

Needles from the PINES

April-May 2025

Newsletter of the Winter Park Pines Community Association, Inc.



Celebrating 63 Years!



In The Pines!

Happy 63rd Anniversary!

Winter Park Pines Association!

The next association meetings will be on May 14th, 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 Position

Melissa Johnson

wppcamembership@gmail.com

Membership Chair

Shanon Larimer

shanon@larimercompany.com

Yard of the Month Chair

Committee Members

Mall Maintenance

Kyle Schafer popfligh@hotmail.com

Code Enforcement

John Moore johnmoore444@yahoo.com

Vanessa Philman vanessa.philman@yahoo.com

Events

Julie Lampe jslampem@gmail.com

Melissa Wolfe melissaawolfel@gmail.com

New Neighbor Welcome

Tonio Biana toniobianca@gmail.com

Jeanne Bushong jeannebushong@gmail.com

Membership

Steve Frizzell swfrizzell@gmail.com

Digital

Melissa Wolfe melissaawolfel@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.

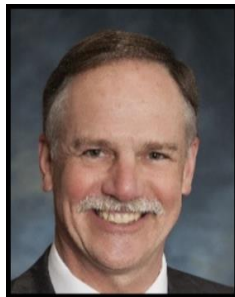
TABLE OF CONTENTS

Contents	Pg
President's Message	3
Mall Maintenance	4
New Neighbor Welcome	4
Sponsorship Profile /Garage Sale Update	5
Membership Form	6
Sponsorship Profile/ Needed Volunteers	7
You Can Rule the Roost	8
Branching Out/ Past Presidents	8
Events	9
February /March Minutes Recap	10
Needles Sponsors	11
Needles Sponsors	12

WAIVER

Paid sponsorship and member announcements featured in the *Needles from the PINES* do not constitute an endorsement of products or services from the Winter Park Pines Community Association. Please take any complaints or concerns directly with advertisers or members, if not the Better Business Bureau or appropriate authority.

Calling all writers.... We are always looking for articles to be published in the Needles. If you would like to write an article that would be of interest to your fellow residents, please submit it to us. It could be on any topic of public interest or useful tips to share. Please send by the 10th of the month to the Needles editor at deniseertler@gmail.com. If you have a suggestion of what you would like to see in the Needles, also let us know.



Peter H. Mason
WPPCA President



FROM ONE NEIGHBOR TO ANOTHER A PRESIDENT'S MESSAGE

Winter is officially behind us, and it was rather mild as judged by not having to cover our plants again this year. Spring officially started on March 20th. As we move into a new season, the leaves have stopped dropping off the trees, the temperatures will continue to rise, and our weekly attention now changes to the grass which is starting to grow faster. It's

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

The WPPCA turns 63 years old on May 16, 2025! For those early residents you will remember the early days of the Pines but for many residents, the community has been around longer than you!

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

- John Glenn blasted off from Cape Canaveral in Friendship 7 and became the first American to orbit the Earth.
- Bob Dylan first performed *Blowing in the Wind* on April 16th in a club on West 4th Street, New York.
- The Cuban missile crisis was in October.
- The First Walmart discount store and the 1st Kmart stores opened.
- The US Navy SEALs were created.
- James Meredith became the first African American student to enroll at the University of Mississippi.
- Telstar first live trans-Atlantic television signal.
- Goldfish Crackers & Chips Ahoy! were invented.
- The first computer video game, Spacewar, was invented.
- Audio cassettes were invented.
- Jackie Robinson became the first African American to be elected to the Baseball Hall of Fame.
- The first James Bond film, *Dr. No*, was released.
- The Taco Bell fast food restaurant chain was founded.
- 1962 costs: loaf of bread was \$.22, a Ford Galaxy was \$2,645, a gallon of milk was \$1.00, a gallon of gas was \$0.31, average income was \$6,000, a first-class stamp was \$.04, a movie ticket was \$0.70, and the average cost of a new home was \$18,200.

