

# Wedgefield Community News

*Sponsored by the Wedgefield Homeowners Association*

WedgefieldHomeowners.com | Wedgefield - A Deed Restricted Community | JUNE 2023



## **3 ways to get info from the Community Meeting, 7PM, 3rd Thursday of each month**

Members and non-members are welcome at the meetings! Content is available 3 ways:

- 1) Attend in-person at the Wedgefield Golf Club (20550 Maxim) or
- 2) Watch on a Facebook live-stream from [facebook.com/WedgefieldFLHOA](https://facebook.com/WedgefieldFLHOA) or
- 3) Watch the recording at [facebook.com/WedgefieldFLHOA](https://facebook.com/WedgefieldFLHOA) after the meeting conclusion

## **Congratulations to the May meeting winners:**

**Sheila Mayhew**, \$62 cash, 50/50 raffle

**Judy Miller**, \$25 Cheddars Gift Card, member-in-attendance gift card giveaway

All who attend in-person can participate in a 50/50 raffle (1 winner gets half the cash), and those that are members (or those that join that night) have a free chance to win a \$25 gift card!

## **June 17<sup>th</sup> is an important day for Pluris Water Customers!**

Approximately 1800 Wedgefield property owners were mailed a straw poll on May 15, 2023, which **must be postmarked no later than June 17, 2023** for your response to be counted.

**This is to express interest in the study continuing/getting property owners more detailed information, and is NOT a vote for or against the proposals.** If the minimum amount of straw poll interest is not received, Orange County will leave Pluris Water as-is.

## **HOA Board Changes**

We welcome new Directors **Rob Werner** and **Tom Walyus**, who were voted in on May 4th. They will be introduced at the June 15<sup>th</sup> General Meeting, along with the Director voted in on June 1. Though **Phil Unser** resigned as a Director in May, he will continue with NHW and many of his other long-standing roles in the community, so you will still see him around!

## **Submit your events/garage sales for the “Whats Up Wedgefield” Community Calendar**

Check out what is going on in Wedgefield at this link: [wedgefieldhomeowners.com/events](https://wedgefieldhomeowners.com/events)

Members can submit community events or their upcoming personal garage sales to the calendar for free by emailing [president@wedgefieldhomeowners.com](mailto:president@wedgefieldhomeowners.com)

Not a member? See page 2 to join for just \$50/calendar year

## **Newsletter Features**

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## **NEXT COMMUNITY MEETING**

**June 15, 7 PM Clubhouse (20550 Maxim) - Information/Requests/Q&A: Pet & Animal Rules**

**BOARD OF DIRECTORS 2023**

**Kelly Hoffman, President**  
president@wedgefieldhomeowners.com

**Lynette Jones, Vice President**  
vicepresident@wedgefieldhomeowners.com

**Bev Werner, Treasurer**  
treasurer@wedgefieldhomeowners.com

**Judy Miller, Secretary**  
secretary@wedgefieldhomeowners.com

**Arthur Brown, Director**

**Denise Grage, Director**  
dgrage@wedgefieldhomeowners.com

**Helen Barger, Director**  
hbarger@wedgefieldhomeowners.com

**Mike Nolan, Director**  
mnolan@wedgefieldhomeowners.com

**Rob Werner, Director**  
rwerner@wedgefieldhomeowners.com

**Terry Hoffman, Director**  
ARC@wedgefieldhomeowners.com

**Tom Walyus, Director**  
twalyus@wedgefieldhomeowners.com

**Tracee Garbutt, Director**  
tgarbutt@wedgefieldhomeowners.com

**Advertiser Rates**

Effective November 1, 2022

Size	Monthly Quarterly		
Business Card	\$ 40.00	\$108.00	3 1/8w, 1 3/4 h
1/4 Page	\$ 85.00	\$229.00	3 5/8w, 4 1/2 h
1/2 Page	\$155.00	\$418.50	7 1/2w, 4 1/2 h
3/4 Page	\$210.00	\$567.00	7 1/2w, 6 1/2 h
Full page	\$260.00	\$705.00	7 1/2w, 9 1/2 h

Advertisements can be paid online at:  
wedgefieldhomeowners.com/wedgefield-advertisements

Or Mailed to: WHOA, PO Box 905, Christmas, FL 32709

All ads must be received and paid for by the 10th of the month. Please pay attention to ad size and have camera ready art available in the sizes you wish to produce.

