:wppca.yard@gmail.com)  
*Yard of the Month Chair, Mall Maintenance,*  
*Facebook Chair*

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

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

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

## **Committee Members**

### Mall Maintenance

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

Brian Terry [brian.terrycfp@gmail.com](mailto:brian.terrycfp@gmail.com)  
Jim Kiger [jwkiger@earthlink.net](mailto:jwkiger@earthlink.net)  
Matt Noe [mnoe@wphf.org](mailto:mnoe@wphf.org)  
Clyde Moore [iluvwinterpark@earthlink.net](mailto:iluvwinterpark@earthlink.net)

### Membership

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

### Code Enforcement

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

## **Needles Distribution Volunteers**

Corey Anderson  
Marcia & Ken Damkjer  
Eva Gaber  
Carmen Giubilei

Amy Hunter  
Mark & Ruthanne Jaeger  
Phil Keller  
Adam Lee

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.

**TABLE OF CONTENTS**

Contents	Pg
President's Message	3
Annual Meeting	4
Fall Garage Sale	4
Sponsor Profile - Edwards Cleaning Ser.	4
Sponsor Profile - A Budget Tree Ser.	5
Fond Farewell /Volunteers	5
Community Membership	6
Membership	7
Events	8
Yard of the Month	9
Grant Update	9
August Minutes	10
September Minutes	11
Needles Sponsors	12

**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**

Time continues to fly by this year as fall is already upon us. We're starting to think about the holidays and end of year activities. I am winding down my third term as your president. I was just back in the saddle health-wise a year ago and have enjoyed working with a great group of volunteers this past year. I look forward to continue engaging with the association this upcoming year.

We escaped Hurricane Idalia in late August so let's hope we have a quiet fall on the weather front and get some of the "cool" Florida temperatures soon.

The WPPCA has grown and done a lot this past year. To name a few things...

\*Our total volunteers have grown by 9 folks or 47%. We still need many more volunteers but it is heading in the right direction!

\*We have more paid members than last year and exceeded 40% of all residents. Still a long way to go but moving again in the right direction!

\*We have the most Gold and Platinum Level Members ever this year, up 26 members or 51%. Thank you to all that gave at a higher level.

\*We had a much more engaged budget process by Board Members doing specific planning for 2024.

\*A new database was developed increasing the accuracy and usability knowing our 901 residents.

\*We reviewed and updated all 18 Job Descriptions and wrote SOPS for key functions which will help with the long term continuity of the association.

\*Our 10 year old Bylaws were reviewed and updated to reflect current operations and be in compliance with current statutes.

\* More events were held this year from board social gatherings to community happy hours to free yoga classes to block parties. Look for even more events this coming year!

\*An Orange County Sustainability Communities Grant was applied for and free money was awarded to the WPPCA to fix our multiple entrance lights.

The 2024 Membership Year officially kicks off on October 1st. Get an early start, all payments received after October 1st will be applied to your 2024 Membership.

The Annual Winter Park Pines "**National Night Out**" event is planned for Tuesday, October 3th at Winter Pines Golf Club from 6 PM – 8 PM. I hope many of the Pines residents come out to visit and enjoy the Pines camaraderie; meet new people and participate in a fun evening of food and games. If you missed the event we have several other events on the horizon. See page 8 for details.

On October 13th, the "**WPPCA's 61th Annual Meeting of the Membership**" occurs via Zoom. The new association Officer & Director slate is voted on and association updates are given to the membership. I hope you are able to attend. It is a perfect time to learn what your WPPCA has been doing and to virtually meet the new board members.

If you have any interest in wanting to become involved and help out, 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 again this past year. I look forward to your giving of time, talent and contributions to the association and our community. With our 901 homes it is truly a special community. Thank you to all who have made the Pines a wonderful place to live.

# WPPCA Annual Meeting of the Membership Reminder

When: October 11, 2023, @ 7:30 PM

Where: Via Zoom

The Winter Park Pines Community Association (WPPCA) is an efficient not-for-profit association that works toward bettering our neighborhood. As with every association, a strong Board of Directors and committee structure is needed; i.e. members who want the WPPCA to succeed and continue to assure the well-being of the Pines. Those who decide to serve on the WPPCA's Board of Directors or on committees do so to make a difference by getting involved in our community. They are willing to volunteer without compensation and view this as an opportunity to serve the Pines by enhancing our community's assets and lifestyle. As a volunteer, no matter at what capacity, you are a team player and responsible for the direction the Pines takes in the future.

