

Needles from the PINES

April/May 2024

Newsletter of the Winter Park Pines Community Association, Inc.



Celebrating 62 Years!



**Winter Park Pines Community Association
1962- 2024**

The next association meetings will be on April 10, 2024 & May 8, 2024

Winter Park Pines Community 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 Pines address for the Zoom link to 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

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
407-671-0785

1st Vice President

Joe McCluan
firedmed2c@gmail.com
321-438-5321

2nd Vice President

Denise Ertler
deniseertler@gmail.com
407-671-1823

Treasurer

William Colby Roof
wppcatreasurer@gmail.com
407-492-5434

Secretary

Open Position

Directors

Michelle Deleon

michelledeleon@bhhsfloridarealty.net
Events Chair

Denise Ertler

deniseertler@gmail.com
*Needles Editor & Graphic Designer,
Needles Distribution Coordinator*

Fran Frataccia

ffrataccia@msn.com
*Code Enforcement Chair,
Mall Maintenance Chair*

Jim Kiger

jwkiger@earthlink.net
Digital Chair, Events

Joe McCluan

firedmed2c@gmail.com
Digital

New Neighbor Welcome

Open Position

Melissa Johnson

wppcamembership@gmail.com
Membership Chair, Events

Shanon Larimer

shanonlarimercompany.com
Yard of the Month Chair

Committee Members

Mall Maintenance

Brent Ludlow brent.ludlow@gmail.com
Carol Magierski carol28@aol.com

Membership

Clyde Moore iluvwinterpark@earthlink.net
Steve Frizzell swfrizzell@gmail.com

Events

Clyde Moore iluvwinterpark@earthlink.net
Tonio Biana toniobianca@gmail.com

New Neighbor Welcome

Clyde Moore iluvwinterpark@earthlink.net
Tonio Biana toniobianca@gmail.com

Code Enforcement

Carol Magierski carol28@aol.com
Vanessa Philman vanessa.philman@yahoo.com

Digital

Tonio Biana toniobianca@gmail.com

Needles Distribution Volunteers

Corey Anderson
Tom Cullens
Marcia & Ken Damkjer
Eva Gaber

Carmen Giubilei
Mark & Ruthanne Jaeger
Phil Keller
Peter Mason

Carol Magierski
Joe McCluan
Amy and Shane Proctor
Dra.Aitza Ramirez

Mickey Reyes
Richard & Susan Roy
Brian & Suzan 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

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

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

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.

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
Presidents Message	3
Sponsorship Profile / WPPA Social Media	4
Volunteers / New Neighbor Welcome	5
Flag Thank You	5
Membership	7
Events	7
Sponsorship Profile / Yard of the Month	8
February Minutes	9
March Minutes	10
Needles Sponsors	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 10th of the month to the Needles editor at 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

Winter is officially behind us, and it was rather mild as judged by not having to cover our plants. Spring officially started on March 19th. As we move into a new season, the leaves have stopped dropping off the trees, the temperatures will continue to rise, and our weekly attention now changes to the grass which is starting to grow faster. It's the time to

continue to enjoy those walks on Cady Way Trail, spruce up our yards and just take pleasure in the weather as last summer was a hot one! We are lucky to live in such a well-established community close to many services and nature.

It is amazing to think our community has been around for 62 years. For those early residents you will remember the early days of the Pines but for the younger residents, the community has been around longer than you! I am optimistic the younger residents will step up and continue to keep the association going for another 62 years!

These are just some of the events and highlights from 1962 when the WPPCA started:

- * John Glenn became the first American to orbit the Earth.
- * Bob Dylan first performed *Blowing in the Wind* on April 16th in New York
- * The Cuban missile crisis was in October.
- * The First Wal-Mart discount store and the 1st K-mart stores are opened.
- * The US Navy SEALs are created.
- * Telstar first live trans-Atlantic television signal.
- * Goldfish Crackers & Chips Ahoy! were invented.
- * The first computer video game, Spacewar, was invented.
- * Audio cassettes were invented.
- * Samuel L. Gravelly becomes the first Black commander of a U.S. Navy ship, the USS Falgout.