All advertising requests should be directed to:

**Wedgefield Homeowners Association****Membership Application - 2023**

*\$50.00/calendar year*

Name \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Email Address \_\_\_\_\_

Register at:  
Wedgefieldhomeowners.com/membership or  
enclose Membership Application Form and a  
check for the total amount then mail it to:

Wedgefield Homeowners Association  
P.O. Box 905, Christmas, FL 32709

Membership \$50.00	\$ _____
Additional Directory \$25.00: (If applicable)	\$ _____
Median Fund: (Optional)	\$ _____

**Wedgefield Homeowners Association 2023  
General Membership Meeting Schedule  
Wedgefield Clubhouse**

June 15, 2023

July 20, 2023

August 17, 2023

September 21, 2023

October 19, 2023

November 16, 2023

December 21, 2023

**Official Website: [WedgefieldHomeowners.com](http://WedgefieldHomeowners.com)**

**Official Facebook: [facebook.com/WedgefieldFLHOA](https://facebook.com/WedgefieldFLHOA)**

**Emergencies: 911**

**Suspicious activity: 407-836-4357, then 407-679-6644 (Phil)**

**Parking complaints: 311 or 407-836-0800 or Suggestion Box\***

**Other code/zoning issues: 311 or Suggestion Box\***

**Other items: Email one or more Board members (see above)**

*\* Located in Clubhouse lobby, above rack (20550 Maxim)*



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# It's time to enroll!

To avoid possible late enrollment penalties, your Initial Enrollment Period may be the best time to enroll.



Dear Neighbor,

Your Initial Enrollment Period (IEP) ends more quickly than you might think. Depending on your situation, you may have to pay a Medicare late enrollment penalty if you don't enroll during your IEP. Stick with the name you trust, and let us help you avoid possible penalties and guide you through your transition to Florida Blue Medicare.

Our agents are standing by to answer your Medicare questions and help you enroll.

Our plans feature the benefits you want at a cost you can afford:

- **\$0 monthly plan premium**
- **\$0 copay** primary care doctor visits
- **\$0 copay** for some prescription drugs
- **Additional dental, hearing and vision** coverage at no additional cost
- **Free SilverSneakers®** fitness program membership

Our HMO plans received Medicare's highest rating—5 stars.



Stay with Florida Blue Medicare and get the support you need to choose the coverage options that are right for you.

**Call your local agent to enroll today!**

**407-766-4780****Tom Walyus**

Your local agency for

**407-716-9771****Tommy Walyus**

MEDICARE

## NEWS AND VIEWS ON HEALTH & LIFE INSURANCE – JUNE 2023

### 1. WHAT HAPPENS WHEN COVID-19 EMERGENCY DECLARATIONS END?

- a. THE BIDEN ADMINISTRATION ANNOUNCED ITS INTENTION TO END THE NATIONAL PUBLIC HEALTH EMERGENCY DECLARATIONS ON MAY 11, 2023.
- b. THESE EMERGENCY DECLARATIONS HAVE BEEN IN PLACE SINCE EARLY 2020. THE FEDERAL GOVERNMENT HAD THE FLEXIBILITY TO WAIVE OR MODIFY CERTAIN CONDITIONS IN MEDICARE, MEDICAID, AND CHIP AND IN PRIVATE GROUP AND INDIVIDUAL HEALTH INSURANCE PLANS.
- c. THE EARLY DAYS OF THE COVID-19 PANDEMIC WERE MARKED BY SEVERAL EMERGENCY DECLARATIONS MADE BY THE FEDERAL GOVERNMENT, UNDER SEVERAL BROAD AUTHORITIES.
- d. VACCINES, TEST KITS, ANTI-VIRAL TREATMENTS, AND HOSPITALIZATIONS WERE PROVIDED AT NO COST PER THE MANDATES OF THE PANDEMIC.
- e. WITH THE END OF THE PANDEMIC EMERGENCY DECLARATION ON MAY 11, 2023, ALL COVID-19 CARE AND TREATMENT WILL LIKELY BE PAID FOR BY THE CONSUMER'S INSURANCE THROUGH CO-PAYS, COINSURANCE, AND DEDUCTIBLES JUST LIKE ANY INJURY OR ILLNESS COVERED BY HEALTH INSURANCE.
- f. CONSUMERS ARE ADVISED TO CALL THE TOLL-FREE NUMBER ON THE INSURANCE HEALTH ID CARD FOR SPECIFIC INFORMATION ON HOW THEIR PLAN COVERS COVID-RELATED MATTERS.

