

Needles from the PINES

December-January 2024-2025

Newsletter of the Winter Park Pines Community Association, Inc.



Celebrating 62 Years!



**Happy Holidays From
Your WPPCA!**

*Wishing you a holiday season
sparkled with joy, prosperity,
and happiness. May the spirit of
this holiday follow you
throughout the New Year!*



*This year, National Wreaths Across America Day will be held on Saturday, **December 14, 2024**. Join the more than two million volunteers and supporters who will gather nationwide to Remember, Honor and Teach.*

More information on how to participate in Winter Park see page 7

The next association meetings will be on December 11, 2024 & January 8, 2025

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

firemed2c@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 Co-Chair,
Mall Maintenance Chair*

Carol Magierski

carol28@aol.com

*Code Enforcement Co-Chair
Mall Maintenance*

Joe McCluan

firemed2c@gmail.com

Digital Chair

New Neighbor Welcome

Open

Melissa Johnson

wppcamembership@gmail.com

*Membership Chair,
Events*

Shanon Larimer

shanon@larimercompany.com

Yard of the Month Chair

Mall Maintenance

Kyle Schafer popfligh@hotmail.com

New Neighbor Welcome

Tonio Biana toniobianca@gmail.com

Membership

Steve Frizzell swfrizzell@gmail.com

Committee Members

Code Enforcement

John Moore johnmoore444@yahoo.com

Steve Kelly stevekelly93@gmail.com

Vanessa Philman vanessa.philman@yahoo.com

New Neighbor Welcome

Jeanne Behong jeannebushong@gmail.com

Events

Tonio Biana toniobianca@gmail.com

Steve Kelly stevekelly93@gmail.com

Melissa Wolfe melissawolfe1@gmail.com

Digital

Tonio Biana toniobianca@gmail.com

Melissa Wolfe melissawolfe1@gmail.com

Needles Distribution Volunteers

Cory Anderson

Beth Conner

Tom Cullens

Marcia & Ken Damkjer

Eva Gaber

Mark & Ruthanne Jaeger

Phil Keller

Peter Mason

Carol Magierski

Joe McCluan

Amy and Shane Proctor

Mickey Reyes

Richard & Susan Roy

Kyle Schafer

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.

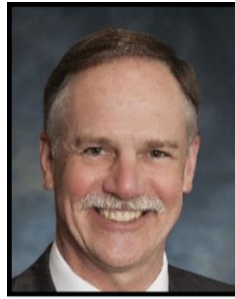
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WAIVER

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 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**

The holiday season is here! And as the current year ends the new one starts! As the WPPCA looks back on our professional and personal accomplishments, we have set prosperous resolutions for the upcoming year. The WPPCA 2025 Budget was approved in October at the Annual Meeting of the Membership which is the beginning of a successful year!

The WPPCA is proud of our residents who give their time and energy to volunteer to make the Pines community thrive. In the October/November edition of the Needles, I listed the accomplishments of our WPPCA volunteers. We have now started our new term for 2024/2025. I am pleased to say that all current Directors were re-elected in October at the Annual Meeting of the Membership and one new Director has joined our ranks, Carol Utegaard Magierski. You will find her profile 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 fifth term as your President. Continuing to lead our 62-year-old association as your 38th president, I take the responsibility seriously and hope to 1) engage even more residents in helping us deliver fun events and benefits to residents of the Pines this coming year and 2) increase our membership so we have the funding for expanded events and benefits.

We have a few volunteers who have stepped down from WPPCA this past year; I want to personally thank them for their participation:

Directors:

- * Becky Clisch
- * Jim Kiger
- * Mayba Torres

Committee Members:

- * Laurie Davis
- * Brent Ludlow
- * Kim Ludlow
- * Clyde Moore
- * Matt Noe

Several residents have joined WPPCA in 2024 taking on new roles. I want to welcome their contribution:

- * Carol Magierski – Director – Co-Chair Code Enforcement Committee & on Mall Maintenance.
- * Jeanne Bushong – Committee Member on New Neighbor Welcome.
- * Tonio Bianca – Committee Member on Digital, Events, and New Neighbor Welcome.
- * Steve Kelly – Committee Member on Code Enforcement and Events.
- * John Moore – Committee Member on Code Enforcement.
- * Melissa Wolfe – Committee Member on Digital and Events.
- * Kyle Schafer – Committee Member on Mall Maintenance.