Over the past 62 years a lot has also happened in our community. The early days consisted of the planning and developing the Pines. When the WPPCA was created in 1962 residents stepped up to form our association to ensure we were a planned community to thrive for many decades to come. I want to personally thank those hundreds of residents who have served as Officers, Directors, Committee Members or just helped to keep our organization strong and the Pines a preferred place to live in Central Florida. We continue to rely on residents to keep our community alive and engaged by giving of their time and talent. Just think, our voluntary association membership only cost \$6.00 in 1962 and sixty-two years later it only cost \$50.00; although we have many residents that contribute at much higher levels. It is the dedicated commitment of these residents who pay their membership each year that keeps your WPPCA going.

I look forward to continuing to serve the Pines and look forward to your contribution of time, talent and financial contributions. This being an election year we also have residents that have stepped up to volunteer to work the election polls and donate their earnings back to the WPPCA. We will have a recap of those folks in the next Needles. We have grown since 1962 and a lot has changed but what hasn't changed over the past 62 years is the dedication of so many Pines residents and I am humbled by all the time our volunteers put in.

Thank you to all who have made the Pines a wonderful place to live.

2024 Needles Sponsor



Evelyn Pilchick RE/MAX 200 Realty

Gold Level Member of Winter Park Pines Community Association

In 1971, my family relocated from Germany to Orlando, Florida, marking the beginning of a journey that would lead me to a fulfilling career in real estate. After obtaining my AA from Valencia Community College and pursuing accounting at UCF. I had worked as a manager at

Hertz Rent a Car at the Orlando International Airport before I dove full time into the real estate world in 1982, amidst a time of soaring 18% mortgage rates. By 1984, I had secured my broker license and, after several years, joined [RE/MAX 200 Realty](#) in Winter Park in November 1999.

My early real estate days, prior to [RE/MAX 200 Realty](#) were spent on construction sites, collaborating with various custom home builders, giving me a unique insight into the industry. In addition to residential real estate, my love for horseback riding has also led me to specialize in horse farms and acreage properties, offering services that cater to these unique needs. I've always emphasized creating tailored marketing plans and deeply understanding each client's wishes.

I chose Winter Park Pines as my home in 2001, a decision driven by the educational opportunities for my family. Over 22 years, I've not only been a homeowner, but also contributed as a "Neighborhood Watch" Captain and delivered "Pines Needles." This deep connection to the community and Central Florida reflects in my consistent ranking as a top agent.

Assisting families in finding their first or next home and guiding them through the process of up-sizing or downsizing has been a rewarding aspect of my career. My personal experience in remodeling homes has provided me with practical knowledge that benefits my clients. The trust and referrals from my clients over the years are a testament to my dedication.

For those seeking expert real estate guidance, my team and I at [RE/MAX 200 Realty](#) are here to assist. Operating in Winter Park for over 35 years, our firm offers comprehensive services, including residential, commercial, and property management. We're well-equipped to handle local and international transactions. Contact me at 321-217-8667 or evelynpilchick@gmail.com for any real estate inquiries or advice. Whether you're moving locally or beyond, we're here to facilitate your journey.



WPPCA Social Media and You!



Your Winter Park Pines Community Association has been working diligently to enhance our communications to the neighborhood, develop more events and programs to enjoy. We hope you will want to keep up with more recent goings on and consider joining in with your friends & neighbors by staying up to date on the latest announcements.

Among the ways to keep up with our current plans is our website: WinterParkPines.com. This website will include all of the Association's official activities, including the upcoming Winter Park Pines Garage Sale. We regularly include event information on the site, how to become a member, our most recent newsletter content, community updates, our Winter Park Pines Yard of the Month and more! Please visit the site and let us know if you have ideas or suggestions, wish to take on a role making the site be all that it can be for your Winter Park Pines neighbors.

