

Needles from the PINES

June/July 2024

Newsletter of the Winter Park Pines Community Association, Inc.



Celebrating 62 Years!



Hurricane Season is here!

Be Safe ...Not Sorry!

June 1st marks the beginning of the 2024 Atlantic hurricane season! Be Ready!



<https://www.ready.gov/hurricanes> - An official website of the U.S. Department of Homeland Security

<https://www.weather.gov/mhx/hurricaneprep> - National Weather Service

<https://www.weather.gov/safety/hurricane-plan> -What to Do Before the Tropical Storm or Hurricane

The next association meetings will be on June 12, 2024 & July 10, 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.

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wppcapresident@gmail.com

407-671-0785

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firemed2c@gmail.com

321-438-5321

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407-671-1823

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New Neighbor Welcome

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Eva Gaber

Carmen Giubilei

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Phil Keller

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Joe McCluan

Amy and Shane Proctor

Open Position

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.

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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**

We are moving into a new season as summer officially starts on June 20th. Graduations have wrapped up and planning is underway for summer vacations. It's time for enjoying our beautiful parts of Florida; our parks, beaches, springs, and rivers. We are fortunate to live in a community with bike paths, tennis courts, pickleball courts, a pool and sporting fields within walking distance.

So far this year your WPPCA has organized several fun events that I hope you have taken advantage of; monthly Yoga, a highly successful WPPCA Spring Garage Sale in March and another well attended Winter Park Pines Happy Hour Meet-Up Event in April. There is more to come!

This issue is an extremely informative *Needles*. We are evaluating how we, as an association, can communicate with you as a community.

*You will find a short six-question survey on the best way to deliver our monthly Board Meeting Minutes to keep you informed. If you have not completed a survey yet, please give us your feedback.

*We have been posting more on our website, www.winterparkpines.com so we hope you will utilize that resource.

*Our Facebook page is extremely informative in alerting you to what is happening in our area.

Also, in this issue you will find a listing of the 331 residents that have paid their 2024 membership listed by street in which you will see many of your neighbors' names. Even though this list is impressive, it is only about 37% of our total homes. We are still looking for the majority of residents to make their annual payments so please do so. By having a larger membership base, we are a stronger association and can do more for our Pines residents. Our membership year does not end until September 30th so still plenty of time to support the WPPCA so we can maintain our main "Mall" entrance, deliver quality *Needles* issues to you, maintain a website, report code enforcement issues, award Yard of the Month winners, recognize our veterans, hold fun events, welcome new neighbors and do much more.

I want to recognize those streets who are the leaders so far in the 2024 Membership Drive:

* Small streets with 15 or fewer houses:

Most Members:

*Fleet Road with 70% of its homes.

*Honorable mention to Abbey Court with 46% of its homes.

Most Gold and Platinum Members:

*Fleet Road with 30% of its homes.

*Honorable mention to Abbey Court with 18% of its homes.

*Large streets with over 15 houses:

Most Members:

*Merrie Oaks Road with 58% of its homes.

*Honorable mention to Sheriff Way with 57% of its homes.

Most Gold and Platinum Members:

*Merrie Oaks Road with 18% of its homes.

*Honorable mention to Prince John Road with 17% of its homes.

There are still four months to go for the 2024 membership year. It is not too late to be a street membership leader! See the membership page (page 6) in this issue on how to become a member. Thanks goes to all who have become members and I hope to see more residents joining in the near future.

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

Winter Park Pines Community Members

Being part of the Winter Park Community helps maintain the security and the beauty of our neighborhood. With 901 homes in the Pines only 331 have paid their membership to contribute to the Pines Association this year! We thank them for their contribution. If you have not paid for a membership, we invite you to please start now! It is an essential part of keeping YOUR association alive!

It is not too late to Join! Paying is easy! You can pay on winterparkpines.com/join or use the membership form on page 6.

If we have misspelled your name or if you find discrepancies, we apologize. Please let us know by contacting wppcapresident@gmail.com

This list reflects payments received as of May 1, 2024.

Below ** = Platinum Level Members (\$250+)

Below * = Gold Level Members (\$100 - \$249)

ABBEY COURT

Rosalie & Barry Creighton
Phoebe & Susan Dixon *
Christina Gonzalez
Jayden Livingston
Joseph McCluan &
Desiree Lumpuy**

ABBEY RD

Bonnie Beckett*
Mary Devey
Tara Johnson &
Shanon Harper
Heather & Jacob Kuzman
Margaret McMillen
Dale Smith
Ruben & Sandra Vera

BANCHORY RD

Tom & Mary Jo Atkinson
Donna & Samantha Gallo*
Eileen Gardner
Chris & Amy Hyma *
Matthew & Melissa Johnson *
Paul & Linda Lemieux
Nestor Luzardo *
Keith & Penny Mahan
Peter & Lynne Mason**
Vincente & Cindy Morales
Joe & KC Paquin
Khai Duy & Chi Nguyen Pham
Amy & Shane Proctor *
Chuck & Bertie Rose
Lewis & Carol Rutland
Sal & Irene Salpietro
Becky Stiegel
Bettie Wailes
Eric & Sadie Williams
Melissa Wolfe
Gina & Bob Wood