Over the past 63 years a lot has also happened in our community. The early days consisted of the planning and developing the Pines. When the WPPCA was created in 1962 residents stepped up to form our association to ensure we were a planned community to thrive for many decades to come. I want to personally thank those hundreds of residents who have served as Officers, Directors, and Committee Members or just helped to keep our organization strong and the Pines a preferred place to live in Central Florida. We continue to rely on residents to keep our community alive and engaged by giving of their time and talent. Just think, our voluntary association membership only cost \$6.00 in 1962 and sixty-three years later it only cost \$60.00; although we have many residents that contribute at much higher levels. It is the dedicated commitment of these residents who pay their membership each year that keeps your WPPCA going.

As your 38th President in my 5th term, I look forward to continuing to serve the Pines and look forward to your contribution of time, talent, and financial contributions. We have grown since 1962, and a lot has changed but what hasn't changed over the past 63 years is the dedication of so many Pines residents and I am very appreciative by all the time our volunteers put in.

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

Mall Maintenance Committee

A Community's Commitment To Maintain Our Neighborhood Entrance

Upon entering our main Winter Park Pines Community, commonly called the "Mall," located on N Ranger Blvd off Aloma Avenue you see three (3) well-kept medians. The Winter Park Pines entrance stands as a testament to the collective effort and pride of its residents. These medians and the sides of the boulevard are maintained by your WPPCA "Mall Maintenance Committee".

With no obligation except from our community, the Mall has been maintained since the Pines development was first being built in the 60's. On September 19, 1994, an agreement was signed between Orange County (who owns the land) and the WPPCA granting rights to the WPPCA to conserve our entrance. The agreement ran for 25 years and automatically renews every 10 years thereafter. Our WPPCA is responsible for continuously maintaining the landscaping, irrigation system, signage, and lighting. By working closely with county officials, the committee addresses any concerns and secure the necessary approvals for their enhancement plans. This partnership allows the WPPCA to undertake larger projects that significantly improve the entrance's appearance.

Every Thursday morning, our dedicated committee volunteers, Fran Frataccia, Carol Magierski and Kyle Schafer meet to ensure the Pine's entrance remains a welcoming and attractive sight for all who pass through. Besides spending the morning picking up trash they are continuously making landscape improvements, adding new plants and rocks to create a more appealing landscaping. Their commitment is evident in their priority to have dead trees removed and new ones planted; ensuring the area remains lush and green. Regular lawn maintenance is the cornerstone of their efforts to include detailed attention to the sprinkler system, which they regularly check and have it repaired if needed. Unwanted signs are another target. The volunteers regularly remove any unauthorized/outdated signs, keeping the entrance clean and visually appealing. Enhancing the entrance's appearance is further demonstrated by the addition of flags for Flag Day, which brings a sense of pride and community to our neighborhood. These are taken care of by Leon Goodman. During the holiday season colorful lights and wreaths adorn the front entrance.

The impact of these volunteers' work is undeniable. The next time you drive through our Mall, just know, because of these volunteers and WPPCA's dedication and hard work ensures that the Winter Park Pines community entrance remains a beautiful and inviting gateway for all residents and visitors.

Welcome

New Neighbor Welcome

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 and unknown 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...

- 2765 Banchory Rd: Nicole Sealy
- 2811 Banchory Rd: Luz Frias
- 2851 Banchory Rd: Wendy & Tito
- 2913 Banchory Rd: Dennis & Anna Earles
- 2686 Banchory Rd: Brian & Michelle
- 324 Beckett Ct: Rob Siegel
- 2809 Bower Rd: Rich & Paula
- 2833 Bower Rd: Warren Sanders
- 2766 Cady Way: Carmel & Jarod
- 506 Friar Rd: Madelon Strauss
- 417 Gilbert Rd: Scott & Kimberly Stuart
- 502 Gilbert Rd: Alicia McGinnis & Victoria Manus
- 643 Gilbert Rd: Audrey McGinnis
- 2756 Lion Heart Rd: Larry & Janet Grimes
- 2730 Prince John Rd: Laura, Kwaku, James, Avery & Amelie Mitchell
- 610 S Ranger Blvd: Jeremy Camp
- 2852 Scarlet Rd: Theron & Amy
- 2852 Sheriff Way: Clayton Tomczyk & Mahsa Kiani

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!

2025 Needles Sponsor



Pipeline Pros

Your Partner for Pipeline Rehabilitation in Central Florida

Pipeliner Pros is Central Florida's leading pipeline service provider, offering top-tier solutions across residential, commercial, industrial, and municipal sectors. With a team of certified professionals with over 5 million feet of experience, we know how to quickly fix your piping problems in a way that saves you time, money, and eliminates the headache!