Our social media platforms are also a great way to stay up to date with the Association. On Facebook, our page is <https://www.facebook.com/winterparkpinesofficial> and our Instagram handle is same, [@winterparkpinesofficial](https://www.instagram.com/winterparkpinesofficial). Please **LIKE** the Facebook page, follow our account, tag it in posts related to the neighborhood.



Please Join In And Volunteer!

The best way to give back to your community is by volunteering. Please consider volunteering your time and knowledge in helping to maintain a solid and caring Winter Park Pines Association.

Open Positions We Need To Fill In 2024

•**Secretary:** Attend monthly meetings and take minutes.

•**New Neighbor Welcome Chair:** Organize and lead the committee visiting new neighbors.

•**Directors:** Be a General Director on the Board working on committees of interest.

•**Committee Members:** Work on a committee without being a Director on the Board.

•**Ad Hoc Project Group:** Assist in one-off projects from time to time.

Needed most are on the Events, Membership, Code Enforcement & New Neighbors Welcome Committees

If you have any questions or interest in volunteering please contact Peter Mason at:
wppcapresident@gmail.com or call at 407-671-0785.

Welcome

New Neighbor Welcome Committee

The New Neighbor Welcome Committee has been busy re-organizing materials and looking for members to greet new neighbors who move into Winter Park Pines.

Committee Members visit new neighbors who move into the Pines whether they are new owners or new renters. Giving a warm welcome and an overview of the Pines, members leave them a logoed Winter Park Pines tote bag that has the following materials:

* WPPCA Welcome Letter

* Writing Pad

* Needles From The PINES Newsletter

* 311 Card

* Membership Benefits Material

* Orange County Consumer Protection Brochure

* Orange County Neighborhood Services Division Brochure

During the month of February, we dropped off welcome bags to new neighbors on Cady Way, Cornwall Rd, Gilbert Rd, Lion Heart Rd, Little John Rd and Sheriff Way.

If you or you know anyone that would like to join this committee to welcome new neighbors, contact Peter Mason [at wppcapresident@gmail.com](mailto:wppcapresident@gmail.com) or call 407-671-0785 for information.



Do You Raise or Hoist A Flag?

In America, we will say both "hoist the flag" and "fly the flag," but they mean different things. "Hoist the flag" would be said about the action of raising the flag. (We also say "raise the flag.") "Fly the flag" is not the action of raising the flag, but simply the idea that the flag is already raised.

Although "Flag Day" is not until June the WPPCA sends a special thanks to Leon Goodman (Ranger Blvd) for not only donating our new mall flag but being the person who along with maintaining the flag, makes sure the flag is lowered and raised at our country's appropriate times. We salute you!



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!

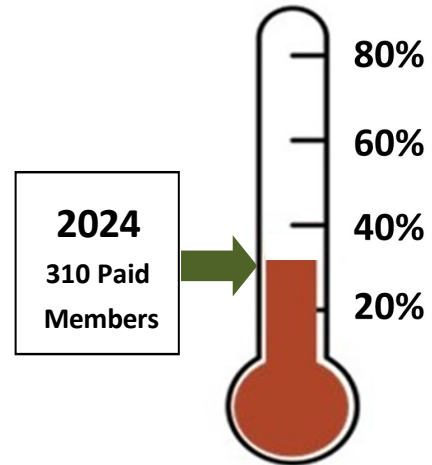
Service and Benefits

- 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

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 to confirm credit.



Standard \$50



Bronze \$60



Silver \$80



Gold \$100



Platinum \$250

Upcoming Events



By:
Michelle Deleon



APRIL - MAY 2024

APR & MAY
06th & 04th
9AM - 10AM

FREE COMMUNITY YOGA

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

Winter Pines Golf Club

Register here:



APRIL
05
GATES OPEN 7:00PM
SHOW AT 8:30PM

FAMILY MOVIE NIGHT- A BUG'S LIFE

Enjoy an outdoor family movie at Leu Gardens. Pack a Picnic and seating. This movie is rated G. Weather permitted. Tickets are free for Leu Garden's members, or \$8 for adults, \$6 for kids. Tickets available for purchase beginning April 1st. www.leugardens.org
Leu Gardens

APRIL
18
6PM - 8PM

NEIGHBORHOOD HAPPY HOUR

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

Bonfire Grill, Winter Pines Golf Club

Register here:



APRIL
20
10AM - 6PM

EARTH DAY CELEBRATION

The 19th Annual Earth Day Celebration will be held rain or shine and is a FREE event! Included are fun and games for kids; dog and cat adoptions; restaurant booths; live music and entertainment and more!