BECKETT COURT

Lettie Davis & Mary Vice
George & Lynda Drayer
Christine Lynn
Lisa & Keith Michaels

Abigail Moreshead &
Brandon Mercer
Heather & Charles Parker

BOWER RD

Mark & Janice Carter
Leslie Caulfield*
Ken & Marcia Damkjer**
Denise Ertler & Paul Olesen
Beverly Jones
Gene Kane
Shanon Larimer &
Wesley Brown
Anna Ardine Mitchell
Kay Mullally*
Vanessa & Corey Philman**
Miguel & Kathy Reyes

CADY WAY

Daniel & Kathleen Burns
Robert Danner
Duane & Yoko Davis
Rafaela Figuero*
Jim & Susan Hunter*
John & Charlotte Moore
Chelsea & Dan Myers
Georgia & E.E. Shockley

CORNWALL RD

Darwin Homes
Angela Dugan*
Anthony & Karen Garofalo
Eileen Garvey
Nemesio & Nancy Gonzalez
Silla & Carmen Giubilei
Dennis & Carol Lenhart
Chimei Liu
Elizabeth Lopez
Aaron Mantzke
Ron Nebgen
Maria Piner
Carol Roberts
Richard & Susan Roy
John & Myranda Ryan
Kyle & Danielle Schafer
Ryan & Lisa Paton Smith

David & Heather Torre
Betty Ann Wilson
Janet Womble

DE BROCY WAY

Martha Brenckle & Patty Farless*
Mary Rickelman
Linda Roscoe
Sean Wiggins

ELKHORN COURT

Grant Blackhurst &
Julianna Hiroko Voyles
Thomas & Jennifer Caskey*
Stephanie & Steven D'Amico
Gail Graham
Tom & Gaby Hubbard
Alexandra Martin
Matthew & Anne Noe
Jason & Melissa Paulley

FITZHUGH RD

Gary & Mary Hoffman
Phillip & Cathy Keller
Linda Marshall & John Wolfe
Pat & Cheryl McCabe
Floyd & Melissa Mishoe
Rafael & Gloria Santiago

FITZTOOTH DR

Robert & Leanne Adamek
Matt & Jennifer Boyce
George & Judy Font*
Patrick & Teresa Gorman
Steven Kelly & Kira Dimitra**
Leslie Lynch
Eloise Anne Major
Marilyn Pries
Barbara Van Horn*

FLEET RD

Gloria Jacomino
Tristan & Cossy Johannessen*
Karen & Steve LaPointe*
Beth Smith*
Dennis & Elaine Wagner

Fiona Walker
Gloria Warden

FRIAR RD

Jeanne & Bob Bushong
Jim & Mary Crandall
Kim & William Daly
Michelle &
Arturo Deleon, Jr.* (2 homes)
Gary Edwards
Chad Franklin
Zachary Gillett*
Tyler Kathrine
Craig & Sally Kennedy*
Marlies Leven
Tom & Carol Magierski* James
& Emilie McCartt
Ian & Laurie McFetridge
Eric O'Rourke
Rocco & Theresia Portoghese
Charles Douglas & Diana Smith
Leonard & Syble Tanski
Kathleen Whitlow
Beau & Katie Wingfield
Julie Wright
GILBERT RD
Barry & Diane Baker
Marie-Claire Carleton
Becky & Dave Clisch
Elizabeth Conner*
Donald & Frances DeGraw
Wade & Barbara Edwards
Larry & Michele Foor
Robert & Carol Helmbold*
Scott & Sally Hewit
Scott & Melanie Mathis*
Wilson & Lee McBurney*
Alicia & Victoria McGinnis*
Audrey McGinnis
George & Janna McGowan
Virginia McMillen
Rebecca & James Miller
Margaret Nolan
Earl & Alicia Olson*
Rob & Cari Reading

Winter Park Pines Community Members cont.

GILBERT RD cont.

Dallas & Elizabeth Schuller
Thomas Winters
Roger Zaklukiewicz

KINGS DEER RD

Kevin Callanan
Mike & Vicki Glodo*
Susan Rohner

LINCOLNSHIRE RD

Eva Gaber
Pat Jobson

LION HEART RD

Laura Marie & Scott Cook
Patti Dotherow*
Rhonda & Steve Frizzell
Barbara & Robert Keehbauch
Craig Kosuta*
Jennifer Queen &
Chris Vierck**
Linda Spear
Jonathan & Kealy West*
Mayfair White
Greg & Wendy Witherspoon

LITTLE JOHN RD

David Dean & Stephen Dobbs
Nancy Dorr
Linda & Robert Reed
Bill & Robin Robertson
Brandon Ross
Richard Zajac

