

# Windsor Place Happenings

## President's Message

### Annual Meeting of Members

**When:** February 11, 2008  
at 7:00 PM

**Where:** Orange County  
Public Library Southeast  
Branch. 5575 S. Semoran  
Blvd., Orlando, Florida

**Why:** To conduct important  
business of the HOA, in-  
cluding nomination and  
election of a Board of  
Directors for 2008

**Who:** All homeowners of  
record on February 11,  
2008

**Also:** It is important that  
you attend in person or  
return your proxy so that  
a quorum will be reached

### Belle Vista Sold

As of Dec. 27th, M/I  
Homes has sold off its 45-  
acre subdivision Belle  
Vista to Winter Park-based  
builder Columbia Land &  
Development Corp. for  
\$7M in cash.

I wish you all a happy and  
healthful new year! Volun-  
teers are urgently needed  
for the 2008 WPHOA Board  
of Directors. Please contact  
any member of the Board if  
you are interested in volun-  
teering in your community.  
Please don't be bashful!

Our community made a  
number of updates and  
improvements in 2007.  
Major work was done to  
restore the tennis court to  
great playable condition.  
Thanks to resident and  
Board member, Jeff Blake,  
the picnic tables have been  
"locked down" so that peo-  
ple can no longer use them  
to climb over our wall.

The brick walls at both the  
Hoffner and Conway en-  
trances have been cleaned.  
Large and sturdy NO SOLIC-  
ITING signs were installed  
at each entrance.

Landscaping at the Hoffner  
entrance was totally re-  
placed with beautiful, low-  
maintenance, cold and  
drought resistant shrubs  
and trees. Color was pro-  
vided with Knockout Roses.  
While the landscaping was  
a major expenditure, we  
expect it to stay in great  
shape for years to come.

The Board requested that  
that City of Belle Isle re-  
pair sidewalk segments

Crime for the year in Win-  
sor Place was down

compared  
to 2006. I  
think the  
major rea-  
son for this  
is that alert-  
ness by our  
residents  
has sub-  
stantially  
increased.  
You can be

sure that the bad guys  
know this because they  
have been confronted by  
alert neighbors and by  
deputies after receiving  
calls at 407-836-HELP  
(the non-emergency line).

Again, we on the Board  
wish the best for our resi-  
dents in 2008 and be-  
yond.

Fred Fenwick  
President  
Windsor Place Homeown-  
ers Association



which were cracked or  
buckling. These were  
dangerous and unsightly  
and have now been re-  
placed.

A request for a feasibility  
study pertaining to "speed  
humps" has been made  
to the City because of the  
overwhelmingly favorable  
response to the Board's  
request for resident input.

Challenges face us during  
the coming year. The real  
estate market has af-  
fected Windsor Place, just  
as it has other local  
neighborhoods. There are  
foreclosures in process in  
the neighborhood. The  
Board has received Belle  
Isle's cooperation to  
maintain the appearance  
of these yards.

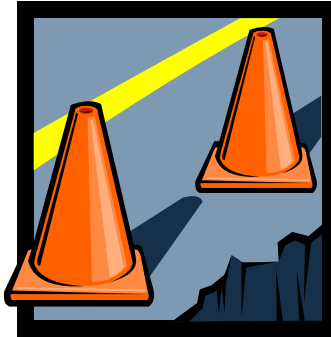


## Conway Road Improvement Project

Last September, the City of Orlando held a pre-construction conference at Orlando City Hall to discuss the Conway Road Improvement Project.

If you have traveled on Conway Road near Judge recently, you've already experienced the construction first hand—and maybe a bit of traffic jam as well.

The project includes four-laning 2 miles of Conway Road, widening 0.22 miles of



Judge Road, providing sidewalks on both the east and west sides of Conway Road, upgrading signal lights at both Frontage Road and Judge Road, adding a signal light at Cove Drive, providing

landscape and irrigation, adding drainage improvements, relocating utility features, and adding signing and pavement markings.

You can expect work to be taking place from 7:00 AM–3:30 PM Monday through Friday, except on holidays. Final completion is currently scheduled for December 2009.

We will keep you posted on the progress of the project as we hear more.

## Saving the Lawn That is Your Own

A neighbor passed on the following tip on getting rid of crabgrass (which will overrun St. Augustine grass in no time. Crabgrass has long runners that spread quickly and choke out the St. Augustine.).

All that is needed to control crabgrass is to wet the grass (or do it right after a good rain when the grass is wet) and then sprinkle baking soda on the crabgrass. It will kill the crabgrass, without damaging the St. Augustine. It is a cheap, effective and environmen-

tally sound solution for eradicating crabgrass, and it sure beats pulling all those runners out or using harsh chemicals. If someone has a lot of crabgrass, home improvement stores sell baking soda in big bags for about \$5.

## Your Homeowners Association

The Windsor Place Homeowners Association meets every month. Windsor Place homeowners are invited to attend all meetings. 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](http://geocities.com/windsorplace32812)

Or call Specialty Management Company of Central Florida at 407.647.2622 for

upcoming meeting information.

You can access our Declaration of Covenants and Notice of Restrictions on Real Estate, as amended, our Articles of Incorporation and Bylaws, as amended, as well as other important information, including the Architectural Improvements Application and Review Request form, all on the Library page of our website.

If you know of a new home-



owner in the neighborhood, please let Flo Sena know. Or give the new homeowner her e-mail address so we can keep everyone informed. Flo's email: [rsena@cfl.rr.com](mailto:rsena@cfl.rr.com).

The Windsor Place newsletter is published quarterly. Please send newsletter submissions and ideas to Julie Alexander at

[Julie.alexander@harcourt.com](mailto:Julie.alexander@harcourt.com).

## YARD OF THE MONTH

September

Nancy and Turner Coad  
5433 Chiswick Cr.

October

Tracey and Robert Wiley  
3654 Rothbury Dr.

November

Dean and Collen DeLoach  
3503 Battersea Ct

December

Connie and Tim Myers  
3619 Rothbury Dr.

[www.windsorplace.com](http://www.windsorplace.com) or contact any of the HOA Board Members your community concerns.