Note: On page two (2) of every issue of the Needles you will see the complete list of Officers, Directors and Committee Members who volunteer their time. On page eight (8) of this issue you will find positions still open.

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 contributing your time in any aspect, please contact me at wppcapresident@gmail.com or call me at 407-671-0785 to discuss the opportunities.

In 2024 the WPPCA accomplished a great deal. Please take the time to read the **“FULL”** October Meeting Minutes on our website, www.winterparkpines.com, to know the scope of what has been accomplished in your community. Also see how your memberships will be used for the next fiscal year by reviewing our 2025 budget on page thirteen (13).

As your president, it has been my pleasure to serve the Pines this past year. On behalf of the WPPCA we wish you and your families a happy holiday and a prosperous 2025!

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

Welcome New WPPCA Director

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



Director

Carol Utegaard Magierski was born a Navy Brat and moved here when her folks bought their retirement home in the Pines in 1973. She attended Glenridge Junior High and Winter Park High, graduating with a degree in Social Work from UCF. Her father, Tom Utegaard, was the 16th President of the WPPCA in 1975/1976. After her parents passed away, she, her husband Tom, and her two sons, moved back into her parents' house. With remodeling and updating, they have made it their home since 1994. The schools and all the local amenities were what drew her folks to the area, and it was those same things that brought Carol back to her teenage home.

Carol retired after 35 years with Orange County Corrections/Community Corrections. It was a very rewarding career, but she is thoroughly enjoying her retirement. Most days start at the Crosby Wellness Center with a good work out. She loves spending time with her family and friends, keeping a very busy social calendar. Currently, she is working towards a bucket list goal of visiting all fifty states and is over halfway there.

Carol started serving on the Ad Hoc Project Group in February 2022 then moved to a Committee Member on the Code Enforcement and Mall Maintenance Committees in January 2023. Carol stayed very engaged and attended 7 Board Meetings this past year. Carol was voted in as a Director on October 9, 2024, and is now the Co-Chair of the Code Enforcement Committee and also serves on the Mall Maintenance Committee. Carol looks forward to her continued participation in the WPPCA and helping keep Winter Park Pines a wonderful place for all of us to live.



New Neighbor Welcome

Our New Neighbor Welcome Committee, thanks to Jeanne Bushong, has been busy visiting about ten (10) homes every month and connected with many new residents. During our welcome visits, we explain about the WPPCA, leave information and gifts in a logoed Winter Park Pines tote bag. We would like to extend an enthusiastic welcome to all our new residents. Our Pines community is a wonderful mixture of diversity which includes singles, couples, young, elderly, retirees, and lots of young growing families. Below are those who wished to be recognized during our recent visits...

- 2906 Banchory Rd: Melissa & Kyle Wolfe
- 341 Beckett Ct: Josh Bramblett and Hannah Kate
- 2840 Cady Way: Alyssa Brown
- 728 Cornwall Rd: Adan Vela
- 2952 De Brocy: Sunshine & Dean Burkett
- 305 Gilbert Rd: Maria, Roger & Family
- 753 Gilbert Rd: The Albers Family
- 754 Gilbert Rd: Matthew Peterson
- 2845 Kings Deer Rd: Josh and Danielle
- 2847 Lion Heart Rd: Hoang Luu
- 2747 Prince John Rd: Rick and Toria Andrews
- 429 S Ranger Blvd: Mihir Tak and Taylor Filandi

If you have recently moved into the Winter Park Pines Community and a New Neighbor Welcome Committee member has not stopped by, please contact Peter Mason, Acting New Neighbor Committee Chair, at wppcapresident@gmail.com so we can personally welcome you and your family to the Pines.



2024 Needles Sponsor



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



CENTER FOR
Health & Wellbeing



Thank You To Our Election Day Volunteers!