On October 11th, the Winter Park Pines Community Association will hold their Annual Meeting of the Membership. The purpose of the annual meeting is for the election of Officers and Directors, presentation of the annual reports, and general businesses. It is when newly elected (or re-elected) Directors and Officers are voted into the Association by its members. You as Pines residents can enrich the association by becoming part of it! You can bring in new innovative ideas and find ways to enhance our community by being a part of the volunteer team.

Any paid member of the WPPCA is eligible and can submit a request for nomination or a recommendation for someone to run for the Board. Nominations can also be taken at the meeting.

If you are interested in contributing to your community for the 2023/2024 year or like to attend the Annual Meeting of the Membership, please contact Peter Mason at [wppcapresident@gmail.com](mailto:wppcapresident@gmail.com) with your interest or any questions.

---

## WP Pines Community-Wide **Fall** Garage Sale!

The garage sale is back! It's time to clean out those closets, cabinets and storage units... and sell your unwanted treasures to the next owner! We're expecting dozens of homes to participate this Fall!

**Date & Time:** Saturday, November 4th from 9:00 am - 1:00 pm

**Registration Deadline:** Monday, October 30th. You can email [michelle@zenlivingrealty.com](mailto:michelle@zenlivingrealty.com) to register, or go to click on the QR Code provided.

**Cost:** \$10 per household

**Sign Pickup:** 522 Friar Road from 5:00pm - 7:00pm on November 2nd and 3rd

The Winter Park Pines Community Association will arrange a charity donation drop off somewhere nearby immediately following the garage sale, so you can easily donate items you don't need anymore.



## Evan Edwards – Edwards Cleaning Solutions

Evan Edwards is a life-long resident of Winter Park and has lived in Winter Park Pines since he was five. He has always wanted his own business and today is the owner of Edwards Cleaning Solutions. Evan serves the residents of the Pines by providing soft washing, the preferred alternative to high-force pressure washing.

Pressure washing damages a home's exterior because of the intense force of water pressure it uses. Soft washing uses one-third of the water pressure and keeps your home's exterior, driveway, and sidewalks cleaner longer.

In addition to home exteriors, driveways, and sidewalks, Edwards Cleaning Solutions provides soft washing services for screen enclosures and gutters, plus paver cleaning and sealing.

Ready for a quote? Contact Evan by phone or text at 407/759-8535 or by email at [edwardscleaningsolutions@gmail.com](mailto:edwardscleaningsolutions@gmail.com).



## A Budget Tree Service

A Budget Tree Service, Inc. was founded in 1982. Our business is family owned and operated, and we are deeply invested in this community. To ensure customer satisfaction, we only hire trained & experienced arborists who have a proven commitment to providing unparalleled customer services. Our professional credentials and experience make us an excellent choice for your tree-related maintenance services. All work is performed according to ANSI A300 and Best Management Practices Standards to

ensure we keep your property looking beautiful for years to come.

Our philosophy begins with educating our clients on proper pruning structure and how to spot symptoms & signs of poor health, as well as maintaining and expanding our training and education in house. We have been a member of the International Society of Arboriculture (ISA) for over 30 years, with certified arborists on staff since 1992. Not only do we know how to care for trees, we know how to care for the trees in the Central Florida area. Urban forests play an important role in everyday life by providing critical benefits to our communities and wildlife such as filtering our air & water, providing animal habitats, and adding beauty, form, & structure to urban design. Proper care of our urban forests drives our team to success.

A Budget Tree Service and our employees maintain relationships in our community by supporting teams at local high schools such as the Winter Park High School football team; participating & engaging with our community at events such as Arbor Day and holiday parades throughout the Central Florida area; and speaking at events such as the Seminole County Master Gardener Expo to impart wisdom in our community on how to care for our urban forests.

Contact us for a free estimate by calling 407-327-2520 or via email at [contact@abudgettreeservice.com](mailto:contact@abudgettreeservice.com)

---

## Volunteer Your Time? ~ Expectations!

**Events Committee** - Work directly with Event Chair, help organize events, able to work with vendors, personable, friendly and enthusiastic.