How Pipeliner Pros Can Help

For homeowners, we provide a **FREE PLUMBING VIDEO INSPECTION** to ensure we effectively review every aspect of the drainage system to provide the most valuable repair. This innovative pipelining solution has helped homeowners save tens of thousands of dollars in cosmetic damage to their home by not having to trench through walls and floors to get to their drainage piping.

Flexible Financing Options

Understanding that pipelining services can be a significant investment to your home and quality of life, we offer a variety of financing options to fit your budget. From 0% Interest loan options to simple payment plans, Pipeliner Pros has a financial pathway to meet your needs. We are also fully approved for the Property Assessed Clean Energy (PACE) program in Florida, allowing property owners to finance water conservation improvements with affordable payment plans.

Innovative Solutions

We employ the latest technologies, including trenchless pipe repair, hydro-jetting, and CCTV pipeline inspections, ensuring efficient and cost-effective solutions tailored to your specific needs.

Experience the **Pipeliner Pros** difference today!

For more information or to schedule a consultation, call us at **888-804-PROS** or visit our website at www.PIPELINERPROS.COM

Another WPPCA Community Garage Sale Spectacular Event!

Written by: Michelle Deleon - EventsCommittee Chair

Saturday, March 8th, was perfect weather for our Spring Community-Wide Garage Sale! It was held from 8:30 am to 1 pm with potential buyers arriving as early as 6:30! With 38 paid homes the event raised \$380 for the association, with a net profit of \$322! Many neighbors reported raising hundreds of dollars at their sales. Teen Challenge collected donations at the Winter Park Pines golf course, enhancing the community spirit. Thank you to Doug Lampe who efficiently managed the sign-in process for the shredder truck and a special thanks to our sponsoring businesses, each donating \$100 towards the cost of the shredder truck, which allowed 22 residents to safely dispose of documents:

- Berkshire Hathaway Home Services - Florida Realty, Michelle Deleon
- A Budget Tree Service
- Pipeliner Pros
- RE/MAX 200 Realty, Evelyn Pilchick

I would also like to put out an appreciative shoutout to our Winter Park Pines Community Association: Peter Mason, Melissa Wolfe, Denise Ertler, Julie Lampe, Carol Magierski, Joe McCluan, and Fran Frataccia for helping me to organize the event!

Start thinking about November for our Fall Garage Sale Event!



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 the 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.
- Recognize our veterans with letters and flags in each yard on Veterans Day.

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!



2025 Needles Sponsor



Trusted In-Home Caregiving Fay Nelson

I have had the pleasure and privilege of providing full-time and part-time licensed home healthcare services in central Florida for more than 25 years. I worked in the corporate sector but prefer the private homecare setting.

Everyone deserves excellent hands-on care from a reliable, compassionate and dedicated healthcare provider. Something I pride myself on. My skill set includes all the Activities of Daily Living (ADL): healthy cooking, eating, errands, appointments, bathing, toileting, activities, walking, outings, pet care, organizing, laundry, light cleaning, etc.

"Fay was a dependable, skilled and kind full-time caregiver for our mother for many years. Her caregiving allowed us to keep our mother at home. We consider Fay a part of the family and could not have made it through our mother's caregiving journey without her." Lisa McCoy, daughter of a former Winter Park Pines client.

"Fay's upbeat exuberant personality immediately puts anyone under her care in a good mood. Fay is one of the most resourceful caregivers I've ever met. She's knowledgeable, kind and puts people at ease. I trusted her my mother and never had to worry." Robin Frieberger, daughter of a former Winter Park Pines client.

References happily available upon request.
To request an appointment please contact me,
Fay Nelson - 407-276-4715 coedliving@gmail.com



Fay Nelson & Lynne McCoy



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 Welcome 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!

You Can Rule The Roost In Winter Park Pines!

Written by John Moore

Do you long for self-reliance? Love animal husbandry? Want to fight the rising cost of eggs?

Good news. If you own the Winter Park Pines home you live in, and your zoning code is single family home residential, you can keep up to four hens in your yard to raise your own eggs.