Lake Eola

MAY
14-27
VARIOUS TIMES
AND LOCATIONS

33RD ANNUAL ORLANDO FRINGE FESTIVAL

A 14-day arts festival, the Orlando International Fringe Theater festival is the longest-running Fringe Festival in the United States, and is often called "Orlando's Most Unique Cultural Experience."
<https://orlandofringe.org>

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



OR



@WINTERPARKPINESOFFICIAL

2024 Needles Sponsor



Your Local Winter Park Pines Heating, Cooling & Plumbing Experts

We're in your neighborhood, servicing Winter Park Pines and the local area since 1974. We understand the importance of both [quality](#) and [speed](#). That's when our [Same-Day Guarantee](#) was born. As one of the first plumbing companies in Central Florida, we soon became a fixture in the community, gaining the experience needed to take on ANY job— no matter how large or small.

Now offering plumbing and air conditioning services 24 hours a day, seven days a week, we have built our entire company around our ability to do it all on the day that you call us. This has been our approach for decades and will continue well into the future. Looking back, we can hardly believe that nearly 50 years have passed. While we have grown and learned so much, our philosophy of providing 5-Star heating, cooling, and plumbing service to the community has remained unchanged.

[Rainaldi Home Services](#) strives to be the name you can TRUST for all your plumbing and air conditioning needs – no matter the size of the job, residential or commercial, we treat our customers exactly the same way we want to be treated. Our team has the skills and expertise to tackle any plumbing, heating, or air conditioning issues that may arise to ensure that your job is done right the first time. We repair, install, and service any make or model of heating and cooling system. In most cases, a [Rainaldi HVAC](#) technician can be at your home the same day you call.

We put forth 100% to EARN our customers' Trust and Confidence. Give us a call anytime that "Comfort Need" arises or visit us online to schedule an appointment.



Service Anytime | 24 Hrs. a Day | 7 Days a Week

(407) 268-6643 <https://RainaldiHomeServices.com> 6111 Old Cheney Highway, Orlando, FL 32807



Yard of the Month Update!

Written By: Shanon Larimer, Director -Yard of the Month

We hope you are enjoying the start of the new year. As we settle into 2024, we are thrilled to announce some exciting updates to our beloved Yard of the Month Program that's been in place since 1962!

At Winter Park Pines, we take pride in our community's beauty and the effort our residents put into maintaining their yards. That's why we are continuously looking for ways to enhance and celebrate the stunning landscapes that adorn our neighborhood. Starting this month, we are introducing some enhancements to the Yard of the Month Program to make it even more engaging and rewarding for our residents.

Firstly, we will be moving from a "Members Only" program, to a Winter Park Pines community-wide initiative, giving more residents the opportunity to showcase their green thumbs and creativity. Yards will be judged based on visual appeal, originality, and sustainable landscaping practices. Winners are chosen during the first week of each month from April to December, with announcements monthly.

Our second and third place winners will receive a congratulatory letter from the association, yard signage, inclusion in the Needles, and website recognition. In addition, First Place winners will now receive a \$100 electronic gift card to Towns Garden Center located at 5589 Lake Howell Road in Winter Park. Towns Garden Center is locally owned and operated and has been serving the residents of Winter Park for nearly two decades. We're excited to be teaming up with them to enhance our program and support local businesses.

We can't wait to see the creativity and beauty that will unfold in our Winter Park Pines community through these updates to the Yard of the Month Program. So, dust off your gardening gloves, unleash your creativity, and get ready to showcase your yard for a chance to be recognized as one of Winter Park Pines' finest.