**Needles**- Work with Needles editor by researching and writing informative/interesting articles for our newsletter.

**Membership Committee** - Help the Membership Chair build & promote membership, create ways to build membership, organize membership drives, track incoming payments, keep database of members, edit membership letters & promotions.

**New Neighbor Welcome Committee** - Work with New Neighbor Welcome Chair, you will introduce yourself to new neighbors, able to explain the benefits of being a member of the Pines, drive or walk to homes to hand out gifts, possibly one hour a week.

---

## A Fond Farewell...

*Written by Marlene LaMoreaux - Pines Resident*

Aline Radcliffe will be leaving the Pines to make her home in Oklahoma with her family after 55 years of being a Pines resident. She and her husband Rip, retired in the Winter Park Pines in 1970 after traveling worldwide as he was a career officer in the Air Force. Back then Semoran Rd, (436) was a 2-lane street, Florida Technological University was being built at the end of FTU Blvd., mostly dirt road, Showalter Field still had runway markings and the Cady Way bike path was still a railroad.

Will O The Green Street has changed from young families to grandparents and now is going back to young families. We used to have neighborhood block parties and Aline's Texas sheet cake was a must have at these parties.

Arlene was a good friend and the perfect neighbor. She will be missed by all her neighbors very much.

# Become A Member Of The Winter Park Pines Community!

*Written by Melissa Johnson-Membership Chair*

For nearly six decades, Winter Park Pines has blossomed into a community where families not only reside but truly flourish. With exceptional schools, lush community parks, well-maintained athletic fields, and the scenic Cady Way trail all within arm's reach, our neighborhood offers the perfect blend of convenience and serenity. What's more, the Winter Park Pines Community Association (WPPCA) is here to ensure that our community remains a haven for all.

## 1. Beautifying Our Neighborhood:

The WPPCA works tirelessly to keep Winter Park Pines looking its best. From meticulously groomed landscapes to well-lit streets and efficient irrigation systems in our mall entrance, we take pride in preserving the aesthetics of our beloved neighborhood.

## 2. Building Community Bonds:

Beyond the physical aspects, we believe in forging connections among our residents. Throughout the year, we organize events that bring neighbors closer together. From the Annual Yard Sale, turning our streets into a treasure trove of deals, to the festive National Night Out, we create memories and strengthen our sense of togetherness. Additionally, we recognize residents with outstanding yards, reinforcing our shared pride in Winter Park Pines' beauty.

## 3. Funding Achievements:

In 2022, thanks to your support, we successfully funded the replacement of our beloved mall wall, at a cost of \$35,370. This accomplishment was made possible by the outstanding membership rate of over 42% in 2022. Now, it's time to replenish our funds to continue enhancing our neighborhood.

## 4. Affordable Membership:

For the sixth consecutive year, our membership dues remain an affordable \$50 annually – that's just \$4.17 per month. This is a remarkable value compared to many homeowner's associations that demand far higher fees. And if you pay your 2024 membership by December 31, 2023, you can enjoy a discounted rate of \$45 for the entire year!

## 5. Join and Support:

We invite you to become an integral part of our community by joining or renewing your membership with the WPPCA. Your membership plays a pivotal role in our mission to preserve and elevate Winter Park Pines, ensuring it remains a cherished place to live and play.

## 6. Hassle-Free Payment:

Joining or renewing is easy and convenient. Visit our secure website at [www.winterparkpines.com/join](http://www.winterparkpines.com/join) to pay via PayPal, or use the provided form on our membership page to mail a check. We extend heartfelt gratitude to you for considering and supporting our community. Together, we can continue to make Winter Park Pines a place where families thrive, cherished memories created, and our sense of community flourishes.

**Join us today for the annual membership kickoff and let's keep the Winter Park Pines spirit alive and thriving!**



**Save \$5 on your 2024 Membership Dues Until Dec. 31st**

Now is the time to pay your membership for 2024!

You now have 3 convenient options for submitting payment!

- 1) Use the QR code of your choice (printed to the left.)
- 2) Use PayPal on our website ([www.winterparkpines.com/join](http://www.winterparkpines.com/join))
- 3) Mail a check along with the form on the Membership Benefit page.

**\$45 Early Bird**

Membership Discount valid  
thru Dec. 31st 2023



# 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 2023 Membership (10/1/2022 to 9/30/2023)

*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



# MARK YOUR CALENDAR!

## NATIONAL NIGHT OUT

OCTOBER 3RD

FROM 6-8PM

WINTER PINES GOLF CLUB



# OCTOBER



## Free Community Yoga



October 7th 8:30am - 9:30am

Winter Pines Golf Club

Bring your yoga mat and water. Space is limited, and registration is required.