This initiative started in 2023 in order to promote sustainability and healthier lifestyles in our communities.

There are a few hoops to jump through before you get your permit. For example, a training class, inspections, application review and, in some cases, consent from your adjacent neighbors.

Orange County residents can find more details here:

www.ocfl.net/permits/licenses/permits/residentialbackyardchickenpermit.aspx

For the owners of any of the eight WPP residences located in the City of Winter Park, you can obtain a similar permit from the City and find more details here:

www.cityofwinterpark.org/departments/natural-resources-sustainability/sustainability-division/local-food-agriculture/

Both Orange County and the City of Winter Park have a limited number of permits they can issue. As of this writing, there are still a few available. So come out of your shell and try your hand at raising some!

Branching Out... How Residents Can Restore Our Canopy

Written by: Shanon Larimer- Yard of the Month Chair

Winter Park Pines is experiencing a loss of mature Laurel Oaks as Orange County removes aging trees due to decay. Unlike city-managed areas, Unincorporated Orange County does not replace lost trees, leaving residents concerned about the disappearing canopy.



To take action, community residents are encouraged to contact District 5 Commissioner Kelly Martinez Semrad at District5@ocfl.net and advocate for a replanting program, and annexation to the City of Winter Park in future elections. Experts recommend replacing removed trees with Southern Live Oaks, which are stronger and more hurricane resistant.

Rebuilding the canopy benefits the neighborhood by reducing heat, improving air quality, and increasing property values. Protecting our trees today ensures a greener tomorrow.

Thank You From The Pines!

The WPPCA turns 63 years old on May 16, 2025. In 1962, our “not-for-profit corporation”, organized & incorporated under the laws of the State of FL and the FL Secretary of State signed the charter officially establishing the Winter Park Pines Community Association, Inc. We'd like to recognize the presidents of the WPPCA through the years!

Robert Carlson: 1962
Charles Richards: 1967
Edward DeGarmo: 1968

Robert Rouch: 1969
Warren Opitz: 1970
Robert Tomcavage/Tom Aglio: 1971
Edward Griffin: 1972
Russell Thiesen: 1973
David Myers: 1973
Jim Houtenville: 1974

Tom Utegaard: 1975
Art Kelly: 1976
Diana Monaghan/Malcom Bell: 1977
Jan Buchanan/Joe Ray: 1978
Joe Kaiser: 1979 & 1980
Oran Fisher & Tommy Cullens: 1981
Tommy Cullens: 1982
Marcus Michles: 1983 & 1984
Robert Eicher: 1985 thru 1987
Silvia Thorton: 1988 thru 1990
Thomas Marks: 1991 thru 1993

David Talbert: 1994 thru 2001
Tamatha Anthony: 2002 & 2003
David Talbert: 2004
Dr. Richard Carrasco: 2005 & 2006
Phil Keller: 2007
David Ray: 2008 thru 2011
Cliff Booth: 2012 thru 2014
Janell Ray: 2015 thru 2017
Ben Taylor: 2018 & 2019
Peter Mason: 2020 thru 2024

Please note: There is no record of presidents from 1963 - 1966



Upcoming Events

By:
Michelle Deleon



APRIL - MAY 2025

**APRIL
5-6**

10AM - 5PM

36TH ANNUAL SPRING FIESTA

Don't miss hundreds of artist and crafter booths, delicious food vendors, live entertainment, and a dedicated Kid's Zone. This family-friendly festival offers a perfect weekend outing with free admission, making it an ideal way to enjoy the beautiful spring weather and local culture.

Lake Eola Park, 195 N Rosalind Ave, Downtown Orlando

**APRIL
10**

6PM - 8PM

NEIGHBORHOOD HAPPY HOUR

Meet your Winter Park Pines neighbors! WPPCA members get a free drink. Not a member? Sign up and get a free drink too!

Drinks provided by Scott Mathis (EFM Services) and Michelle Deleon (Berkshire Hathaway Home Services, Florida Realty).

Bonfire, Winter Park Pines Golf Club **Register here:**



**APRIL
19**

10AM - 6PM

20TH ANNUAL CENTRAL FL EARTH DAY

This family-friendly, dog-friendly, and vegan event is free to attend and aims to inspire sustainable, humane, and healthy living. Enjoy presentations, food demonstrations, an Earth Kids Zone, live music, and much more!