### 2. UPDATE ON HEALTH INSURANCE OPEN ENROLLMENT DATES:

- a. MEDICARE OPEN ENROLLMENT ENDED MARCH 31ST.
- b. MEDICARE ANNUAL ENROLLMENT PERIOD STARTS OCTOBER 15 THROUGH DECEMBER 7TH EVERY YEAR.
- c. SPECIAL ELECTION PERIODS FOR MEDICARE AND U-65 CONSUMERS ARE AVAILABLE FOR 12 MONTHS OF THE YEAR. AN EXPERIENCED HEALTH AGENT CAN PROVIDE DETAILS ON THESE CONDITIONS.
- d. U-65 CONSUMERS WITH FPL INCOMES BETWEEN 100% TO 150% CAN MAKE PLAN CHANGES AND ENROLL IN ANY MONTH.
- e. THE FLORIDA DCF WITH ACCESS FLORIDA IS CONDUCTING MEDICAID REDETERMINATION. FAMILIES RECEIVING THESE LETTERS ARE ADVISED TO RESPOND TO REQUESTS FOR INFORMATION, OR LOSS OF MEDICAID/CHIP COVERAGE WILL RESULT.
- f. FAMILIES THAT ARE FACED WITH LOSS OF MEDICAID OR CHIP COVERAGE ARE ADVISED TO IMMEDIATELY CONTACT AN EXPERIENCED HEALTH AGENT AS THERE ARE SOLUTIONS TO LOSS OF COVERAGE.

### 3. WHAT IS FOREIGN TRAVEL INSURANCE?

- a. MEDICARE AND PRIVATE HEALTH INSURANCE IS NOT DESIGNED TO PROVIDE COVERAGE OUT OF THE US.
- b. TRAVEL ON A CRUISE SHIP PAST THE 3-MILE LIMIT IS CONSIDERED FOREIGN TRAVEL.
- c. THERE IS A DIFFERENCE BETWEEN MAJOR MEDICAL FOREIGN TRAVEL INSURANCE AND INDEMNITY FOREIGN TRAVEL INSURANCE OFFERED BY TRAVEL AGENTS AND CRUISE LINES.
- d. THE GOLD STANDARD FOR FOREIGN TRAVEL INSURANCE IS ZERO DEDUCTIBLE WITH \$1,000,000 COVERAGE INCLUDING UP TO \$500,000 OF EMERGENCY AIR AMBULANCE.
- e. INDEMNITY INSURANCE MEANS THE CONSUMER PAYS THE PROVIDER AND SEEKS TO BE REIMBURSED FIRST BY THEIR HEALTH INSURANCE PROVIDER AND THEN BY THE INDEMNITY PROVIDER.
- f. INDEMNITY INSURANCE MAY PROVIDE 180-DAY PRE-EXISTING CONDITION UNDERWRITING AND EXCLUSIONS FOR TERRORISM AND ACTS OF WARFARE. MAJOR MEDICAL FOREIGN TRAVEL INSURANCE DOES NOT CONTAIN UNDERWRITING OR EXCLUSIONS FOR DESTINATIONS, TERRORISM, OR ACTS OF WAR.
- g. IF TRAVELING OUT OF THE US, CONSULT WITH A KNOWLEDGABLE HEALTH AGENT FOR ADVICE ON FOREIGN TRAVEL TRIP INSURANCE.



A COMPLEMENTARY CONSULTATION ON HEALTH, MEDICARE, AND LIFE INSURANCE IS AVAILABLE: THOMAS WALYUS, LICENSED AGENT, 407-766-4780, [twalyus@murrayins.net](mailto:twalyus@murrayins.net).  
TOMMY WALYUS, LICENSED AGENT, 407-716-9771, [tjwalyus@murrayins.net](mailto:tjwalyus@murrayins.net)





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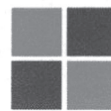


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311 Lake Lenelle Dr.  
Chuluota, FL 32766  
[YentzerCo@gmail.com](mailto:YentzerCo@gmail.com)





## WEDGEFIELD FIREWISE

The National Fire Protection Association (NFPA) is a global self-funded nonprofit organization, established in 1896, devoted to eliminating death, injury, property and economic loss due to fire, electrical and related hazards. The Firewise USA recognition program is administered by the NFPA.

Wedgefield Firewise is recognized nationally for our community efforts, and is therefore designated as a "Firewise Community". The NFPA guides our local group by providing a collaborative framework to help neighbors in a geographic area get organized, find direction, and take action to increase the ignition resistance of their homes and community and to reduce wildfire risks at the local level.