WPPCA Board Of Directors Monthly Meeting Minutes

February 15, 2024 @ 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

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

Officer Reports: President: Peter Mason thanked everyone for volunteering. Becky Clish stepped off the Events Committee, Melissa Johnson stepped off Mall Maintenance, and Tonio Bianca joined the New Neighbor Welcome Committee. We need more members for Events, Membership, Code Enforcement & New Neighbor Welcome Committees. We have 52 Gold and 8 Platinum Members. WPPCA poll workers for the 3/19/24 election have been cut to 6 due to Orange County cutbacks. There was a fun Social Gathering for Directors and Committee Members on 2/1/24. Peter reviewed the WPPCA Document Retention Policy. Motion: Colby Roof moved to adopt the WPPCA Document Retention and Destruction Policy, Draft #5, dated January 17, 2024, as presented in the pre-reads. Shanon Larimer seconded the motion. Motion passed unanimously with no abstentions. Annual reviews of all JDs & SOPs are done except for one outstanding. Peter had seven residents contact him, which he responded to.

Secretary: Peter Mason said he is the Acting Secretary until we find someone. The motion to approve the WPPCA BOD Meeting Minutes of 1/10/24, was previously unanimously approved.

Treasurer: Colby Roof reported on the January 2024 P&L: Month Total Income @ \$10,054, Total Expenses @ \$1,174, and NOI @ \$8,880. YTD Total Income @ \$22,897, Total Expenses @ \$3,234, and NOI @ \$19,663. The total bank balance was \$26,449. **Motion:** Fran Frataccia moved to accept the Treasurer's report as presented. Michelle Deleon seconded the motion. Motion passed unanimously with no abstentions.

1st Vice President: Peter Mason reported on behalf of Joe McCluan. The next grant may be to install informational signs at the main Mall entrance and Cady Way Trail and/or to trim the palms at the Mall entrance with prioritization given to the palm tree trimming.

2nd Vice President: Peter Mason said Denise Ertler had no report.

Committee Reports: Code Enforcement: Fran Frataccia reported the following 7 incidents including boat & car in the front yard, campers in driveway, high grass, assault/physical fight, theft/stolen vehicle, car with expired tag.

Digital: Peter Mason reported on behalf of Jim Kiger. Website: Jim has been doing updates. Facebook: Joe McCluan has volunteered to help. We are still trying to get an ex-resident's task access removed from our official WPPCA Facebook account. **Instagram:** Need a volunteer. We are still trying to get an ex-resident to change the name of their Instagram account as it says Winter Park Pines which confuses residents. **Nextdoor:** Needles sponsors have been posted. BOD Meeting date was posted.

Events: Michelle Deleon reported: Yoga: 4 folks for February, cancelling March. Classes planned for April – June.

WPP Garage Sale: The official one is on March 23rd from 9 am-1 pm. Residents are confused as there is an outside group competing with our event. Need volunteers to help with tasks. **WPP Happy Hour Meet-Up:** On April 18th at the Bonfire Grill at Winter Pines Golf Club from 6 pm to 8 pm. Community Garage Sale Confusion: The official WPPCA Spring Garage Sale is on 3/23/24 not March 2nd as advertised by an outside company. Peter & Michelle met with them and despite our requests for them not to promote another Pines garage sale they are doing it anyway.

Mall Maintenance: Fran Frataccia said she and Carol Magierski go up to the Mall weekly to pick weeds and cut bushes. She also said the palms look terrible and need to be trimmed.

Membership: Melissa Johnson reported as of 2/14/24: Membership dollars @ \$18,680, # of members @ 284, % of homes paid @ 31.5%. A letter & survey was mailed 2/2/24 to 658 non-paid residents asking them to pay. Results are: 4 surveys with 34 payments @ \$2,320 a ROI of 329%. Peter reviewed progress on the electronic payment capture project to 1) Collect better data, 2) Sending auto confirmations, 3) Recovering processing fees. **Motion:** Shanon Larimer moved to change 2024 electronic membership fees once the new electronic payment system goes live to include the base processing fee of \$1.80. Electronic membership payments would now be Standard @ \$51.80, Bronze @ \$61.80, Silver @ \$81.80, Gold @ \$101.80, and Platinum @ \$251.80. Payment via check or cash would not change as previously approved without the processing fee. Fran Frataccia seconded the motion. Motion passed unanimously.