LONDON RD

Samuel & Margaret Baker
Patti Boyter*
Christina & Scott Brown
Anthony & Nancy Cervone
Dominick Curry &
Ashley Macwhinnie
Carolyn & Windell Dixon
Cynthia Gerken
Glen & Cathy Gibson
Jolynn & Keith Graham
Lisa Harper
Matthew & Nicole Incinelli*
Evelyn Pilchick*
Larry & Zeny Schmidt
George Simpson
Adam Stewart
Virginia & Edward Stump
Jonathan & Christina Turtle
Daniel Zagata*

MERRIE OAKS RD

Dick & Keta Boucher
Elaine & Roy Coleman

John Dean
Patricia Gregg &
Stephen Wind*
Michael & Sara Hoefler
Ruthanne & Mark Jaeger*
Jim Kiger & Clyde Moore*
John & Kim Lokken
Malin & Harriet Marsh
Elizabeth Myers
Bob & Bonnie Nasset
Robert Piezon**
Vicky Rivenbark*
John & Mariana Sherlock*
Lynn Standridge
Stephanie Swal
Bonnie Van Dyke
Dennis & Elfie Vazquez
Elizabeth Westbrook

MONMOUTH WAY

Dan & Michelle Burdette
Marilyn Cooper
Catherine Hinman
Janet Lambrecht
Linda & Percy Maynard
Brian & Suzan Terry
Tranh Vo & Truong Nguyen

MONTFICHET LN

Kathleen Hargrove
Peter & Anita Vassos

N RANGER BLVD

Sheree & Michael Grant
Steven Ramage
Kenny & Cheryl Reid*

PRINCE JOHN RD

James & Julie Aires*
Chelsea Bennett &
Michael Zarek*
Diane Buchanan
Tom Cullens
Tim & Shannon Fisher
Robert Fitak &
Sophia Amirsultan
Dustin & Kristen Forsyth
Pamela Hinman
Sandor Kato
Lynne McCoy**
Sandra O'Neal
Liz O'Neill & Jim Luttrell*
Sarah & Richard Thomas
Richard Van Tassel*

ROUGHBEARD RD

Tristan & Brandy Crim
Francisco & Evelyn Dayao
Robin & Jay Golden

David Guerra
Francis & Dorothy Parr*
Robin Pinero
Ashley & Colby Roof
Ryan Shlutz
Henry & Marjorie Strozeski

S RANGER BLVD

Rocky & Judy Carson*
Pedro Franklin De Arujo
Martin Dupuis & James Franklin
William & Jessica Hazzard*
Thomas Henig & Julie Askew*
Brian Henties
Natalie Holter
Kathleen Jancek*
David Lampe*
Helen Lawrence & Arthur Peters
Desiree Lumpuy
Jean McGuire*
Jackie Otero
Amber Pereyra
John & Mary Peters
Robin Puchek*
Terra Warner &
Anthony Macaluso**
Jennifer Weader &
Leon Goodman*

Laura & Michael Weckerle*
Ashley & Justin Westerfeld
Bernard & Eleanor Wojtaszek

SANDWELL DR

Timothy & Grace Arnold
Walter & Virginia Bennett
Kim & Shannon Burke*
Daniel & Mary Hewitt
Jean Pierre Hurd*
Roger & Janet Kolb
Roy & Heather Speight*
Laura & Robert Vogel
Eric & Destiny Werrenrath

SCARLET RD

Dennis Ball
Eric & Melissa Barker
Flora Gilfillan
Stacey Gonzalez
Janina & Thomas Wahl
Onita & Ed Weeks

SHERIFF WAY

Erica Bader
W. Bryan & Rachel Broome
Anthony Cabreira & Jill Ancion
Jack & Nancy Combs
Mike Downey
Bill & Liz Foster

Kathleen Harper &
Heather Goodwin
Mary Jane Lloyd
Eugene Martell &
Melissa Aguinaga
Morgan & Ryan Robbins*
Jackie Taylor
Russell Trahan &
David Fernandez*

ST DUSTAN WAY

Andre & Melissa Bassaragh
Marc & Deborah Beaulieu
Tonio & Christina Bianca*
Jamie & Ryan Carbery
Michael Castello &
Kristin Kalley
Paul & Robin Danley
Rhett & Laurie Davis
Fran & Rick Frataccia Norma
& Rick Glasgow Deborah &
Stephen Hammonds*
Richard & Jill Hoehn
Dick Jacobs & Laura Riddle
Donna Keller
Robert & Donna Oros
Jake & Elizabeth Reece
Jeff & Brooke Rojas
George & Cathye Rosen
Armando & Carmen Sanchez*
Barry Sanford
Reinhard & Leslie Schilp Ray
& Christie Self
Jay & Suzanne Swank Edward
Terry
Eugene & Mary Jo Trochinski
Philip Wallace & Jim Bramer*
Suzanne Wood & Kay Merrell
Shari Yudenfreund-Sujka