Winter Park Pines Adopt-A-Precinct for Orange County



Brian Terry, Sally Milton, Michelle Deleon, Dani Schafer, Peter Mason, Carol Magierski, Marcia Damkjer.

Members of the Winter Park Pines Community worked the election polls again on November 5, 2024, for the General Election. It was a long 14-hour day with a steady turnout but no long lines as many folks voted early. It was also a very satisfying day. We had a good time, enjoyed delicious food, and received a lot of compliments from voters thanking us for volunteering. It also felt very satisfying doing our civic duty. We donated our earnings back to the WPPCA from the Orange County Supervisor of Elections Office by participating in the Adopt-A-Precinct Program. We earned \$2,950! A big thanks to our volunteers (pictured).

If you would like to be an election worker for future elections, contact Peter Mason at wppcapresident@gmail.com.



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!

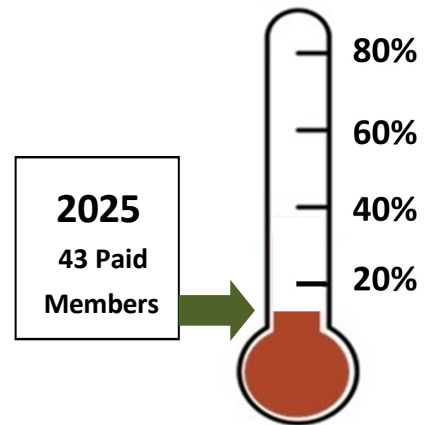
Service and Benefits

- 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 2025 Membership (10/1/2024 to 9/30/2025)

*Support your Winter Park Pines
Community Today!*

Goal: 901 Homes



The electronic payment option has been upgraded on the website so we can collect the same basic resident data we do with our paper form when paying by check. For the convenience of paying electronically, the one-year membership includes the processing fees we are charged by Square.

Winter Park Pines Community Association, Inc. 2025 Membership Form (Memberships paid October 1 – December 31 applies to the following calendar year)

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 1) **Bronze \$60** **Silver: \$80** **Gold: \$100** **Platinum: \$250+**

Payment Methods:

- Mail check to: WPPCA – P.O. Box 5357 Winter Park, FL 32793
- Pay on our website: www.winterparkpines.com/join



Become A Member Today!

2024 Needles Sponsor



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.



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 14th 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 in Winter Park, to unite with memorials throughout the nation in

honoring the veterans 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 the event contributions, by sponsoring a wreath 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. You won't regret it!

For more information, please contact Eloise Carter at helpdesk@wreathscrossamerica.org

or visit the websites - www.wreathscrossamerica.org

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





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.

Areas that need your assistance...

**Do you like to help plan and organize events?

Join the team on the Events Committee!

**Would you like to see more residents pay their annual membership so we can do more for our residents?

Join the Membership Committee!

**Do you like to work on Web Design and maintenance?

Join the Digital Committee!

Do you enjoy saying hi and welcoming new neighbors into our community to make them feel welcome?

Join the New Neighbor Welcoming Committee!

**Do you like to take notes?

Be the Secretary of the association!

**Would you like to just generally volunteer to help?

Join the Ad Hoc Project Group or another committee!

If you have any interest in volunteering, please contact Peter Mason at:

wppcapresident@gmail.com or call at 407-671-0785.

Help us make the Pines an even better place to live!



Thank You So Very Much!!!

We couldn't have done it without you!

The Winter Park Pines Community Association would like to shout out a big "THANK YOU" to all of the Pines residents who take time out of their daily routine to volunteer in the Pines to make our community a very special place to live. You are amazing! The Association and the Pines community couldn't have achieved our success this year without your help. As volunteers you have proven that one person can make such 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 volunteer time does not go unnoticed and you are so very much appreciated.

It's proven that one person can make a significant difference. The Winter Park Pines wouldn't have achieved success without your help. Thank you!

"Volunteers do not necessarily have the time; they just have the heart." – Elizabeth Andrew



Did You Know? New Years Resolutions Beginning

The practice of making New Year resolutions actually began about 4000 years ago. Historians often consider Ancient Babylonians to be the first people to have made New Year's resolutions when their New Year began in mid-March instead of the start of January when new crops were being planted. The first day of January would later become the beginning of the Roman year and was cemented in modern times with the Gregorian calendar of the 16th century.