Wedgefield Firewise can be reached by email at: [wedgefieldfirewise@gmail.com](mailto:wedgefieldfirewise@gmail.com)

### There are two (2) Facebook pages:

For our public page, (Admin and expert posts only) search: **Wedgefield Firewise Information**

For our private group, (all are welcome to post and interact) search: **Wedgefield Firewise Private Group**

## HOME IGNITION ZONE CHECKLIST

### SIMPLE STEPS FROM ROOF TO FOUNDATION TO MAKE A HOME SAFER FROM EMBERS AND RADIANT HEAT

- ☐ Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers
- ☐ Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration
- ☐ Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening
- ☐ Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to reduce embers
- ☐ Repair or replace damaged or loose window screens and any broken windows
- ☐ Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating
- ☐ Move any flammable material away from wall exteriors - mulch, flammable plants, leaves and needles, firewood piles - anything that can burn
- ☐ Remove anything stored underneath decks or porches

**VISIT FIREWISE.ORG FOR MORE DETAILS**

Image by NFPA, with funding from USDA Forest Service

**\*\*\*Join Firewise in the Wedgefield Community\*\*\*** We meet the 2<sup>nd</sup> Tuesday of each month @2:00 PM at the Ranger Drainage District (RDD) office, 19950 Nugent Street. **NEXT MEETING: June 13<sup>th</sup>, 2PM, RDD**

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 for 25 years \**



**The Wedgefield NHW is strictly watch and report  
No pursuit, No patrol, No confrontation,  
JUST WATCH and REPORT**

During the last half of APRIL to the present date of MAY 10, 2023, based on Orange County Sheriff's crime statistics and individual reports not yet reflected in the statistics, there was one automobile theft in the 2500 block of Alabaster. There were no other property crimes reported.

In Real Estate, they say Location, Location, Location. Here in Wedgefield, given the current conditions, we need to promote LOCK-UP, LOCK-UP, and LOCK-UP. Unlocked vehicles and open garage doors are crimes of opportunity available for even those individuals who would never steal – unless tempted.

History shows that IF YOUR CAR IS NOT LOCKED, IT WILL BE SEARCHED, and IF THE KEY IS FOUND, IT WILL GO FOR A RIDE, and the "BAG IT" rule works. As we approach the summer vacation time, we are going to see more juvenile issues. Autos need to be locked and, above all, practice the "Bag It" rule, where you bag all valuables and take them from the vehicle with you both at work and home.

Summertime is great, and the activities are calling. Youths often ride a "found" bicycle to get to a desired destination, then leave it for the next opportunist to take it to another destination. Whether the bike was carelessly left in the yard or stolen makes no difference. The now discarded bike is noticed by a responsible resident, and a call to OCSO is made, and the deputy

tries to match the serial number with a reported theft of a bike. The bike could return if the owner noted the serial number and put it in the theft report. The serial number is located in one of the following places; underside of the crank, headset label, rear stays, seat down tube next to crank, and top of the crank.

SPECIAL THANKS to Denise Grage, our NHW Facebook Coordinator, for keeping our NHW Facebook page neighborly. Now let us be good neighbors and make an effort to be observant and take appropriate action. "SEE SOMETHING – SAY SOMETHING" To report a crime in progress, fire, or medical emergency Dial 911. The number to report suspicious activity or a crime committed Dial 407-836-HELP (4357). After dialing the appropriate OCSO Number THEN, PHIL UNSER at 407-679-6644 (24hrs)



**Emergency  
911  
Non-Emergency  
(407) 836-4357**

*See Something - Say Something*

**PHILIP J. UNSER**  
C.E.R.T.  
Wedgefield NHW Coordinator  
[Unser@earthlink.net](mailto:Unser@earthlink.net)



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*ascending night photo*

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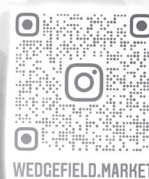
at the

*Wedgefield Market*

Looking for something special for Dads and kids to do together? Come check out your favorite vendors- and a few new ones -at the Wedgefield Market! Bring out your game face for some friendly competition! Our vendors are curating games and you'll have the opportunity to win prizes.

June 10th from 10am - 2pm  
at the Wedgefield  
Restaurant 20550 Maxim  
Pkwy

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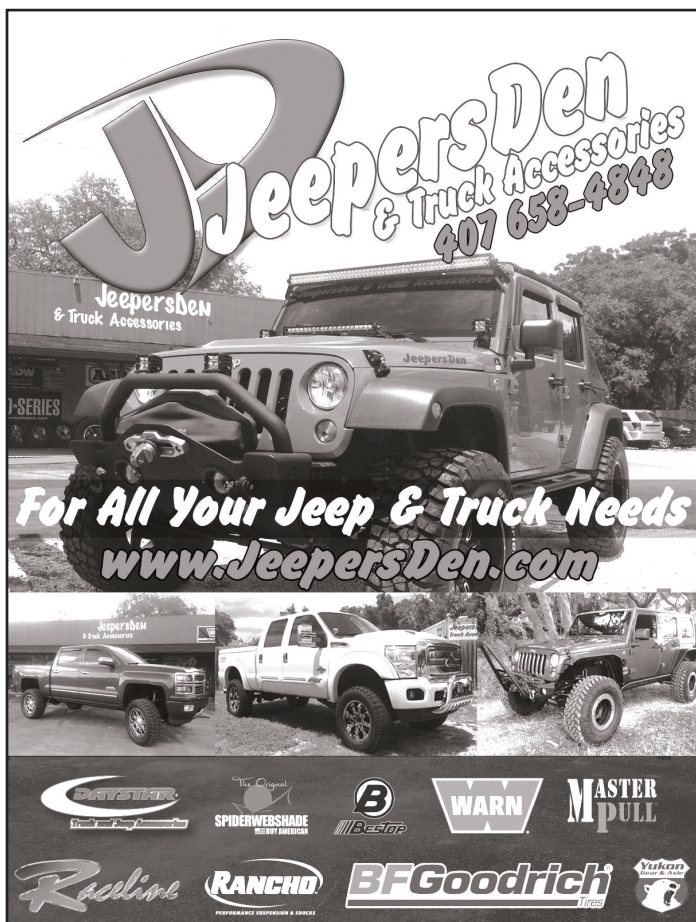
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*Not forsaking the assembling of ourselves together, as the manner of some is; but exhorting one another: and so much the more, as ye see the day approaching. Hebrews 10:25*