WARRENTON RD

WILL O TH GREEN ST

Sharon Fulmer &
Russell Sellers*
Robyn Keen
Marlene &
Donald LaMoureaux
Bill & Shirley Meeks
Steve & Melodie Mihailoff
Susan Myers
Donna & Daniel Palmari
Laura Wray &
Richard Derwins



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

2024 Needles Sponsor



Lake Nona Contractors, LLC Ruben Gutierrez, Owner

As the owner of Lake Nona Contractors, LLC, a local independent company, Lake Nona Contractors, LLC is a general contractor based in Orlando, FL who has been in business since 2009. We pride ourselves in complete home renovations, from full remodel projects to your simple repairs, including replacement and installation of air conditioning, flooring, drywall, cabinetry, carpentry, exterior & interior painting and so much more.

Call us today for more information or to get a quote...contact me personally, Ruben Gutierrez, Owner and I will be happy to answer all your questions. Email: lakenonacontractors@yahoo.com, or call: 407- 948-3957.

Lake Nona Contractors, LLC is a recognized contractor who has done work in the Winter Park Pines. We are proud to be a 2024 sponsor of the Needles from the PINES. We do trusted repairs at an honest and reasonable price.



Airbnb's In The Pines

By John Moore

With all the inquiries of Airbnb's springing up within the Pines, this article is to address these inquiries and to inform the 901 households of Winter Park Pines of the rise of unauthorized short-term rentals in our community, and what you, as a resident, can do about them.

Airbnb is the best-known short-term rental provider worldwide. There are several other companies such as Vrbo, Evolve, Vacasa, etc. in this business. Airbnb is the leader and most used in the Pines, taking in over \$1B in business annually.

The general rule in Florida is that local governments may not prohibit or regulate the duration or frequency of vacation rentals. (See Section 509.032(7)(b) of the Florida Statutes). Due to "grandfathering," localities such as Orange County and the City of Winter Park were able to keep the rules already on their books. What are these laws?

*** Orange County zoning laws prohibit short-term rentals fewer than 180 days. This applies to 893 of the Winter Park Pines residences. For the eight WPP homes in the City of Winter Park, rentals fewer than 30 days are prohibited.**

*** Short-term rentals (fewer than 180 days) in Orange County are only permitted in Commercial C-1, C-2, C-3, and Industrial I-1A, I-1 / I-5, I-2 / I-3, and I-4 zoning districts, or in certain Planned Developments. Transient rentals (fewer than thirty days) are permitted only in the R-3 district. All 893 residences in WPP are coded R-1A, which means no short-term rentals are allowed.**

It is easy to tell if there is a violation near you. You will see different cars parked at vacant homes and you will notice people moving in and out of the home. You can also go to the Airbnb website, insert "Winter Park" in the search section, and locate houses near you advertised as available for short-term occupation: It does not matter if the property owner is present in the home during the tenancy.

When you note a possible violation, call Orange County at 407 836-3111, press # to talk to a County representative who will file your report. A zoning enforcement officer will investigate the case and cite the offender if appropriate. You can also file on the handy Orange County 311 app.

Some other informative links:

- * Orange County Interactive Map https://ocgis4.ocfl.net/Html5Viewer/Index.html?viewer=InfoMap_Public_HTML5.InfoMap_Public
- * Locate Your Zoning District: <https://www.orangecountyfl.net/PermitsLicenses/ZoningDivision.aspx>
- * Code Compliance Map: <https://www.ocfl.net/NeighborsHousing/CodeCompliance.aspx>

In future articles, I will explore other aspects of short-term rentals to include their negative impacts on communities, such as safety, lowering property values, undermining a harmonious quality of life, traffic, downgraded dwelling appearance, and higher prices for long-term rentals. We will also cover current legislative developments, Magistrate Court decisions, and more.

Orange County Zoning cannot stop these violations without your help. There are only so many zoning enforcers to go around. It is up to us to protect our community's safety, quality of life and property values. With diligence, patience, and zeal, together we can get this situation under control.

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



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 & New Neighbor Welcome Committee

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

Thank You To Our Election Day Volunteers! Winter Park Pines Adopt-A-Precinct for Orange County

March 19, 2024



Brian Terry, Lynne Mason, Peter Mason,
Sally Milton, Carol Magierski,
Marcia Damkjer

Written by: Peter Mason

Members of the Winter Park Pines Community worked the election polls on March 19th and April 16th, 2024, for the Presidential Preference Primary and the City of Winter Park Run-Off Elections. They were long 14-hour days with a higher-than-expected turnout on both days. It was a very satisfying day. We had a good time, enjoyed delicious food, and received compliments from voters thanking us for volunteering. It also felt very gratifying doing our civic duty.

Everyone donated their earnings back to the WPPCA from the Orange County Supervisor of Elections Office by participating in the Adopt-A-Precinct Program. We earned \$1,650 on March 19th and \$1,150 on April 16th. A big thanks to our volunteers pictured below.