Lake Eola Park, 195 N Rosalind Ave, Downtown Orlando

**MAY
11**

9AM- 6PM

MOTHER'S DAY CELEBRATION

Explore 50-acres of gardens and take a step back with a tour at the Historic Leu House Museum. Pack a picnic with your mom's favorite treats and relax in the garden. Moms get in free, \$15 adults, \$10 children

Leu Gardens, 1920 North Forest Avenue, Orlando

**MAY
13-26**

**VARIOUS TIMES
AND LOCATIONS**

34TH ORLANDO FRINGE FESTIVAL

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

<https://www.orlandofringe.org>

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



OR



@WINTERPARKPINESOFFICIAL

WPPCA Summary of Recent Meetings



Recap of Board of Directors Meetings from February 12, 2025, and March 12, 2025.
For full meeting minutes please go to www.winterparkpines.com or use this QR code link.

BOD and Committee Changes: None.

Open Positions: We need members for the Events, Membership, Digital, and New Neighbor Welcome Committees. Let Peter Mason know if interested in volunteering at wppcapresident@gmail.com

President Updates: Directors & Committee Members Plus 1 had their 3rd annual social gathering with potluck food and beverage at Peter's house on 2/28/25 with 14 people in attendance sitting outside with a firepit on a beautiful night. The Mall Holiday Decorations Take Down Event had a good group of 6 folks on 1/11/25. Thanks to the volunteers, including Denise Ertler, Carol Magierski, Peter Mason, John Moore, Paul Olesen, and Kyle Schafer.

Peter had 4 residents contact him since the last recap. One said they had reported raised sidewalks in the Pines to Orange County. One reported a new owner on a house on Roughbeard Rd. One was concerned about a house on Sheriff Way that was not being kept up like the previous owner did. One reported a dead tree limb in the easement on Gilbert Rd.

Peter reported an email scam that was sent to a committee member wanting banking information. He reminded folks to be vigilant before responding to emails that don't seem legitimate.

Secretary: The BOD approved the February & March meeting minutes which are published in full on our website.

Treasurer: Ending 2/28/25, our YTD Total Income (Budget) @ \$26,874, Total Expenses @ \$4,268, and NOI @ \$22,606. Bank balance @ \$35,7753.

Code Enforcement: Over the last two months 13 incidents were reported, including a campers & junk in driveways/yards, theft, dead pine trees at the Mall entrance & on streets, assault, cars with expired tag and expired stickers, and an arrest for reckless driving. Also, an inquiry on the rules & regs of raising chickens which is allowed in Orange County with specific restrictions.

Digital: Website: February had 408 site visits, 274 unique visitors with 245 direct site visits, 88 from Google, 62 from Facebook, 5 from DuckDuckGo and 3 from Baidu.com. New visitors were 255 or 93% and returning visitors were 19 or 7%. Sessions by devices were 304 or 75% via Mobile, 100 or 35% via Desktop and 4 or 1% via Tablet.

Facebook: Normal traffic with a lot of folks selling stuff. **Nextdoor:** Normal traffic. **Instagram:** Normal traffic.

Events: Official Winter Park Pines 2025 Spring Garage Sale: Was on 3/8/25 with 44 homes registered that had a lot of traffic throughout the Pines. A shredder truck (by Stericycle/Shred-It) and a donation truck (by Teen Challenge) were available at the Winter Park Pines Golf Club. A Budget Tree Service, Berkshire Hathaway Home Services, Pipeliner Pros and RE/MAX 200 Realty sponsored the shredder truck. The very successful event was organized by Michelle Deleon with volunteers including Denise Ertler, Fran Frataccia, Doug Lampe, Julie Lampe, Carol Magierski, Peter Mason, Joe McCluan, and Melissa Wolfe, **Winter Park Pines Happy Hour Meet-Up:**

Next one is 4/10/25 from 6:00 pm – 8:00 pm at Bonfire at the WP Pines Golf Club. Free drinks tickets will be offered to members, sponsored by EFM Services and Berkshire Hathaway Home Services.