Needles: Peter Mason reported on behalf of Denise Ertler. The February/March Needles were printed in full color which looks great, 2024 Needles Sponsor Ads have been sent to Digital to post online.

New Neighbor Welcome: Peter Mason as the Acting New Neighbor Welcome Committee Chair reported that Tonio Bianca has joined and was given updated packets to deliver. Peter has re-organized the program materials, adding material he received from Orange County.

Yard of the Month: Shanon Larimer reviewed modernizing and streamlining the Yard of the Month rules for increased awareness, participation, and memberships. Motion: Fran Frataccia moved to change the rules for the WPPCA Yard of the Month Program as reflected in the document titled WPPCA YOM Proposed 2024 Changes, draft #6 updated January 30, 2024, as presented in the pre-reads. Melissa Johnson seconded the motion. Motion passed unanimously with no abstentions.

Old Business: None. **New Business: Next Meeting:** The next BOD Monthly Meeting will be held on 3/13/24 at 7:30 pm via Zoom. If any Pines residents want to join any meeting they can, they simply need to send Peter an email with their Pines address, and he will register them and send the Zoom link.

Closing: Peter Mason thanked everyone attending the meeting. **Motion:** Shanon Larimer moved to adjourn the meeting. Michelle Deleon seconded the motion. Motion passed unanimously with no abstentions. Peter adjourned the meeting at 9:08 pm.

WPPCA Board Of Directors Monthly Meeting Minutes

March 13th, 2024 at 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

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; **Directors absent:** Melissa Johnson; **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 7:34 pm. A quorum was present.

Officer Reports: President: Peter Mason thanked everyone for volunteering. Kim Ludlow has stepped off the Digital Committee and Tonio Bianca joined the Digital Committee. We need more members for Events, Membership, Code Enforcement & New Neighbor Welcome Committees. We have 66 Gold and 8 Platinum Members. The WPPCA Adopt-A-Precinct Team will be working the polls on 3/19/24. Peter has been working on creating a list and map of abutting neighbors to Winter Park Pines and identified 3 other associations that he has written to awaiting their response. Peter had 5 residents contact him this past month regarding windows, crime in the Pines, speeding & stop signs and Airbnb rentals which he responded to.

Secretary: Peter Mason said he is the Acting Secretary until we find someone. The motion to approve the WPPCA Board of Directors Regular Monthly Meeting Minutes of 2/15/24 was previously unanimously approved.

Treasurer: Colby Roof reported on the February 2024 P&L: Month Total Income @ \$3,636, Total Expenses @ \$2,342, and NOI @ \$1,294. YTD Total Income @ \$27,033, Total Expenses @ \$3,515, and NOI @ \$23,517. The total bank balance was \$27,655. Colby continues to balance membership dollars in our database versus the P&L. **Motion:** Joe McCluan moved to accept the Treasurer's report as presented. Fran Frataccia seconded the motion. Motion passed unanimously with no abstentions. Colby reported that is still reviewing our governing documents and talking to someone that does land use law to protect our names.

1st Vice President: Joe McCluan has been working on the next grant. He needs 3 quotes each with a certified arborist. Joe said the grant team is assembled, has pictures and written most of the grant. **Motion:** Joe McCluan moved to submit to Orange County a Non-Matching Beautification Grant Application to trim the trees, bushes & landscaping including on the west side of the of the Winter Park Pines entrance on North Ranger Blvd off Aloma Avenue. Colby Roof seconded the motion. Motion passed unanimously with no abstentions.

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

Committee Reports: Needles: Denise Ertler said the next color issue is nearly done. She thanked Shanon Larimer and Jim Kiger for their great articles. Personally, Denise thanked EFM Services, one of our 2024 Needles Sponsors, who stepped up to fix her AC.