April 16, 2024



Fran Frataccia, Becky Clisch,
Sally Milton, Peter Mason

Special thanks to a former Pines resident Sally Milton who continues to join the team each election year and donating her earnings. The next election is August 20, 2024, so contact Peter Mason at wppcapresident@gmail.com if you would like to volunteer. We especially need a Pines Bilingual Spanish volunteer.

Another Great Happy Hour!

Written by: Michelle Deleon-Events Director

The WPPCA Happy Hour was April 18th at the Winter Pines Golf Course. Approximately 60 residents attended to enjoy the camaraderie with fellow Pines neighbors. We were fortunate to have a gifted Ukelele player, Samantha Lee, add ambiance to the evening by donating her talent!

This Happy Hour was sponsored by EFM Services, a resident and sponsor of the Needles. Not only did Scott, EFM owner and Pines resident, offer a free drink per person but had a give-away of an I-Pad!

Please come join us for our next Happy Hour on Thursday, July 18th. You won't be disappointed!

Winter Park Pines Residents Benefit from Affordable Neighborhood Solutions

Introducing A New Pressure Washing Event!

Written by: Shanon Larimer, Yard of the Month Director

In response to numerous neighborhood requests for cost-effective assistance with household maintenance needs such as lawn and irrigation upkeep, pool maintenance, pressure washing, and pest control, the Winter Park Pines Community Association has initiated efforts to secure competitive rates from local service providers.

As the community welcomes the arrival of spring and anticipates warmer days ahead, the association has launched a "support local" initiative by partnering with Hengst Landscape & Pressure Washing to offer residents comprehensive pressure washing services at exclusive rates.

Residents of Winter Park Pines, both association members and non-members, can now avail themselves of a special all-inclusive rate of \$150 for interior lots and \$200 for corner lot homes. This represents a significant savings of approximately \$100 per household compared to standard market rates and includes areas typically not covered in estimates, such as front porches, driveway skirts, sidewalks and curbs (even street signs if applicable).

The available dates for scheduling include the week of June 17 and July 1, just in time for the 4th of July weekend.

To schedule an appointment, residents are encouraged to contact **Hengst Landscape & Pressure Washing** at 407-747-0597 or via email at hengstlandscape@gmail.com. When booking, residents should specify their Winter Park Pines residency status and whether they have an interior or corner lot to unlock the special rates.

In addition to the standard service, residents have the option to negotiate exclusive rates for add-on areas such as side and backyard fences, roofs, side entrances, backyard patios, or pool decks.

We hope our residents take advantage of this opportunity to save on essential home maintenance services. As an Association, we're committed to ensuring our Pines residents receive the best possible rates for essential services while also ensuring contractors are licensed, bonded, and insured.

Thank you for your continued support and participation in making Winter Park Pines a wonderful place to call home.

For further information or inquiries, please contact Shanon Larimer, Yard of the Month Director of the Winter Park Pines Community Association, by emailing shanon@larimercompany.com.



We Want Your Opinion!!



We have put together a survey for our residents to find out if and how residents read the WPPCA Board Meeting Minutes.

The full approved minutes are published on our website each month. A condensed version of our meeting minutes is published in each Needles. At the top of the Needles monthly minutes we state "These are a condensed version of the meeting minutes. For full meeting minutes please go to www.winterparkpines.com."

If a member of the WPPCA has not surveyed you already, please complete our short 6 question survey. You can complete the survey in many ways:

*If you are reading this on-line this is the survey link: [WPPCA Meeting Minutes Survey](#)

*If you are reading this on paper scan the QR Code with your phone's camera and take the survey on-line:

If you prefer paper and pencil answer these questions and email to Peter Mason at wppcapresident@gmail.com or mail to the WPPCA, PO Box 5357, Winter Park, FL 32793.

I am a (chosed one):	Director	Committee Member	Resident
Q1 - Do you read the Needles?		Yes	No
Q2 - Did you know the association has a website?		Yes	No
Q3 - Do you go on the association website?		Yes	No
Q4 - Where do you read the association meeting minutes?	Needles	Website	Don't read them
Q5 - Where do you prefer to read the meeting minutes?	Needles	Website	
Q6 - If the minutes were only on the website, would you read them there?		Yes	No



Thank you for your time and feedback so we can deliver information that fits your lifestyle.

Upcoming Events



By:
Michelle Deleon



JUNE - JULY 2024

**JUNE
01**
8:30AM-
9:30AM

FREE COMMUNITY YOGA

Bring a yoga mat and water. Beginners are welcome!
Registration required. **Please note- No classes July & August**

Winter Pines Golf Club

Register here:



**JUNE 1-
AUG 9**
OPEN - 5PM
MONDAY-FRIDAY

FREE BOWLING FOR KIDS

Get 2 free games with the purchase of a shoe rental all summer long!
Offer valid 1 per day per registered child age 15 or under. Additional
games may be purchased for \$3 for children & adults. Register online.