Halloween Yard Of The Month



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



2nd Place - Brent & Kim Ludlow
412 Friar Road



3rd Place -Darren Weiser 2745
Will o' Th Green Street

WPPCA November Yard of the Month



1st Place - Steven & Kristen Liuzza
627 S. Ranger Boulevard



2nd Place
402 St. Dunstan Way
Philip Wallace & Jim Bramer



3rd Place
320 St. Dunstan Way
Jeff & Brooke Rojas

Winter Park Pine Spectacle of Lights



Light up Winter Park Pines in our Festive Spectacle of Lights Contest!

Neighbors are invited to create enchanting holiday displays to be judged on **Creativity**, **Holiday Spirit**, and **Vintage Flair**, with extra points for nostalgic charm.

Judging takes place Dec. 13-15, from 6-9 p.m., so keep those lights shining!

Join us in making our community sparkle with holiday joy and create a magical experience for everyone in Winter Park Pines!

Upcoming Events



By:
Michelle Deleon



DECEMBER 2024 - JANUARY 2025

**DEC
6**

5PM - 9PM

WINTER ON THE AVENUE

Come out for our annual tree-lighting, strolling carolers, Chanukah menorah lighting ceremony, s'mores, snow slides, the announcement of holiday art contest winners, children's choirs, The Bubble Bus, Popcorn Flicks in the park, and, of course, Santa and Mrs. Claus. This is a free event.

Central Park, Winter Park

**DEC & JAN
07 & 04**

9AM - 10AM

FREE COMMUNITY YOGA

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

Winter Pines Golf Club

Register here:



**DEC
13**

4:30PM - 9PM

MOVIE (ELF) AND HOLIDAY MARKET

Pack your blanket, chairs and snacks and watch Elf, beginning at 7pm. While you're there, don't forget to support local this season when shopping the holiday market. The market will be on the east side of Lake Eola Park,

Lake Eola Park, Downtown Orlando

**UNTIL
JAN 5**

DAZZLING NIGHTS- LEU GARDENS

The gardens transform into a stunning winter wonderland. A family friendly adventure. For more information and tickets, go to <https://www.dazzlingorlando.com/>

1920 North Forest Avenue, Orlando

**JAN
09**

6PM - 8PM

NEIGHBORHOOD HAPPY HOUR

Meet your Winter Park Pines Neighbors!
Drinks and food are available for purchase. More details soon, so check the community website and/or social pages!

Bonfire Grill, Winter Pines Golf Club Register here:



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



OR



@WINTERPARKPINESOFFICIAL

Another Happy Hour Meet-Up



The 4th WPPCA Happy Hour of 2024 was on October 17, 2024, at Bonfire at the Winter Pines Golf Club. An estimated 40 residents and neighbors were in attendance to join the festivities along with those from bordering communities. Everyone relaxed, socialized and enjoyed each others company along with the wonderful October weather!



Next Winter Park Pines Happy Hour Meet-Up is Jan 9, 2025! Be sure to check our Facebook and Instagram for all event dates!



To All Our Military Vets



This Veterans Day, November 11, 2024, the WPPCA honored 94 Veterans in our Winter Park Pines Neighborhood. Volunteers, Denise Ertler, Liz O'Neill, and Brian Terry went to each home who were registered as a veteran 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.



Our WPPCA Fall Garage Sale Was A Success!

November 9, 2024 was the date the Winter Park Pines held our Fall Community Wide Garage Sale, and it was a resounding success! There were 29 participants who signed up for the garage sale ...more than the spring event! Most participants said traffic was high and they sold much of their unwanted items. Many commented on how organized the event was so a very big THANKS goes to Michelle Deleon, WPPCA Events Chair, who organized the event and made sure everything went according to plan.



Michelle had also arranged for everyone to be able to drop off their unsold items to a donation truck by "**One Heart For Women and Children**" (a non profit which provides necessary resources for struggling families as they transition through and overcome the hardships) at the Winter Pines Golf Club. What a great way to give back!