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## WEDGEFIELD LINKS

### The ONLY official WHOA website:

WedgefieldHomeowners.com

### Official Facebook:

facebook.com/WedgefieldFLHOA

### Events:

Wedgefieldhomeowners.com/events

### Membership:

WedgefieldHomeowners.com/membership

### Advertisement:

WedgefieldHomeowners.com/wedgefield-advertisements

### Other Payments:

WedgefieldHomeowners.com/other-payments-or-fees

### Join the Neighborhood Watch:

Wedgefieldhomeowners.com/join-the-neighborhood-watch/

### Architectural Control Review List:

Wedgefieldhomeowners.com/arc-review-list/

### Architectural Control Fees:

Wedgefieldhomeowners.com/arc-fees/

### Codes and Covenants:

Wedgefieldhomeowners.com/codes-covenants-declarations/

### Estoppel Letter:

Wedgefieldhomeowners.com/estoppel-letter/

### Active HOA Committees:

Events Chairperson - Lynette Jones

vicepresident@wedgefieldhomeowners.com

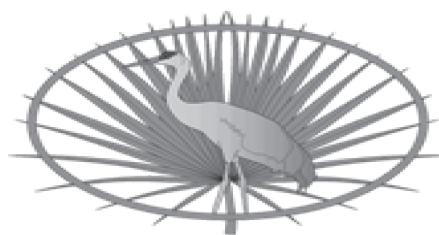
Architectural Review Chairperson - Terry Hoffman

ARC@wedgefieldhomeowners.com

Codes & Covenants Chairperson - Mike Nolan

mnolan@wedgefieldhomeowners.com





# WEDGEFIELD GOLF CLUB

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## WEDGE BAR & GRILLE

Open 7 days a week

**RESTAURANT HOURS:** 11am-8pm    **BAR HOURS:** 11am-Close (varies after 8pm)

facebook.com/WedgefieldGolfClubandRestaurant -OR- wedgefieldhomeowners.com/events  
will show you the entertainment and events happening here all week long...

### BINGO

Mondays @ 6:30pm



**Bring your family and friends!**

A sheet has 3 plays. Games 1&2: 1 sheet/\$1,  
Game 3: 3 sheets/\$5, Games 4&5: 2 sheets/\$3.  
Bonus game: 1 sheet/\$5. Dauber for sale \$3.

### FOOD TRUCKS

**EVERY TUESDAY at the CLUBHOUSE**  
**4:30-7:30pm**

**Clubhouse Bar and Kitchen  
are open.**



## Memberships

**Individual:** \$305.00 per month incl. tax

**Couple:** \$445.00 per month incl. tax

**Family:** \$500.00 per month incl. tax

**Walker:** \$165.00 per month incl. tax

**Includes:** · Preferred Carts and Tee Times

· Green and Cart Fees · Range Balls

· 10% off at The Wedge and ProShop

\$10/round cart fee when walkers want one

Wedgefield Golf Club and The Wedge Bar & Grille

20550 Maxim Parkway, Orlando, FL 32833 Phone: 407-568-2116 www.wedgefieldgolf.net



## Wedgefield Yards of the Month

May is one of the easiest and most fun months to choose yards. The flowers and shrubs are in full bloom, and our hot summers haven't started to stress the landscape. So if you have some extra time, it's a good time to drive around and admire your neighbor's efforts and get ideas.

Our top pick this month is located at :  
19326 Mooregate. (Estates)

There are many colorful groupings throughout this huge yard. You will find pagodas, slate stone, colorful plants, and a sculptured tree that accent the groupings. You will find a weed less, meticulously maintained lawn and a Gardenia tree to die for. This property is a pleasure to view. Drive by and enjoy it for a while so you don't miss a thing. There is so much to see here.