Aloma Bowl, 2530 Aloma Avenue

**JULY
04**
4PM - 10PM

46TH FIREWORKS AT THE FOUNTAIN

Enjoy live entertainment, family friendly fun, and food and beverages
available for purchase from a variety of vendors. At 9:10pm the sky will
illuminate with a spectacular fireworks finale.

Lake Eola, 512 East Washington Street

**JULY
07**
2PM - 4PM

BOARD GAME BONANZA

Unplug and play at the library during our board game bonanza! Pick from
a selection of board games to play with others while enjoying a snack.
Drop in while supplies last.

Winter Park Library, Community Imagination Room

**JULY
18**
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



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2024 Needles Sponsor



Bonfire – Winter Pines Golf Course

Bonfire is the Winter Park Pines Golf Club eatery owned by Paul Twyford and a lifetime resident of Winter Park having gone to Winter Park High School and Rollins college.

The City of Winter Park purchased the award winning, 18-hole golf course in April of 2022. The city put out bids for operating the club and Paul was approved as the new food and beverage operator for the club in May of 2022.

Paul has systematically been transforming the current food concession area, located on the 19th hole, into a high-end lounge eatery that is open to the public as well as members and serves products created by Paul's co-owned companies, Winter Park Distilling and The Bear and Peacock Brewery, both international award-winning companies.

It is a hands-on operation with Julie Warwick (formerly with Winter Park Distilling) as General Manager. Bonfire has added new menu items and created an outdoor space with fire-pits, patio lights.

Currently, Bonfire is the meeting place for the neighborhood school PTA meetings, yoga, neighborhood HOA events, happy hour, sporting event watch parties, birthday parties and networking events. Bonfire will continue to grow as the perfect neighborhood gathering place for friends and family.

You can see and hear Paul's full story on Melissa Johnson's, a Needles sponsor, YouTube channel

[@melissajohnson9775](https://www.youtube.com/@melissajohnson9775).

In the meantime, make sure to stop in, say hello and grab a bite to eat!

Our WPPCA Spring Garage Sale was a Success!

Written by: Michelle Deleon-Events Director

On March 23rd we held our Official Spring WPPCA Community Wide Garage sale, and it was a resounding success! We had 28 participating homes. Several residents told me they made more than \$500, and traffic to this garage sale was the best we've seen in years! The WPPCA grossed \$305. Some residents paid even though they didn't participate and one resident paid \$5 extra!

The shredder van and donation trucks were at the Winter Pines Golf Course for 2 hours and provided great service to our residents! A special thanks to our Shredder Van Sponsors, who each donated \$100 to pay for this service to you:

- **EFM Services*, Scott Mathis
- **Berkshire Hathaway Home Services, Florida Realty*, Michelle Deleon
- **Munkberg Bianca Realty Group*, Tonio Bianca
- **Florida Living with Melissa*, Melissa Johnson
- **REMAX 200 Realty*, Evelyn Pilchick
- **Budget Tree Service*
- **Advanced Plumbing Technology*

Mark your calendars now for the official **Fall WPPCA Community Garage Sale** on November 9th!

 **Happy 4th of July!** 

WPPCA Yard of the Month

April



1st PLACE - Richard Sparks
2856 Cady Way

May



1st PLACE - Margaret McMillen
2809 Abbey Road



2nd PLACE - David & Dale Smith
2801 Abbey Road



2nd PLACE - John & Mariana Sherlock
321 Merrie Oaks Rd.



3rd PLACE - Matt & Jennifer Boyce
2915 Fitzooth



3rd PLACE - Bonnie Van Dyke
2678 Merrie Oaks Rd.

Farewell Rememberance



A Winter Park Pines resident for 57 years, Lynne McCoy, Prince John Road, recently passed away. She and her late husband Clay raised their two children, Lisa and Patrick, in the Pines neighborhood she loved so much. She enjoyed the opportunity to get to know her neighbors when she delivered the Needles newsletter door-to-door during the 1970's-1990's with her children in tow. After many years, she was excited to receive Yard of the Month in 2019. Lynne witnessed decades of change in her neighborhood and over the past few years enjoyed seeing young families moving in and rejuvenating the neighborhood. That's the circle of life of a neighborhood and the Winter Park Pines has been a wonderful neighborhood to the McCoy family.

WPPCA Board Of Directors Monthly Meeting Minutes

April 10th 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), 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:** John Moore; **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. All made introductions.

Officer Reports: **President:** Peter Mason thanked everyone volunteering. John Moore has joined the Code Enforcement Committee. We need more volunteers for Events, Membership, and New Neighbor Welcome Committees. We have 66 Gold and 9 Platinum Members. The WPPCA Adopt-A-Precinct Team worked the polls on 3/19/24 and earned \$1,650 for the WPPCA. Thanks goes to Peter Mason, Brian Terry, Sally Milton, Marcia Dankjer, Lynne Mason, and Carol Magierski. We have another election on April 16th. Peter has reached out to the 3 abutting associations with one responding so far. Peter had 1 resident contact him this past month concerning an Airbnb in the Pines.