Register here:



## Popcorn Flicks in the Park

October 12th at 8pm

Central Park, Winter Park

FREE and open to the public!

We encourage you to bring a blanket, a picnic or snacks, and some family and friends and join us to watch

*The House on Haunted Hill*

## Happy Frights Haunting Nights

Through October 31st

Leu Gardens

Gather the entire family and enter into exciting immersive worlds throughout the gardens, plus 8 trick-or-treat stations along the way. Fun for all ages.

## Pumpkins & Munchkins

October 31st 6:30 - 8:30PM

Shady Park (721 W. New England Ave)

This is a free family friendly evening featuring a variety of fun Halloween activities for parents and kids to enjoy.

# NOVEMBER

## Fairy Hair Fun!

November 1st 3pm - 8pm

Center for Health & Wellbeing

Your FAVORITE mobile Fairy Hair is coming to the Commons CO-OP for an awesome small business market you won't want to miss!! This is an

INDOOR event that is FREE to attend. Must register in advance for fairy hair:

Register here:



## Free Community Yoga



November 4th 9am - 10am

Winter Pines Golf Club

Bring your yoga mat and water. Space is limited, and registration is required.

Register here:



## Winter Park Pines Community Garage Sale



November 4th, 9am - 1pm

Get ready to sort through your closets, cabinets and storage units, and sell your unwanted treasures to the next owner.

Email michelle@zenlivingrealty.com or

Register here:



### WANT TO LEARN MORE ABOUT WHAT'S GOING ON IN THE NEIGHBORHOOD?



or



@winterparkpinesofficial



# August Yard Of The Month



1st Place - Philip and Jennifer McCully  
728 London Rd



2nd Place - Alicia and Victoria McGinnis  
502 Gilbert Rd



3rd Place -Janet Womble  
642 Cornwall Rd

# September Yard Of The Month



1st Place - Eric and Destiny Werrenrath  
2842 Sandwell Dr



2nd Place - Barry P Sanford  
606 St Dunstan Way



3rd Place - Bettie Wailes  
2914 Banchory Rd



## Yard of the Month: SPOOKtacular!

October's Yard of the Month winners will be chosen based on Halloween decorations!

Please show your holiday "spirit" and join the fun!

Judging will take place the week of October 24th!



## Grant Update

Written By Joe McClain

The WPPCA has received the final go ahead to begin work on replacing the existing lighting at the entrances to the neighborhood by Orange County with new LED lighting and Solar lighting. We will be working with JMC Landscape Services and Lighting Division to upgrade all the entrance lighting. Orange County approved the bid for \$4,588.65 to complete this project. We are looking forward to completing this project very soon.

# WPPCA Monthly Board Meeting Minutes

August 9th, 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)*

**Directors in attendance:** Peter Mason (President), Joe McCluan (1st VP), Becky Clisch (Secretary), Michelle Deleon, Fran Frataccia, Melissa Johnson, Brent Ludlow, Kim Ludlow, Mayba Torres; **Directors absent:** Denise Ertler (2nd VP), David Clisch (Treasurer); **WPPCA Committee Members in attendance:** None; **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 7:35 pm. A quorum was present.

**Officer Reports: President:** Peter Mason thanked everyone for all the volunteer work everyone does. Peter said we still need more members on the Events and Membership Committees. Peter said there were no new members so we still stand at 71 Gold and 6 Platinum Club Level Members. Peter is looking for volunteers to research about neighborhoods that border the WPPCA. Peter had 2 residents reach out to him this past month. One resident was concerned about paying the membership fee without any police presence and Peter responded saying we stopped police patrols in the past due to the prohibitively high cost with low memberships and the Citizens on Patrol ended due to lack of volunteers. Peter said our membership fees fund our maintenance and utilities at the Mall, the Needles, our website, yard of the month programs, events for residents, welcoming new neighbors, etc. A second resident on Merrie Oaks asked if WPP was getting underground utilities and Peter said he had not heard anything about that.

**Secretary:** Becky Clisch said the motion to approve the WPPCA Board of Directors Regular Monthly Meeting minutes of 7/12/23 were unanimously approved via DocuSign.