Code Enforcement: Fran Frataccia reported 6 incidents including

assault, sign in easement, illegal van, fence to pool down, child neglect, and an Airbnb zoning violation.

Digital: Website: Jim Kiger added the Spring Garage Sale and linked it with a QR code, added YOM headers, and fixed a mobile header issue. Wix has options for event registration and a contact database Facebook: Joe McCluan is still waiting for access from Brent Ludlow. We are still trying to get an ex-resident's task access removed from our official WPPCA Facebook account. Instagram: Tonio needs access. We are still trying to get an ex-resident to change the name of their Instagram account as it says Winter Park Pines which confuses residents. Nextdoor: Joe McCluan said there is a long Airbnb thread.

Events: Michelle Deleon reported: Yoga: On 4/5/24 at the Winter Pines Golf Club. Winter Park Pines Community Wide Garage Sale: On 3/23/24 from 9 am -1 pm. We lost about \$200 to a competing recent garage sale event and hope they will reimburse us. Thanks to Peter Mason for the Shredder Truck and Sponsors; Shanon Larimer for the donation charity; Melissa Johnson for the postcards and sign designs; Jim Kiger for printing the signs; and Michelle's Mom for stamping and labeling all 901 postcards. Winter Park Pines Happy Hour Meet-Up: On 4/18/24 at the Bonfire Grill at Winter Pines Golf Course. National Night Out: On 10/1/24 at Winter Pines Golf Course.

Mall Maintenance: Fran Frataccia reported some breaker issues at the Mall. Fan and Carol Magierski continue to go up to the Mall weekly to pick weeds and cut bushes.

Membership: Peter Mason reported for Melissa Johnson, membership dollars @ \$20,510, # of members @ 310, % of homes paid @ 34.4%. Mailing was done 2/2/24 to 658 non-paid residents with 9 surveys with 60 payments for \$4,060, a ROI of 577%. Another mailing soon to 77 non-resident owners. The electronic payment capture project is still in the works.

New Neighbor Welcome: Peter Mason said he is the Acting New Neighbor Welcome Committee Chair until we find someone. Tonio Bianca was able to leave welcome packets at 6 homes.

Yard of the Month: Shanon Larimer said Towns Garden Center has agreed to match our prize amount for the year so our 1st place winners can now get a \$100 gift card. Shanon is also talking to them about a spring renewal program for homes in the Pines.

Old Business: None. **New Business: Next Meeting:** The next meeting is the Board of Directors Regular Monthly Meeting that will be held on Wednesday, April 10th at 7:30 PM via Zoom. If any Pines residents want to join any meeting they can, they simply need to send Peter an email with their Pines address, and he will register them and send the Zoom link.

Closing: Peter Mason thanked everyone for attending the meeting. **Motion:** Colby Roof moved to adjourn the meeting. Shanon Larimer seconded the motion. Motion passed unanimously with no abstentions. Peter adjourned the meeting at 8:56 pm.

WPPCA 2024 Needles Sponsors

Winter Park Pines Homeowner



SERVICES

YOUR AC IS OUR PRIORITY

Let us help you to take care of your AC tune up, repair, or maintenance

YOUR NEIGHBORHOOD AC REPAIRMAN

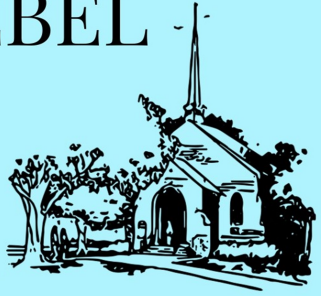
407-222-1012

Winter Park Pines Homeowner

BE A REBEL
GO TO CHURCH

24/7 and Sundays at
8:00am and 10:15am

Emmanuel Episcopal Church
1603 E Winter Park Rd.
www.emmanuelepiscopal.net




HAPPY HOUR
MON-FRI 4-7PM
Wings & Dip Specials
Cocktail Specials
\$6 Wines

WINTER PINES GOLF CLUB



'BUDGET TREE SERVICE INC

Making Neighborhoods Beautiful ONE TREE AT A TIME

407-327-2520

Lake Nona Contractors LLC

Ruben Gutierrez

Remodeling • Flooring • Drywall • Painting • Cabinetry and much more...