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 3/13/24, was previously unanimously approved via DocuSign.

Treasurer: Colby Roof reported on the March 2024 P&L: Month Total Income @ \$650, Total Expenses @ \$3,396, and NOI @ (\$2,746). YTD Total Income @ \$27,683, Total Expenses @ \$6,912, and NOI @ \$20,771. The total bank balance was \$27,377. Garage sale and Election revenue from March will be booked in April. **Motion:** Fran Frataccia moved to accept the Treasurer's report as presented. Shanon Larimer seconded the motion. Motion passed unanimously with no abstentions.

1st Vice President: Joe McCluan is working on the next 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 and to additionally include pressure washing and painting our 4 entrance columns. Shanon Larimer seconded the motion. Motion passed unanimously with no abstentions.

2nd Vice President: Denise Ertler said Paul Olesen is doing well. She had inquires on the oldest part of the Pines, why some homes had mailboxes on the street and the person was on a mission to call 311 on all streetlights that were out in the Pines.

Committee Reports: **Code Enforcement:** Fran Frataccia reported 9 incidents including stolen vehicle, camper/cars/debris/pillars in the front yard, garbage not picked up at the Mall, Airbnb violation, fence down, assault. Discussion about Airbnb code violations.

Digital: Website: Jim Kiger has been working on the website. The Happy Hour Event is on the Home Page. **Nextdoor:** Joe McCluan posted the Upcoming Events Page. **Facebook:** Joe posted Yoga events and added pages to follow. **Motion:** Michelle Deleon moved

to engage Ashley Stevanus with Creatives by Ashley LLC to help us set up control and organize so we can better leverage our social media sites with a not to exceed cost of \$350. Colby Roof seconded the motion. Motion passed unanimously with no abstentions.

Events: Michelle Deleon reported: **Winter Park Pines Garage Sale:** On 3/23/24 was a resounding success with 28 homes and \$305 in revenue. **Yoga:** 7 participants on 4/6/24. **Winter Park Pines Happy Hour Meet-Up:** On 4/18/24 from 6 – 8 pm at the Bonfire Grill. **National Night Out:** On 10/1/24 at the Winter Park Pines Golf Club.

Mall Maintenance: Fran Frataccia said the breaker issues were repaired. Fan and Carol Magierski continue to go up to the Mall.

Membership: Peter Mason reported membership dollars @ \$21,490, # of members @ 321, % of homes paid @ 35.6%. Mailing was done 3/21/24 to 76 non-resident owners/managers. Received 1 survey with 3 payments for \$200, a ROI of 100%.

Needles: Denise Ertler said the latest Needles looked nice. The June/July issue will be B&W with 16 pages including the annual membership listing. Denise will need articles for this issue and another Needles deliverer. Shanon Larimer talked about re-branding the Needles logo and/or template. A survey will be created on where residents read & prefer the Monthly Minutes, the full version on the website or the condensed version in the Needles.

New Neighbor Welcome: Peter Mason said he is the Acting New Neighbor Welcome Committee Chair until we find someone. Tonio Binaca is no longer able to do visits, so we need more help.

Yard of the Month: Shanon Larimer reported the April winners: 1st place to Richard Darren Sparks at 2856 Cady Way, 2nd place to David & Dale Smith at 2801 Abbey Rd, 3rd place to Matt & Jennifer Boyce at 2915 Fitzooth Dr.

Old Business: None

New Business: Power Washing Event: Shanon Larimer described a new Power Washing Event with Hengst Landscape & Pressure Washing for \$150 for interior lots and \$200 for corner lots. Held the weeks of June 17th and July 1st. Call to schedule at (407) 747-0597 and specify Winter Park Pines residency.

Logo redesign: Shanon Larimer, who owns a branding company, will be refreshing our logos pro bono incorporating our history into them. Later we would look to registering our trademarks.

Next Meeting: The next meeting is the BOD Meeting on 5/8/24 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 for attending the meeting. **Motion:** Joe McCluan moved to adjourn the meeting. Shanon Larimer seconded the motion. Motion passed unanimously with no abstentions. Peter adjourned the meeting at 9:27pm.

WPPCA Board Of Directors Monthly Meeting Minutes

May 8th 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), Colby Roof (Treasurer), Michelle Deleon, Fran Frataccia, Melissa Johnson, Jim Kiger; **Directors absent:** Denise Ertler (2nd VP), Shanon Larimer; **WPPCA Committee Members in attendance:** Steve Kelly; **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 7:37pm. A quorum was present. All made introductions.