**Treasurer:** Peter Mason reported for Dave Clisch. July income was \$150 and expenses were \$7,808. The bank savings balance as of 8/7/23 is \$7,178, checking is \$6,361 and the PayPal balance is \$48. Motion: Joe McCluan moved to accept the Treasurer's report as presented. Brent Ludlow seconded the motion. Motion passed unanimously with no abstentions. Peter said the goal this year was to get everyone engaged with the 2024 budget process. A final draft will be presented at the September meeting for endorsement by the Board and it gets approved at the October Annual Meeting of the Membership. Peter talked about doing a "zero based" budget this year versus just totally basing it on historical numbers. Peter then reviewed the 2024 draft budget including bank balances, F/C for 2023, historical memberships, 2024 revenue and expenses with assumptions in detail.

**1st Vice President:** Joe McCluan said the OC Sustainability Communities Grant orientation meeting was attended by Ashley Roof. Joe did a walk through with JMC Landscape Services. The county said they are waiting for the final approval signatures.

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

**Committee Reports: Nomination Committee** Joe McCluan said they are waiting for feedback from everyone on their intent on serving for next term before they meet. We have three open positions - Treasurer, Secretary and the Needles Sponsorship Coordinator. The 2023/2024 slate of nominees for Directors & Officers will be announced at the September Board Meeting and presented for approval at the October Annual Meeting of the Membership.

**Code Enforcement:** Fran Frataccia said there were 4 incidents including trailer in the yard, assaults and a burglary.

**Events:** Michelle Deleon said there was free Yoga on 8/5/23 @ 8:30 AM with about 20 people at the Winter Pines Golf Club. They might consider a 2nd time each month on a Thursday night with a happy hour at Bonfire. The committee had an Event Planning Meeting on 7/31/23 planning for 2023 events, as well as other events they would like to hold in the future. The NNO event is on Tuesday, 10/3/23 at the Winter Pines Golf Club from 6 PM – 8 PM.

**Facebook:** Brent Ludlow said that there was nothing to report.

**Mall Maintenance:** Fran Frataccia said there has been a lot of trash thrown into the Mall areas as they pick up many bags weekly. They need volunteers to help cutting the overgrowth. Fran bid out the lawn and landscaping contact and will be staying with the current vendor.

**Membership:** Melissa Johnson said the membership statics were dollars paid @ \$23,505, # of members @ 363, % of homes paid @ 40.3%. She said she is very excited about the membership plan going forward. She has a meeting with Matt Noe on 8/11/23 to discuss data capture with electronic payments.

**Needles:** Peter Mason reported for Denise Ertler saying the past newsletter was delivered a week prior to the 1st of the month for the 1st time since Denise she has taken over. Denise said Joe McCluan has taken over a route adding to his many other obligations. For the next newsletter Denise wants to get articles by the 10th of September.

**New Neighbor Welcome:** Mayba Torres said she will be meeting with Michelle on transition topics. She plans to have a committee meeting in August. She asked if anyone wants to buy a Winter Park Pines white embroidered polo shirt for \$25.00 to let her know as the committee may be ordering some shirts.

**Nextdoor:** Joe McCluan said there was normal traffic. He put up the annual meeting notification and upcoming events on Nextdoor.

**Website:** Kim Ludlow reported that the last 30 days analytics were 100 site sessions, 70 unique visitors and 2 minutes is the average site session. Kim said all the updates have been finished.

**Yard of the Month:** Brent Ludlow said the August winners were 1st place to Philip and Jennifer McCully at 728 London Rd, 2nd place to Alicia and Victoria McGinnis at 502 Gilbert Rd, 3rd place to Janet Womble at 642 Cornwall Rd.

**Old Business:** None

**New Business:**

Next Meeting:

Peter Mason said the next meeting is a Board of Directors Regular Monthly Meeting that will be held on Wednesday, September 13th at 7:30 PM via Zoom. If any Pines residents want to join any meeting they can, they simply need to send him an email with their address for the zoom link.

**Closing:** Peter Mason thanked everyone for attending the meeting. Motion: Brent Ludlow moved to adjourn the meeting. Fran Frataccia seconded the motion. Motion passed unanimously with no abstentions. Peter adjourned the meeting at 8:44 pm.