Lakenonacontractors@yahoo.com

407-948-3957

Winter Park Pines' Local Heating, Cooling & Plumbing Experts

Save \$25 Off!
Any Heat, Air Conditioning or Plumbing Service Call

(407) 268-6643
RainaldiHomeServices.com

Present at time of service. Cannot be combined. Some restrictions apply.



Rainaldi Home Services SINCE 1974
PLUMBING • HEATING • AIR CONDITIONING

PLUMBING PROBLEMS?

Was your house built before 1980?

Don't want to replace your old cast-iron pipes? **PIPELINE IT!!**

Before After

If you are experiencing **SLOW DRAINS, BACK-UPS or OVERFLOWS**, your old **CAST-IRON PIPES ARE FAILING.**

If you wait too long and your cast-iron pipes **COLLAPSE**, you will be forced to tear up your home to replace them.

We have provided this permanent solution for thousands of customers **JUST LIKE YOU!!**

FREE PLUMBING VIDEO INSPECTION!
(800) 800 - PIPE (7473) www.ChooseAPT.com

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 Peter Mason at wppcapresident@gmail.com.

WPPCA 2024 Needles Sponsors

Winter Park Pines Homeowner



EVELYN PILCHICK
 Broker-Associate
 321-217-8667
 evelynpilchick@gmail.com
 1155 Louisiana Ave., Suite 110 • Winter Park, FL 32789



Evelyn is renowned for her commitment and expertise in local real estate, ensuring smooth, personalized transactions for every client.

- Assisting with home sales
- Aiding in the purchase of your first home
- Providing support for downsizing or upgrading to a larger home
- Over 40 years of experience in helping families with real estate in Central Florida
- Gold Level Member of Winter Park Pines Community Association

  Each Office Independently Owned and Operated

Winter Park Pines Homeowner



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



Winter Park Pines Homeowner



CONTACT INFO
 2005 Mizell Avenue, Winter Park, FL 32792
 YourHealthandWellbeing.org
 (407) 644-2492

HOURS OF OPERATION

Monday - Thursday: 5 AM - 9 PM
 Friday: 5 AM - 8 PM
 Saturday & Sunday: 7 AM - 5 PM

Winter Park Pines Homeowner

**I'm not just a Realtor,
 I'm also your Neighbor.**



Hello!

 **BERKSHIRE HATHAWAY**
 HomeServices
 Florida Realty

Michelle A. Deleon
 (407) 619-7056
 MichelleDeleon@BHHSFloridaRealty.net
 www.MichelleDeleonHomes.com

As a realtor and fellow Winter Park Pines Resident, I know the value of our neighborhood. I'd love to offer my resources and services to you, whether you are looking to buy, sell, or just need a cup of sugar.

The Berkshire Hathaway Winter Park office has helped thousands of Central Florida families buy and sell homes. We have amazing marketing services, and would love to help you next!

Contact me today for a FREE, no obligation consultation.

**WPPCA Board of Directors
 Events Committee Chair
 Gold level Needles Sponsor**



Winter Park Pines Homeowner

Voted "Best of Orlando" by Orlando Magazine

 **STEWART**
 WELLNESS & CHIROPRACTIC
 1890 State Road 436 Suite 310
 Winter Park, FL 32792

OUR SERVICES:

- Chiropractic & Wellness
- Sports Therapy
- Auto Accidents
- Back Pain
- Nutrition




TIRED OF LIVING IN PAIN?

Expert Care Tailored Just for You.

More than 60

 Reviews on Google

407-960-1542
 Call Us Today for a Consultation!

For More Information:
 @stewartwellnessorlando
 stewartwellnessorlando.com

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 Peter Mason at wppcapresident@gmail.com.