Honorable mentions go to:

1. 19719 Glen Elm Way. (Reserves) Huge Agave with the front street lined in white Crepe Myrtles.
2. 19614 Knight Tale (Reserves) This home is adorned with a multitude of palm trees both front and back.
3. 2721 Village Pine (Reserves) Nicely accented plants throughout. You will find Xzora and roses to bring a splash of color, perfectly complimenting a bright spot in the neighborhood. You will also discover a wishing well if you look closely.
4. 2704 Regency Oak Lane (Reserves) You will find bursts of Fuschia and purple flowers surrounded by tidy landscaping.
5. 2627 Regency Oak Lane (Reserves) Simple setting with

colorful mums and a sitting bench adorning the front walkway.

6. 19238 TimberPine Lane (Reserves) There are fresh new gardens that will mature beautifully. The low fountain brings serenity to the space.

7. 2624 Brompton (Reserves) This is a well thought out landscape design. We can see the time put into this well-maintained property.

8. 19219 Mooregate (Estates) This courtyard home is covered in shade from a large beautiful center tree. There is a large selection of shade plants that surround a massive fountain.

*Pull up a chair with a lemonade to enjoy the beautiful weather we have been having here in the Wedge!*

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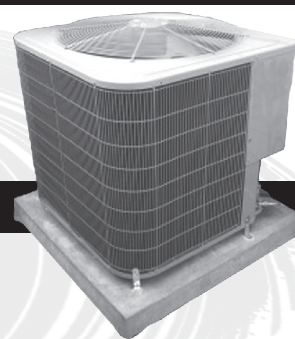
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## Orange County, FL Open Burning Rules

### OPEN BURNING RULES

WHERE THERE'S  
**SMOKE**  
THERE'S AIR  
**POLLUTION**



Residential open burning is restricted in Orange County because it produces smoke that is harmful to our health.



In accordance with county rules, burning the following is restricted:

- Yard waste, tree cuttings, untreated wood and other vegetative debris.
- Household garbage and paper waste, including confidential documents.
- Medications and biological waste.
- Hazardous waste such as mercury-containing materials, plastics, tires and rubber, residual oil, used oil and pesticide containers.
- Construction waste such as asbestos, tar, asphalt, roofing material and treated wood.



For more information on the Orange County Code of Ordinances for Open Burning Regulation – Chapter 15, Article III, Division 3 visit [www.ocfl.net/OpenBurningRules](http://www.ocfl.net/OpenBurningRules).

Environmental Protection Division  
Air Quality Management  
3165 McCrory Place, Ste 200  
Orlando, FL 32803  
407-836-1400 • [EPD@ocfl.net](mailto:EPD@ocfl.net)  
[www.ocfl.net/AIR](http://www.ocfl.net/AIR)



REV. 9/2022

### REGLAS PARA LA QUEMA AL AIRE LIBRE

DONDE HAY  
**HUMO** HAY  
CONTAMINACION  
**DEL AIRE**



La quema residencial al aire libre está restringida en el Condado de Orange porque produce humo que es dañino para nuestra salud.



De acuerdo con las reglas del condado, está restringido quemar lo siguiente:

- Desechos de jardín, recortes de árboles, madera sin tratar y otros desechos vegetales.
- Basura doméstica y residuos de papel, incluyendo los documentos confidenciales.
- Medicamentos y residuos biológicos.
- Residuos peligrosos como materiales que contienen mercurio, plásticos, llantas y caucho, aceite residual, aceite usado y envases de pesticidas.
- Residuos de construcción como asbesto, alquitrán, asfalto, material para techos y madera tratada.



Para obtener más información sobre el Código de Ordenanzas del Condado de Orange para la regulación de la quema al aire libre: Capítulo 15, Artículo III, División 3, visite [www.ocfl.net/OpenBurningRules](http://www.ocfl.net/OpenBurningRules).

División de Protección Ambiental  
Administración de Calidad del Aire  
3165 McCrory Place, Ste 200  
Orlando, FL 32803  
407-836-1400 • [EPD@ocfl.net](mailto:EPD@ocfl.net)  
[www.ocfl.net/AIR](http://www.ocfl.net/AIR)







## PET AND ANIMAL RULES OPEN DISCUSSION, JUNE 15TH

At the monthly Community meeting on June 15<sup>th</sup>, 7PM at 20550 Maxim, we will have open discussion about the pet and animal rules that currently govern all properties in Wedgefield (whether a renter or homeowner, HOA member or not). We encourage you to attend the meeting and join the discussion, which will be used to consider changes.