Look for the next Winter Park Pines Garage Sale information which will be in the Spring 2025!



Farewell Rememberance

On October 14th, Eleanor Lurlene (Arnette) McKinley (86), a Pines resident for over 50 years passed away. She was a beloved wife, mother, grandmother, aunt and dedicated educator.

Born in Brunswick, Georgia. She graduated from Glynn Academy in Brunswick, GA, met and married "Mac" McKinley which lasted shy of 60 years. After moving to Florida, she pursued and received her degree in Elementary Education from Rollins College then continued and received her master's in special education from the University of Central Florida. She accepted a position as a special education teacher at Colonial High school in Orlando Florida and taught special education for more than 33 years. Eleanor loved to watch basketball, cooking and made so many great meals and chocolate pies.

Please see full obituary at www.baldwincremation.com/obituaries/eleanor-lurlene-mckinley



National Night Out -Rain or Shine!

On October 1st, we held the WPPCA National Night Out event at the Winter Pines Golf Club from 5:30 PM to 7:30 PM. Just as all the sponsors and entertainment were in the process of setting up and our Orange County law enforcement officers arrived, it began to rain. The downpour continued heavily for the first hour and then some. Those who braved the weather sought shelter and refreshments in the Bonfire and on their patio. Once the weather cleared a bit, the kids were outside playing games and getting to know each other. Despite the rain, approximately 60 residents showed up.

Special thanks to our entertainer, Samantha Bee, a talented ukulele player. Thankfully under cover she played on through the rain! Appreciation and gratitude go to resident Tonio Bianca who sponsored Samantha and to resident Michelle Deleon who funded the face painter who was her Baolin Wu with Morancy Creative.

WPPCA would like to recognize our Needles sponsors who set up their booths despite the rain and provided giveaways:

- Melissa Johnson with EXP, Florida Living with Melissa
- Evelyn Pilcheck with Remax 200 Realty
- Michelle Deleon with Berkshire Hathaway Home Services-Florida Realty
- A Budget Tree Service
- Scot Mathis with EFM Services

Everyone was a bit wet but all in all, a great time was had by everyone who attended.

Please check out the www.winterparkpines.com for all pictures!



Legislative Developments on Short-Term Rentals

By John Moore

In this fourth installment of addressing Airbnb issues in the Pines, we will look at a recent Florida legislative initiative, Senate Bill 280, an attempt to re-tool the State law that regulates short-term rentals. See this link:

<https://flsenate.gov/Session/Bill/2024/280/BillText/e2/HTML>

You will see that the attempted changes in SB 280 are lengthy and arcane. The bill was vetoed on June 28. Had SB 280 become law, there would have been no immediate effect on Orange County's zoning laws prohibiting short-term rentals fewer than 180 days in single family residential areas, and the City of Winter Park's law prohibiting all rentals fewer than 30 days.

However! Do not be complacent. In this writer's opinion, SB 280 would have been an unacceptable State seizure of power from county and municipal governments. Future Bills might attempt even more drastic measures to prevent us from protecting our residential areas from short-term rentals.

So be vigilant and follow legislative developments. Short-term rental businesses are making record-setting profits and have little care about the negative effects of homes near you turning into motels. Get a FREE account to the Florida House of Representatives where you can track new Bills as they are proposed: www.myfloridahouse.gov/default.aspx.

Be sure you acquaint yourself with your Florida State Representative. If you do not know who it is, plug in your address at: www.myfloridahouse.gov/FindYourRepresentative.

Please contact John Moore for more information. Johnmoore444@yahoo.com.

You can review the initial Needles June/July article on our website www.winterparkpines.com.

Winter Park Pines Community Association, Inc.