# WPPCA Monthly Board Meeting Minutes

September 13th, 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)*

**Directors in attendance:** Peter Mason (President), Joe McCluan (1st VP), Denise Ertler (2nd VP), Becky Clisch (Secretary), Michelle Deleon, Fran Frataccia, Mayba Torres; **Directors absent:** David Clisch (Treasurer), Brent Ludlow, Kim Ludlow; **WPPCA Committee Members in attendance:** Jim Kiger, Matt Noe; WPPCA Members in attendance: Colby Roof; **WPPCA Non-Members in attendance:** None; **Guests in attendance:** None

Meeting called to order by WPPCA President, Peter Mason at 7:36 pm. A quorum was present. Introductions were made by all.

**Officer Reports: President:** Peter Mason thanked everyone for all the volunteer work everyone does. Peter said we still need more members on the Events, Membership and Code Enforcement Committees. Peter has sent thank you letters to 73 Gold Members and 6 Platinum Members. Peter is looking for volunteers to research about neighborhoods that border the WPPCA. Peter had 1 resident reach out to him this past month regarding how to report low hanging branches above the road. Peter told them about the county 311 reporting service. Peter reminded all Officers and Committee Chairs to give annual report recaps at the October Meeting.

**Secretary:** Becky Clisch said the motion to approve the WPPCA Board of Directors Regular Monthly Meeting minutes of 8/9/23 were unanimously approved via DocuSign.

**Treasurer:** Peter Mason reported for Dave Clisch. August income @ \$160, expenses @ \$1,011, NOI @ (\$851). Bank balances of 8/7/23: savings @ \$7,178, checking @ \$5,911, PayPal @ \$143. Motion: Joe McCluan moved to accept the Treasurer's report as presented. Fran Frataccia seconded the motion. Motion passed unanimously with no abstentions. Peter said the 2024 budget which he reviewed in detail last month has had no changes. Income @ \$32,063, expenses @ \$30,680, NOI @ \$1,382. The budget will be voted on at the October Membership Meeting. Motion: Joe McCluan moved to endorse the budget as presented. Denise Ertler seconded the motion. Motion passed unanimously with no abstentions.

**1st Vice President:** Joe McCluan said the OC Sustainability Communities Grant was completed by JMC Landscape Services with lights at the 4 entrances and Mall area. There is a power issue at the Mall's first island that Fran is looking at before those lights can be inspected. Joe will now look at grant #2 for entrance signage.

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

**Committee Reports: Nomination Committee:** Joe McCluan said the committee met on 9/5/23 to review a recommended slate for the 2023/2024 term with some new Directors which are a super talented group. Officer & Directors: President - Peter Mason; 1st VP - Joe McCluan; 2nd VP - Denise Ertler; Secretary - open; Treasurer - Colby Roof\*. Directors: Becky Clisch, Michelle Deleon, Fran Frataccia, Melissa Johnson, Jim Kiger\*, Shanon Larimer\*, Matt Noe\*, Mayba Torres. (\* = new Director) We still need a Secretary. The Committee recommended combining the Website, Nextdoor, Facebook and Instagram under a "Digital Committee". The slate will be presented for approval at the October Annual Meeting.

**Code Enforcement:** Fran Frataccia said there were 9 incidents including high grass (3), camper blocking the sidewalk, theft fraud, pothole, debris in driveway, tree limbs over the road and petty theft.

**Events:** Michelle Deleon said: Winter Park Pines Happy Hour Meet-Up: On 9/14/23 at the Bonfire Grill at Winter Pines Golf Club from 6 pm to 8 pm. Yoga: 14 people at the last class. The next ones are 10/7/23 and 11/4/23 at the Winter Pines Golf Club from 8:30 am to 9:30 am. They will continue on the 1st Saturday of each month through June 2024. National Night Out: On 10/3/23 from 6 pm to 8 pm at the Winter Pines Golf Club. Scheduled to be there is a SWAT team, DJ, Kelly's Ice Cream, food from Bonfire, putting contest, sponsors including Florida Living, Zen Living Realty, Budget Tree & Turner Group and some raffle prizes. Winter Park Pines Community Wide Yard Sale: On 11/4/23 from 9 am to 1 pm.

**Facebook:** Peter Mason said Brent Ludlow had nothing to report.

**Mall Maintenance:** Fran Frataccia said some electrical is not working at the Mall. Fran is looking for another lawn & landscape contractor.