### PET AND ANIMAL RULES, SELECTED FROM HOA CODES AND COVENANTS:

- ☐ Only dogs, cats, and other generally recognizable household pets may be kept on the Lots.
- ☐ These pets must be reasonable in number.
- ☐ The Association shall have the sole right to designate what types of animals are classified as “household pets” and what is a reasonable number of pets, taking into account the size of the pet owner’s Lot.
- ☐ Dogs shall be on a leash at all times when off the Lot; however, dogs may be off leash when in a fenced and secured yard.
- ☐ Pet owners must clear and remove any fecal deposits made by their pets from any and all areas.
- ☐ Breeding of animals for commercial purposes is prohibited.
- ☐ Horses are allowed in the Estates area only. One horse is permitted for the first two contiguous acres and one horse per acre thereafter.
- ☐ A homeowner can apply for an HOA variance for animals outside of these rules.

### Common issues seen currently:

1. Too many horses for the lot size, and too many dogs for one property.
2. Chickens, without both an HOA variance and an Orange County permit (see below).
3. Roosters – not allowed by Deed restrictions or by the Orange County permit rules.
4. Animal businesses – violate our residential zoning and animal type/quantity rules.
5. Breeding of animals – violates our residential zoning and animal quantity rules.
6. Animals on vacant lots – animals must be on a lot with a single family residence.
7. Animals other than dogs, cats, and horses on lots, without an HOA variance in place.

**Here are 3 County chicken rules; see all by Googling “ocfl municode 2021-34”:**

**Q: Based on the Ordinance, what are the basic criteria for having residential backyard chickens?**

**A:** The basic criteria laid out in the Ordinance include: \$57 permit required; up to four (4) chickens for personal egg consumption; no sales of any kind allowed; no roosters or other poultry allowed; no onsite breeding, slaughtering or consumption of chickens; proof of training required from UF/IFAS Extension Orange County; coop and pen standards required; and care and keeping standards required.

**Q: Does the Ordinance override private covenants and restrictions, such as within HOAs or PDs?**

**A:** No. You must comply with the private covenants and restrictions of HOAs and Planned Developments.

**Q: What if I am a renter?** **A:** At this time, the permit is available to owner-occupied residences on properly zoned properties only. No renters are permitted to have backyard chickens.





## Real Estate AVERAGES for Wedgefield (City/Reserve/Estates) as of 4/30/23

Compiled from Stellar MLS data by Kelly Hoffman, FL REALTOR®, EXIT Real Estate Results



HOMES, on 1 Acre+	# Sales	Avg: Sold \$	Price/SF	Days to Contract	Days to Close	Heated SF
April 1-30, 2022	4	\$592,257	\$231	42	95	2,545
March 1-31, 2023	13	\$650,945	\$247	60	90	2,678
April 1-30, 2023	5	\$599,053	\$253	13	92	2,372
HOMES, under 1 Acre	# Sales	Avg: Sold \$	Price/SF	Days to Contract	Days to Close	Heated SF
April 1-30, 2022	9	\$426,726	\$200	11	63	2,164
March 1-31, 2023	7	\$426,714	\$203	73	104	2,119
April 1-30, 2023	10	\$418,390	\$198	70	121	2,148
LAND ONLY	# Sales	Avg: Sold \$	Price/SF	Days to Contract	Days to Close	Lot Size SF
April 1-30, 2022	10	\$109,980	\$2.43	22	50	57,265 (1.32A)
March 1-31, 2023	7	\$118,371	\$2.14	146	183	56,533 (1.30A)
April 1-30, 2023	6	\$126,167	\$1.87	61	88	70,269 (1.61A)

Wedgefield values remain high, an advantage if you are thinking of selling. If you have questions about this data, need help buying, selling or investing in real estate, or have considered a REALTOR® career, I am happy to provide more information.

Kelly Hoffman, EXIT Real Estate Results, 260-450-6765 (8AM-10PM, text or call) -OR- Kellyworksforyou@gmail.com

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# Fathers Day

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M C K H W U Y O L A I C E P S L  
E N X C Z G Q V I D N I K N T J  
R I G Y K O R E H A R D G G O X  
N H N F R E V E T S E B P R F H  
S Y U D R E K N A B S R O A U V  
X N I J M S G R Y R M T H H N A  
D D A D D Y K Y S J A I D D N I  
H Z H T B C L X E U R C G O Y H  
L U J Z U A A I Q C T N E R A P  
S S S J D F W R M P R O T E C T  
T M K W T R V U I A B C T K F I  
T D Z B I Q X Y V N F R A F W V  
T U S T R O N G C Y G Z P R S Y  
Z I C O O Y T E Z T F I G R D O

BANKER  
BEST EVER  
CARD  
CARING  
DAD  
DADDY  
FAMILY  
FUN  
FUNNY  
GIFT  
GRANDPA  
HERO  
HONEST  
KIND  
LOVE  
PARENT  
PROTECT  
SMART  
SPECIAL  
STRONG