2025 Approved Budget

Income:

2025 Budget

Acct #	Account Name	
4008	Donations Received for Current Year	\$ -
4009	Sponsorships Received for Current Year	\$ 5,950
4010	Membership Received for Current Year-Cash, Check	\$ 13,191
4011	Membership Received for Current Year-PayPal	
4012	Membership Received for Current Year-Square	
4025	Membership Received from Prior Year	\$ 14,659
4045	Community Garage Sale Proceeds	\$ 700
4050	Community Service Income	\$ -
4070	Miscellaneous Income	\$ -
4075	Estoppel Fee Income	\$ 900
4090	Interest Income, MMA	\$ 1
Total Income (Budget):		\$ 35,400

Expenses:

Acct #	Account Name	
5010	Administration	\$ 120
5030	Banking Fees	\$ 20
5031	PayPal Fees	\$ 252
5032	Square Fees	\$ 252
5080	Insurance, D&O	\$ 727
5090	Insurance, Liability	\$ 6,155
5130	Mall Lawn Service	\$ 7,200
5150	Mall Pest Control & Fertilizer	\$ 1,020
5170	Mall Repair & Upkeep	\$ 1,425
5180	Mall Wall Reconstruction	\$ -
5190	Membership	\$ 2,207
5200	Miscellaneous	\$ -
5210	Needles Publication	\$ 6,271
5230	New Neighbor Welcome	\$ 400
5250	Post Office Box	\$ 248
5270	Postage	\$ 83
5290	Projects, Holiday	\$ 85
5320	Projects, Poll Workers	\$ -
5330	Projects, Special NNO, Etc.	\$ 2,350
5340	Projects, Garage Sale	\$ 850
5350	Rental Warehouse	\$ 645
5370	Safety Expense	\$ -
5450	Taxes, Annual Report, Etc.	\$ 61
5470	Treasurer Misc.	\$ -
5490	Utilities, Duke Energy, Etc.	\$ 1,640
5500	Website, Social Media, Etc.	\$ 363
5510	Online Database	\$ 324
5520	Yard of Month	\$ 1,950
Total Expenses:		\$ 34,650

Net Ordinary Income (Budget):

\$ 750

WPPCA Summary of Recent Meetings



Recap of meetings from October 9th, 2024 Annual Meeting of the Membership) & November 13th, 2024 (Annual BOD meeting)
For full meeting minutes please go to www.winterparkpines.com or use this QR code link.

Note: Based on the recent Meeting Minutes Survey results we are now providing a summary of meetings in the Needles. Should you have any questions or format suggestions please contact Peter Mason at wppcapresident@gmail.com.

BOD and Committee Changes: The term ended with 8 Officers & Directors, 9 Committee Members and 10 Ad Hoc Project Volunteers. Total volunteers decreased slightly from last year from 30 to 27, down 3 or 10%. In addition to these volunteers, we have 16 residents that volunteer to deliver the Needles. Peter Mason said creating distinct levels of participation from Ad Hoc to Committee Members to Directors to Officers helps increase opportunities for engagement. Soliciting and recruiting more volunteers will be a continued focus for the coming year.

Open Positions: We need members for Events, Membership, Digital, and New Neighbor Welcome Committees and a Secretary. Let Peter Mason know if interested in volunteering.

President Updates: At the Annual Meeting of the Membership, Peter Mason recapped accomplishments over the past year. Items included regular monthly meetings, engaged budget process, updated 16 JDs & 6 SOPs, election worker earnings of about \$8,700, contacting neighboring associations, 2 BOD social gatherings, updated several vendors that had old user names and an old EIN number, a document retention policy instituted, responded to 33 resident inquiries, and 81 letters sent to Gold & Platinum members. As a voluntary association, we are totally reliant on membership payments and resident volunteers to be able to do more of our community.

Secretary: The BOD approved the last two meeting minutes. Last year, the minutes were reported timely, the past 6 years are on the website, and changed minutes in the Needles to a recap format.

Treasurer: Ending 10/31/24, our YTD Total Income (budget) @ \$39,163, Total Expenses @ \$29,132, and NOI @ \$10,031. Bank balance @ \$17,131. The 2025 budget was approved by the membership with income of \$35,400, expenses of \$34,650 and NOI of \$750. The BOD approved using WAVE software.

Grant Updates: The WPPCA was awarded a 2024 Orange County Non-Matching Beautification Grant to trim the trees at the Mall entrance and pressure wash/paint the columns at the four other entrances. A Budget Tree Company did the tree trimming. Vice Painting did the pressure washing and painting. The WPPCA received work worth \$5,395 which the county paid for.