Mall Updates: Committee members go to the Mall weekly picking up trash, weeding and pruning. They installed white rocks and colorful flowers by the entrance sign. They will install mulch in March. A solar light was installed for the ground light that was out. Crepe Myrtle trees were trimmed in February. An irrigation pump that was out of warranty was replaced for \$795. Orange County cut down some dead pine trees.

Membership: As of 3/10/25, membership dollars @ \$21,294; number of members @ 292; percentage of homes paid @ 32.4%. Versus prior year the number of members was down by 18 or 6%. The top-tier membership levels are 70 Gold and 6 Platinum members, 10 or 13% of these are new top-tier members. We are 2 members ahead of last year's top tier pace. A letter was sent in late January to 668 unpaid residents, reminding them to pay. Since that letter 58 residents have paid \$4,174, giving a potential ROI of 647% based on the mailing cost of \$645. The next mailing to 83 unpaid non-resident owners goes out late March. The new electronic payment system has been used by 85 residents recouping \$147 in processing fees. The new system captures a lot more resident information to be able to update our database.

Needles: The current issue is a 12-page color anniversary issue highlighting volunteer work and what some of our committees do. Future issues will highlight other committees and the work they do.

New Neighbor Welcome: Visits continue with about 10 each month with a combination of new residents and homes that we don't have residents' names to welcome all of them to Winter Park Pines. The tote bag contents which are left with residents have been supplemented by items from the OC Sheriff's Department. The information gathered allows our database to be updated and follow-up is done by the President with those that express interest in volunteering.

Yard of the Month: YOM has been on winter hiatus and resumes in April 2025. The program has been adding some new elements for winners in 2025 including an offering from Seby's Pizza. Looking for a garden center to partner with like in 2024.

General Business: Looking to partner with Orange County and a landscaper to replace the aging dead trees that are being taken down in the Pines.

Next Meeting: The next BOD Meeting is 5/14/25 at 7:30 pm via Zoom. If any Pines residents want to attend any meeting they can, they simply need to send Peter Mason an email with their Pines address, and he will register them and send the Zoom link.

WPPCA 2025 Needles Sponsors

Winter Park Pines Homeowner

PLUMBING PROBLEMS? WE CAN HELP!
DON'T WASTE YOUR MONEY REPLACING YOUR PIPES!
 SLOW DRAINS? BACK-UPS? OVERFLOWS? FOUL ODORS OR STAINS?
 IF YOUR HOME WAS BUILT BEFORE 1960, DID YOU KNOW YOU LIKELY HAVE PIPES THAT ARE LIKE A TICKING TIME BOMB?

PIPELINERPROS.COM

Financing Available

FREE PLUMBING VIDEO INSPECTION 888.804.PROS

Voted "Best of Orlando" by Orlando Magazine

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

TIRED OF LIVING IN PAIN?
 407-960-1542
 Call Us Today for a Consultation!

More than 60
 ★★★★★
 Reviews on Google

OUR SERVICES:

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

Expert Care Tailored Just for You.

For More Information:
 @stewartwellnessorlando
 stewartwellnessorlando.com

invisalign PROVIDER **Winter Park Dental** **CEREC**
 One-visit dentistry
 6504 University Blvd. Winter Park FL 32792

Scan to Schedule

Dr. Mainak Patel, DMD

- Same-Day Crowns & Restorative Solutions
- Comprehensive Family & Preventative Care
- Advanced Technology

Get Booked Today!

@winterparkdental 407-678-1400 www.winterparkdental.com

BUDGET TREE SERVICE
 Making Neighborhoods Beautiful One Tree At A Time

NEED TREE HELP?
WE HAVE THE SOLUTION!

Trust our ISA Certified team for all your tree care needs.

REQUEST A FREE QUOTE

www.ABudgetTreeService.com
 407-327-2520
 710 E Florida 434, Winter Springs

OUR SERVICES

- Tree Pruning
- Tree Removal
- Stump Grinding
- Land Clearing
- Emergency Services
- Debris Removal

MP Minuteman Press® Winter Park
 WE DESIGN, PRINT & PROMOTE...YOU!