Officer Reports: President: Peter Mason wished the WPPCA a happy birthday as we turn 62 on May 16th. Jim Kiger has posted an article on the website. The last six decades of volunteers have kept this organization going strong. Peter thanked everyone for all the volunteer work everyone does on behalf of the organization. Steve Kelly has joined the Code Enforcement and Events Committees. Melissa Wolfe has joined the Digital and Events Committees. We need more volunteers for Events, Membership, and especially New Neighbor Welcome. We have 67 Gold Members and 9 Platinum Members. The WPPCA Adopt-A-Precinct Team worked the polls 4/16/24 earning \$1,150 for the WPPCA. Thanks goes to Becky Clisch, Fran Frataccia, Peter Mason, and Sally Milton for working. The annual review of the Job Descriptions & SOPs is now complete. Peter has connected with 2 of the 3 associations that we are neighbors with. Peter had no residents contact him this past month.

Secretary: Peter Mason said he is the Acting Secretary until we find someone. The motion to approve the WPPCA BOD Regular Monthly Meeting Minutes of 4/10/24, was previously unanimously approved via DocuSign.

Treasurer: Colby Roof reported on the April P&L: Month Total Income @ \$5,486, Total Expenses @ \$275, and NOI @ \$5,211. YTD Total Income @ \$33,169, Total Expenses @ \$7,381, and NOI @ \$25,788. The total bank balance was \$29,396. **Motion:** Colby Roof moved to accept the Treasurer's report as presented. Fran Frataccia seconded the motion. Motion passed unanimously with no abstentions.

1st Vice President: Joe McCluan has submitted the new Non-Matching Beautification Grant for tree trimming at the Mall and pressure washing and re-painting our 4 entry columns on Banchory Rd, Cady Way, Scarlet Rd, and S. Ranger Blvd.

2nd Vice President: Denise Ertler did not attend the meeting nor send anything to report.

Committee Reports: Code Enforcement: Fran Frataccia reported 5 incidents including debris, trash cans, trailer, camper in driveways, fence down, and playset on easement. Airbnb magistrate hearing on June 3rd.

Digital: Jim Kiger said his new committee member, Melissa Wolfe will be helping with Facebook and Instagram. **Website:** Jim said he has made several updates. Jim said we had 112 unique visitors in the past 30 days. **Nextdoor:** Joe McCluan reported that it had normal traffic. **Facebook:** Joe McCluan reported that he has been more active on this site every day. He has been getting rid of non-relevant stuff and adding better content for the neighborhood. **Instagram:** Nothing new to report.

Events: Michelle Deleon reported on: **Winter Park Pines Happy Hour Meet-Up:** April 18th, with about 60 residents. Was sponsored by EFM Services by hosts Scott Mathis and Ashley Stevanus. There was a Ukelele Player, Samantha Lee who donated her services. Next Happy Hour is July 18th at Bonfire at the Winter Park Pines Golf Club. **Community Yoga:** Was May 4th with 12 participants. The next class is from 8:30-9:30 am on June 1st. There will not be a July class and will resume classes in August. **Winter Park Pines National Night Out:** Event will be at the Winter Park Pines Golf Club on 10/1/24. **Winter Park Pines Fall Garage Sale:** Will likely be on 11/9/24.

Mall Maintenance: Fran Frataccia said the irrigation pump at the Mall was replaced for \$1,400. Fran will be getting some mini mulch for \$30. Mall streetlights have been reported out to Duke Energy. The electrician to look at a ground light that is out.

Membership: Melissa Johnson reported membership dollars @ \$22,040, # of members @ 332, % of homes paid @ 38.6%. Mailing was done 3/21/24 to 76 non-resident owners/managers. Received 1 survey with 6 payments for \$350, a ROI of 174%. Our membership numbers are behind last year's pace. There is still time for residents to pay their membership for 2024. We have 110 residents that were members in the past 2 years, but they have not paid yet this year.

Needles: Denise Ertler did not attend the meeting nor send anything to report. A survey was created on where residents read & prefer the Monthly Meeting Minutes, the full version on the website or the condensed version in the Needles. This survey will be posted in the next Needles. 46 surveys have been completed so far.

New Neighbor Welcome: Peter Mason said he is the Acting New Neighbor Welcome Committee Chair until we find someone. We don't have any committee members that can do home visits to welcome new neighbors so need some volunteers.

Yard of the Month: Shanon Larimer did not attend the meeting. YOM May winners are 1st place to Margaret McMillen at 2809 Abbey Rd; 2nd place to John & Mariana Sherlock at 321 Merrie Oaks Rd; 3rd place to Bonnie Van Dyke at 2678 Merrie Oaks Rd.

Old Business: None

New Business: Next Meeting: The next meeting is the BOD Monthly Meeting on 6/12/24 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 for attending the meeting. **Motion:** Fran Frataccia moved to adjourn the meeting. Joe McCluan seconded the motion. Motion passed unanimously with no abstentions. Peter adjourned the meeting at 8:44 pm.

WPPCA 2024 Needles Sponsors

Winter Park Pines Homeowner



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Winter Park Pines Homeowner

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WPPCA 2024 Needles Sponsors

Winter Park Pines Homeowner



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Winter Park Pines Homeowner



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Winter Park Pines Homeowner



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Winter Park Pines Homeowner

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