Code Enforcement: Last year 79 incidents were reported, put together a code enforcement rules for OC & WP, set up expectations for committee members, and was very active in short term rental violation reporting. In the past 2 months we had 15 incidents reported including sidewalks, broken fence, boats in streets, high grasses, a wellness check, campers in driveways.

Digital: Last Year: **Website:** Been doing many updates and added an event registration page. **Facebook:** Regained control of the account in June. **Nextdoor:** Normal traffic. **Instagram:** Got access in June. Last year website and social media functions were combined into 1 committee.

Events: **WP Pines Community Yoga:** 6 classes LY. Next class is 1/4/25 at 9:00 am at the WP Pines Golf Club. **WP Pines Happy**

Hour Meet-Up: 4 events LY. Next one is 1/9/25 from 6:00 pm – 8:00 pm at Bonfire at the WP Pines Golf Club. **WP Pines National Night Out:** Was on 10/1/24 with 60 residents. **WP Pines Fall Garage Sale:** Was on 11/9/24 with 27 homes. **WP Pines Spring Garage Sale:** Was on 3/23/24 with 28 homes.

Mall Updates: Last year the electrical meters were fixed, power restored, upgraded electrical breakers, 94 Veterans flags and letters were delivered to homes, holiday decorations were put up, fixed the flagpole rope and pulley, replaced the irrigation pump, did major irrigation repairs, Mall streetlights were fixed. We continued our flag half-staff lowering program for official events.

Membership: Last year membership dollars @ \$23,730, # of members @ 355, % of homes paid @ 39.4%. Versus prior year our dollars and # members were down but our average payment was up. The 2025 membership year started on 10/1/24. The membership rates for 2025 are: Bronze @ \$60.00; Silver @ \$80.00; Gold @ \$100.00; Platinum @ \$250.00 + and \$10 off for the Early Bird Special Rate of \$50.00 if paid by December 31, 2024. The Standard Level was eliminated. So far for the 2025 membership year our dollars @ \$3,480, # of members @ 43, % of homes paid @ 4.8%, which is behind last year's pace.

Needles: Will had 4 issues in color and 2 with 16 pages this past year. Solicitations for the 2025 Needles Sponsorship Program started 10/1/24 in separate phases. 6 companies have signed up.

New Neighbor Welcome: Visits re-started in August with about 10 homes visited each subsequent month.

Yard of the Month: LY the program was enhanced allowing more residents to win with a larger 1st place prize. **Oct winners:** 1st place to; Daniel & Donna Palmari at 2729 Will O Th Green St; 2nd place to Brent & Kim Ludlow at 412 Friar Road; 3rd place to Darren Weiser at 2745 Will O Th Green St. **Nov winners:** 1st place to Steven & Kristen Liuzza at 627 S. Ranger Blvd; 2nd place to Philip Wallace & Jim Bramer at 402 St. Dunstan Way; 3rd place to Jeff & Brooke Rojas at 320 St. Dunstan Way.

General Old/New Business:

Nomination Committee: The committee presented their slate of Directors and Officers for the upcoming term that started in October. The membership approved the following Directors: Michelle Deleon, Denise Ertler, Fran Frataccia, Melissa Johnson, Shanon Larimer, Carol Magierski, Peter Mason, Joe McCluan, Colby Roof. Membership also approved Officers of: Peter Mason (President), Joe McCluan (1st VP), Denise Ertler (2nd VP), Colby Roof (Treasurer).

Next Meeting: The BOD Meeting is 12/11/24 at 7:30 PM at Denise Ertler's house. If any Pines residents want to attend any meeting they can, they simply need to send Peter an email with their Pines address, and he will register them.

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WPPCA 2024 Needles Sponsors

Winter Park Pines Homeowner



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Winter Park Pines Homeowner



CONTACT INFO
 2005 Mizell Avenue, Winter Park, FL 32792
 YourHealthandWellbeing.org
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HOURS OF OPERATION

Monday - Thursday: 5 AM - 9 PM
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Winter Park Pines Homeowner

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