**Membership:** Peter Mason reported for Melissa Johnson. Melissa, Peter and Matt Noe are meeting to help solve our electronic payments problems. The membership statics were: Dollars paid @ \$23,765, # of members @ 364, % of homes paid @ 40.4%. The Membership Year starts on October 1st and payments after October 1st get credited to the New Year. Motion: Joe McCluan moved to set the membership fees for 2024 at the following levels: Standard @ \$50.00; Bronze @ \$60.00; Silver @ \$80.00; Gold @ \$100.00; Platinum @ \$250.00 + and offer an Early Bird Special Rate of \$45.00 if paid by December 31, 2023. Fran Frataccia seconded the motion. Motion passed unanimously with no abstentions.

**Needs:** Denise Ertler said the next issue is almost complete. She is working with the Center for Health & Wellbeing as a new sponsor.

**New Neighbor Welcome:** Mayba Torres visited 3 new neighbors. She met with Michelle on NNO & transition items, Peter on the database and with committee members.

**Nextdoor:** Joe McCluan said there was normal traffic on Nextdoor. One neighbor contacted him and Denise about how to sell items.

**Website:** Peter Mason said Kim Ludlow had nothing to report.

**Yard of the Month:** Peter Mason reported for Brent Ludlow the September winners: 1st place to Eric and Destiny Werrenrath at 2842 Sandwell Dr; 2nd place to Barry Sanford at 606 St Dunstan Way; 3rd place to Bettie Wailes at 2914 Banchory Rd.

**Old Business:** None.

**New Business:** Next Meeting: The next meeting is the Annual Meeting of the Membership that will be held on 10/11/23 at 7:30 PM via Zoom. If any Pines residents want to join any meeting they can, send Peter an email for the zoom link.

**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 8:39 pm.

# 2023 Needles Sponsors



**Rhonda Frizzell**  
REALTOR®

Cell: (615) 944-5479  
rhondaflwp@gmail.com

**Weichert**  
REALTORS

Hallmark Properties

400 W. Morse Blvd., Suite # 103  
Winter Park, FL 32789  
Office: (407) 644-5385

Leading  
Equal Housing Opportunity "Independently Owned and Operated"



You are Invited to come  
in and see the newly  
remodeled clubhouse!

950 S Ranger Blvd.  
Winter Park, FL 32792

407-342-2600



Johanna Lixey  
President

Transcrete Services, Inc.

(407) 488 - 0742

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

Florida Certified DVE/MWBE



**YOUR NEIGHBOR & ZEN REALTOR**

Our boutique brokerage has helped  
hundreds of Central Florida families buy  
and sell homes. We would love to help  
you! Contact us today for a FREE,  
no-obligation consultation.

**Michelle Deleon**

(407) 619-7056

[michelle@zenlivingrealty.com](mailto:michelle@zenlivingrealty.com)

[michelledeleonhomes.com](http://michelledeleonhomes.com)

WPPCA Board of Directors

Events and Welcome Committee Chair



**EDWARDS CLEANING SOLUTIONS**

RESIDENTIAL AND COMMERCIAL:  
EXTERIORS / SIDEWALKS / DRIVEWAYS  
SCREEN ENCLOSURES / GUTTERS / PAVERS

**Evan Edwards: 407-759-8535**

**A BUDGET TREE SERVICE INC**

*Making Neighborhoods Beautiful ONE TREE AT A TIME*

**407-327-2520**

**AMY & COLIN TURNER**

THE TURNER GROUP  
**kw WINTER PARK**  
KELLER WILLIAMS REALTY

**We've SOLD over 100 homes in the Winter Park Pines**

Contact us today to find out why your neighbors  
trust us to help them buy and sell.

**#1 in Keller Williams Winter Park**

TheTurnerGroup.com  
GetStarted@TheTurnerGroup.com  
407-803-3885

**Florida Living**  
WITH MELISSA  
*Fresh Squeezed, Florida Living*

Real Estate News | Housing Market Updates  
Weekly Events | Meet Locals |  
Home Decor | Foodie Hotspots

Melissa Johnson  
Phone: 407-681-4393  
Hello@FloridalivingwithMelissa.com

**exp REALTY**

The **Winter Park Pines Needles** is an excellent way to advertise your business within our community! By sponsoring in 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.

For details and all your questions please contact Denise Ertler at [deniseertler@gmail.com](mailto:deniseertler@gmail.com)