

happenings

WINTER 2007

ISSUE 27

President's Message

Yes, 2006 was a challenging year, but it was also a very successful year. We fought and won numerous battles with homeowners in enforcing our covenants, so that our subdivision would remain presentable and desirable to the community, to the homeowners and to future buyers.

Some of the accomplishments for the 2006 WPHOA Board were: We were able to maintain all of the common areas (the entrance off Hoffner, the entrance off Conway, and the tennis court) in the community within budget; we resurfaced the tennis court, giving it a new and updated look; we revised the budget to pay for future maintenance of our wall; we increased crime awareness and crime watch in our subdivision; we closely monitored and enforced the maintenance and beautification of our lawns and homes; and we had two very successful community picnics where families were able to come out and enjoy food, drinks, and a good time with neighbors and friends.

2007 will be another challenging and promising year and it begins with our Annual Meeting on February 12, 2007. We are asking that all homeowners plan to attend the annual meeting and participate in voting for the new officers that will be representing you and working on the WPHOA in 2007.

Thank You and may the Lord continue to bless you and your families.

Leonard Hobbs, President WPHOA

Holiday Light Judging

Our judges this year decided that instead of 1st, 2nd and 3rd place, they would award by categories. Thank you to Nikki Baird and Victoria Brodie who performed the judging.

Most Elegant: The Cross' at 5260 Chiswick Circle

Most Classic: The Woolford's at 5236 Hawford Circle and the Blake's at 5327 Hawford Circle

Most Creative: The Minnick's at 5417 Chiswick Circle and the Del Rocco's at 5330 Edingham Lane

Most Lights: The Sperli's at 3549 Edingham Lane

Howdy New Neighbors!

Jean and Darin Abi-Aoun at 3642 Rothbury Drive

Bonnie and Randy Isley at 5248 Chiswick Circle

Perry and Alana Farrell at 3507 Edlingham Lane



Congratulations to the following homeowners recognized for the time and care taken to maintain attractive landscaping:

NOVEMBER

Sam & Becky Å0ga
5308 Chiswick Circle

DECEMBER

Jim & Charlyne Cross
5260 Chiswick Circle

JANUARY

Terri & Eric Spaulding
5386 Chiswick Circle

Crime Prevention

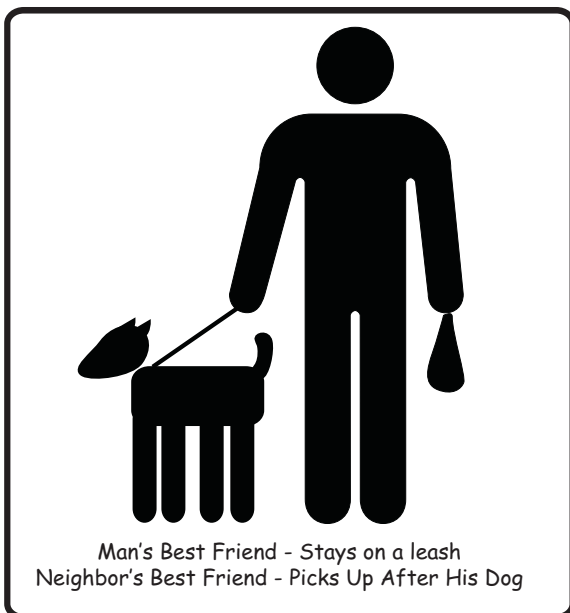
Neighbors have asked about the possibilities of gating the community. Orange County has some specific requirements for an ungated subdivision to qualify for gating. These include:

- 100% of homeowners must approve the gating.
- There must be three car lengths between the gate and the turnoff from the road into the subdivision.
- If there is no 24 hour guard, the gate must be open during the day to provide access for services (emergency vehicles, mail delivery, trash pick up, etc.)

Other things to keep in mind about gating:

- Once gated, the streets of the subdivision are considered private. Therefore, the homeowners association is responsible for maintenance (i.e. paving, sidewalks, street lights, etc.).
- Cost for liability insurance will be our responsibility.
- Cost of maintenance to gates is a new cost. Talk to other homeowner associations about the types of damage they have incurred to their gates.
- Gates can delay access for emergency vehicles trying to reach a fire or a heart attack victim by several minutes.

Several neighbors have suggested gating one entrance to the neighborhood. Not surprisingly, it's the entrance they do not use as much.



Annual Homeowners Association Meeting

The purpose of the annual meeting is to approve the budget and to elect the new board.

The budget was mailed to all homeowners at the same time the invoice for the annual dues was mailed. A notice of the meeting and a proxy were mailed last week. If you are unable to attend the annual meeting, please be sure to turn in your proxy to a board member or a homeowner who will be attending.

We need a 25% quorum (38 homes represented- attendance or proxy) in order to conduct business at this meeting. Save our postage costs so we do not have to reschedule and mail another notice. Also, save us the trouble of going door to door seeking proxies.

Thanks in advance for your cooperation.

Date & Time: Monday, Feb. 12, 7p.m.

Place: Hoffner Library at the Terra Cotta Business Park, Hoffner and 436

Water Meter Matter

If you have higher than expected utility bills from Orange Utilities and have confirmed it is not due to a leak, one of our neighbors has some advice: check the actual water meter. If the meter is covered by sand, then the utility may calculate an estimate and invoice based on that estimate rather than use a reading off the meter. After talking to Orange Utilities, our neighbor was told that we, as homeowners, are responsible for digging up sand and maintaining the meters free of debris so that the meter readers can actually take the reading in person to avoid "ESTIMATES."

The Windsor Place Homeowners Association meets every month and Windsor Place homeowners are invited to attend. Signs are posted at neighborhood entrances prior to each meeting with location, date and time. You can also log onto the Windsor Place web site at geocities.com/windsorplace32812 or call Speciality Management Company of Central Florida at 407.647.2622 for upcoming meeting information. Please send newsletter submissions and ideas to Flo Sena at rsena@cflrr.com or contact any of the HOA Board Members your community concerns.

[HTTP://WWW.GEOCITIES.COM/WINDSORPLACE32812](http://www.geocities.com/windsorplace32812)