407-957-9090

wp@minutemanpress.com

6974 Aloma Avenue
 Winter Park, FL 32792

15% OFF your next order with code: PINES

GENE'S ROOFING & CONSTRUCTION INC

COMPLIMENTARY INSPECTIONS & ESTIMATES

Roofing Replacement & Repairs | Full Home Renovation Services

352-642-5247 | INFO@GENESROOFING.COM

WWW.GENESROOFING.COM | LICENSE CCC1336179

TRUSTED CAREGIVING

- Over 25 years of licensed experience in Home Healthcare (10 years in Winter Park)
- Private home care & assisted living
- Activities Daily Living: cooking, errands, appointments, bathing, light cleaning, organizing, walking etc.
- Have provided care for 1-5 people
- Daily or live-in care
- References happily available upon request

FAY NELSON
 (407) 276-4715
 mycoedliving@gmail.com

Seby's PIZZA

We have what you've been searching for...
 thin crispy, flavorful crust! Learn more at:

www.sebyspizza.com

1555 SR 436 #1321
 Winter Park, FL 32792
 (407) 543-3041

Fresh, hot pizza! Delicious desserts!

The Winter Park Pines Needles is an excellent way to advertise your business within our community! By sponsoring the Needles publication you will reach 901 neighborhood community households. Among other opportunities, you will also have a presence on our social media pages and a personalized article will be written showcasing yourself and your business in the Needles. For details and all your questions please contact Peter Mason at wppcapresident@gmail.com.

WPPCA 2025 Needles Sponsors

Winter Park Pines Homeowner



Florida Living

WITH MELISSA

Fresh Squeezed, Florida Living

Real Estate News | Housing Market Updates
Weekly Events | Meet Locals |
Home Decor | Foodie Hotspots

Instagram Facebook Pinterest

Melissa Johnson
Phone: 407-681-4393
Hello@FloridaLivingwithMelissa.com

exp
REALTY

Winter Park Pines Homeowner



RE/MAX

200 REALTY

EVELYN PILCHICK

Broker-Associate

321-217-8667

evelynpilchick@gmail.com

1155 Louisiana Ave., Suite 110 • Winter Park, FL 32789

Your Trusted Guide in Winter Park Pines Real Estate

- Evelyn is a proud Winter Park Pines Homeowner for 23 years!
- She ensures smooth personalized service for every client with their real estate transaction.
- With over 40 years of experience and over 1,000 homes sold, she is a trusted resource for her clients.
- Proud WPP Gold Level Association Member
- Call me for a FREE home evaluation today!

  Each Office Independently Owned and Operated

Winter Park Pines Homeowner

WE SOLVE A/C AND PLUMBING PROBLEMS

(407) 222-1012
EFMsupport.com
A/C • Heating • Plumbing




SERVICES

SERVICE • INSTALLATION • REPAIRS

PROUDLY A GOLD LEVEL MEMBER OF THE WPPCA

License numbers
RA0067097
CFC1433043

Winter Park Pines Homeowner

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



Hello!

BH HS
BERKSHIRE HATHAWAY
HomeServices
Florida Realty

Michelle A. DeLeon
(407) 619-7056
MichelleDeLeon@BHHSFloridaRealty.net
www.MichelleDeLeonHomes.com

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

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

Contact me today for a FREE, no obligation consultation.



WPPCA Board of Directors
Events Committee Chair
Gold level Needles Sponsor



Winter Park Pines Homeowner



WILLIAM C. ROOF

LAW GROUP

ESTATE PLANNING

- Wills & Trusts
- Lady Bird Deeds
- Mixed Family Planning

INHERITANCE DISPUTES

- Probate Litigation
- Trust Litigation
- Will & Trust Contests
- Breach of Fiduciary

ESTATE ADMINISTRATION

- Probate Administration
- Homestead Petitions
- Trust Administration

ELDER NEEDS

- Guardianship
- Elder Exploitation
- Long Term Care Planning



Rated by
Super Lawyers®
2024
visit SuperLawyers.com

wcr@wcrlawgroup.com • (407) 986-3030
www.wcrlawgroup.com

The Winter Park Pines Needles is an excellent way to advertise your business within our community! By sponsoring the Needles publication you will reach 901 neighborhood community households. Among other opportunities, you will also have a presence on our social media pages and a personalized article will be written showcasing yourself and your business in the Needles. For details and all your questions please contact Peter Mason at wppcapresident@gmail.com.