EASY SUDOKU

	7		2	6			4	
2	6		3		9			7
1	8						3	
		6	4			7		9
9		5				8		3
7		8			1	4		
	5						7	4
8			1		6		9	5
	9			7	3		6	

MEDIUM SUDOKU

2					3		7	9
	8					1		
9			2		6			8
				9		7		
	6	8				9	4	
		9		5				
5			4		2			3
		4					9	
8	3		1					4

*Sudoku puzzles are provided with permission by [www.sudokuoftheday.com](http://www.sudokuoftheday.com) – visit them and get a new Sudoku every day!*

# Neighborhood Services Directory

One free listing is available to paid WHOA members and affiliate members only.

Categories and listings are arranged alphabetically by the first letter.

## Accountant & Quickbooks Services

Donnalyn Ginther MBA/CFO 407-415-8724

## Accountant & Tax Services

Karen Locke Inc. 407-701-6400

## Air Conditioning & Heating

Air Evolution 407-256-2357

BP Heating & Air 407-929-5408

## Automotive Repairs

Jeepers Den 407-658-4848

## Automotive & Truck Accessories

Pete Baker 407-765-6181

## Baby Sitting/Child Care

Helen Barger 407-375-9790

## Gutters

C2U Gutters, Inc 407-262-1639

## Home Builders

Rob Goderis & Sons 407-758-3824

## Home Inspection/Wind Mitigation

Deborah Siebern 407-435-5155

## Home Repair/Remodeling

Steve Bashore 321-439-8079

Superior Property Services 407-221-9455

## Insurance Health/Life

Tom Walyus 407-766-4780

Tommy Walyus 407-716-9771

## Irrigation/Sprinklers

Swinehart Irrigation 407-484-0309

## Land Clearing/Site Work/Drainage

A. J. Montclair, Inc. 315-374-2199

S.A. Smith Enviro 407-466-0192

## Lawn Service

Quick Clean Cuts-Cameron 407-232-1339

Quick Clean Cuts-David 407-232-1337

Sgambati Lawn Service 321-356-0629

## Mortgage Services

MPIRE Financial 352-223-0712

Regions-Angela Koelling 321-225-5460

## Music Lessons

Tiwari (Guitar, Piano, Voice) 321-438-4876

## Notary Services

Bev Werner 407-821-0950

Phil Unser 407-679-6644

Tracy Freeman 352-223-0712

## OCSO Citizens on Patrol

Victor Alzona 407-536-9852

## Pet Grooming

Kiki's Grooming Services LLC 689-407-6175

## Pet Sitting

Skip Vesce 407-568-7818

## Pressure Washing

Professional Screening 407-453-2081

Waterworks Ext. Cleaning 407-376-9526

## Property Management

Dallas Wittish 561-756-0244

## Real Estate

Brandi Tropf 407-616-1444

Britney Hastings 407-516-1479

Christine David 407-924-4011

Dallas Wittish 561-756-0244

Kelly Hoffman 260-450-6765

Terry Reynolds 407-466-4147

Tina M Christensen 321-514-2165

Tom Minter 407-970-7038

## Roofing Contractors

Hastings Roofing Service 407-516-1374

Nash Construction Inc. 321-201-4300

## Scentsy Products

Gayle Mueller 816-263-0338

## Screen & Gutter Service/Repair

Professional Screening 407-453-2081

## Sports/Coaching/Lessons

CoachCindySoftball.com 407-492-5028

## Swimming Pool Service

Bahama Blue Pool Service 407-435-5160

Cardinal Pool Services 407-493-1283

VIP Pool Service & Repairs 407-929-0071

## Video Transfer/Duplication

Wright DVD Solutions 407-568-2618

## Water Systems and Treatment

Frey Water Systems - Rico 407-947-5259

## Wedgefield Market

Renee' Cesarano 407-697-5417

The Neighborhood Services Directory is only available to active/paid WHOA members.

Area businesses can purchase affiliated memberships for the same \$50/year cost as WHOA resident members. Membership can be purchased at: [wedgefieldhomeowners.com/membership/](http://wedgefieldhomeowners.com/membership/)

One listing is included with a paid WHOA membership, and an additional directory listing can be purchased for \$25 (if space is available) at: [wedgefieldhomeowners.com/additional-directory-listing/](http://wedgefieldhomeowners.com/additional-directory-listing/)

If you would like to be added to this directory and your WHOA membership dues are current, please contact:  
Denise Grage, WHOA Director  
[membership@wedgefieldhomeowners.com](mailto:membership@wedgefieldhomeowners.com)

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**Wedgefield resident for over 30 years**