

Wedgefield Community News

July
2023

Sponsored by the Wedgefield Homeowners Association | Wedgefield - A Deed Restricted Community



Congratulations to the June Community Meeting winners:

Joe McCloskey, \$42 cash, 50/50 raffle

Connie and Dennis Devries, \$25 Publix 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!

Architectural Review Late Fee “Holiday” through September 1, 2023

No ACC review? See page 7 and 18 for ACC info and your opportunity to avoid late fees

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 Pkwy) or
- 2) Watch on a Facebook live-stream from facebook.com/WedgefieldFLHOA or
- 3) Watch the recording at facebook.com/WedgefieldFLHOA after the meeting conclusion

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
Members add free to the event calendar by emailing president@wedgefieldhomeowners.com.

Not a member? See Page 2 to join for only \$50/calendar year.

Additional Board member selection postponed

The additional Board member selection that was planned for June 1 was postponed, so no announcement was made at the June 15th meeting. Those who have expressed interest already will be contacted once General Meeting amendment discussions conclude in the coming months, which has taken more time than anticipated.

Anyone who is interested in the open position can send a bio to candidates@wedgefieldhomeowners.com, to be included when candidate meetings resume.

Newsletter Features

ACC Review Fees.....	Page 7	Puzzle Fun.....	Page 22
Did You Know?.....	Page 3	Real Estate Stats.....	Page 19
Firewise.....	Page 17	Wedgefield Golf Club.....	Page 15
Garden Club.....	Page 16	Wedgefield Market.....	Page 10
Insurance News & Views..	Page 5	WHOA Financial Report...	Page 14
Neighborhood Directory ...	Page 23	WHOA/Membership info...	Page 2
Neighborhood Watch.....	Page 9	WHOA ACC Discussion ...	Page 18

NEXT COMMUNITY MEETING

July 20th at 7 PM (Clubhouse - 20550 Maxim Pkwy) Topic/Q&A: Architectural Review

2023 BOARD OF DIRECTORS

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

thoffman@wedgefieldhomeowners.com

Tom Walyus, Director

twalyus@wedgefieldhomeowners.com

Tracee Garbutt, Director

tgarbutt@wedgefieldhomeowners.com

ADVERTISEMENT RATES

Effective November 1st, 2022

Ad Size	Monthly	Quarterly
Business Card (3 1/8" W x 1 3/4" H)	\$40.00	\$108.00
1/4 Page (3 5/8" W x 4 1/2" H)	\$85.00	\$229.00
1/2 Page (7 1/2" W x 4 1/2" H)	\$155.00	\$418.50
3/4 Page (7 1/2" W x 6 1/2" H)	\$210.00	\$567.00
Full Page (7 1/2" W x 9 1/2" H)	\$260.00	\$705.00

Advertisement Payment Methods

Online at: wedgefieldhomeowners.com/wedgefield-advertisements

Mailed to: Wedgefield Homeowners Association
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 printer-ready art available in the sizes you wish to produce.

All advertising requests should be directed to:

Denise Grage at dgrage@wedgefieldhomeowners.com

Wedgefield Homeowners Association 2023 Membership Application

\$50.00 per calendar year

Name _____

Address _____

City, State, Zip Code _____

Phone Number _____

Email Address _____

Registration Methods

Online at: wedgefieldhomeowners.com/membership

Completed form & check mailed to:

Wedgefield Homeowners Association
PO Box 905, Christmas, FL 32709

Membership: \$50.00

\$ _____

Additional Directory
(if applicable): \$25.00

\$ _____

Entrance Fund (Optional):

\$ _____

2023 WEDGEFIELD HOA GENERAL MEMBERSHIP MEETING SCHEDULE

Located at the Wedgefield Clubhouse

July 20th, 2023

October 19th, 2023

August 17th, 2023

November 16th, 2023

September 21st, 2023

December 21st, 2023

Community Calendar: wedgefieldhomeowners.com/events

Official Website: wedgefieldhomeowners.com

Official Facebook: facebook.com/WedgefieldFLHOA

Emergencies: 911

Suspicious Activity: (407) 836-4357, then (407) 679-6644

Parking Complaints: 311 or (407) 836-0800 or Suggestion Box*

Other Code/Zoning Issues: 311 or Suggestion Box*

Other Items: Email Board Members (see above, left)

**Located in Clubhouse Lobby, Above Rack (20550 Maxim Pkwy)*

Wedgefield HOA Information - Did You Know?

The Restrictive Covenants for Wedgefield were established **60 years ago** by the original Developer, designating a Deed Restricted Community.

- The Developer made periodic revisions and amendments to the Restrictive Covenants in 1971 and 1985.
- The Wedgefield Homeowners Association (WHOA) was established **35 years ago** as a Not-For-Profit Corporation in June, 1987.
- The developer “appointed” certain covenant enforcement and architectural control rights, privileges and obligations to WHOA.
- The currently effective deed restrictions were filed with Orange County in December 2002 (**more than 20 years ago**).
- Under the original (and current) WHOA Bylaws, membership is voluntary, but adherence to the deed restrictions is mandatory for all properties in the City and Estates areas of Wedgefield.
- The WHOA Board has the right to propose revisions to the Restrictive Covenants or Bylaws which require approval of the WHOA Members.
- Under the Bylaws, only Members of the WHOA are authorized to vote.
- The WHOA Board has the authority to allow certain variances to the Restrictions.
- There are 4 different HOAs within Wedgefield (Wedgefield Homeowners Assn. [WHOA], Reserve, Townhomes [Maxim], and Villas [Albion]), so it is important that when issues are discussed, that the HOA involved is clarified.
- Renters can join the WHOA, and also be voting members, but only *instead* of the owner(s). For a vote with both renters and owners present, owners will vote.
- A membership in the WHOA includes up to 2 voting household members.
- Memberships are \$50/calendar year, and are only available through 10/1/23.
- Applications received by mail after 10/1/23 will be contacted about a return of payment or processing with the knowledge that it is valid only through 12/31/23.

The WHOA Board is considering proposed amendments to the 2002 Restrictive Covenants to establish more objective criteria by which the Board can authorize variances to certain restrictions. The intent of the amendments is to avoid future subjectivity and to promote a more objective enforcement of the deed restrictions.

The WHOA will be holding a series of meetings to enable ALL OWNERS to provide their input, voice concerns, and suggest improvements. However, it is important to understand that the Bylaws will continue to be in effect, and as such, only Members of the WHOA will have voting privileges on these proposed revisions. It is the Board's sincere desire that membership in the WHOA will grow so that we can maximize the number of owners able to vote on these revisions and the best interests of our great community can be served.



M E D I C A R E

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**
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M E D I C A R E

**NEWS AND VIEWS ON HEALTH & LIFE INSURANCE – JULY 2023****1. WHAT IS RSV?**

- a.** Respiratory Syncytial Virus or RSV, causes mild, cold-like symptoms. Most people recover in a week or two. RSV can be serious for infants and older adults. This highly contagious virus is the most common cause of pneumonia and bronchitis.
- b.** Older adults and anyone with compromised immunity should consult their PCP about receiving pneumonia vaccination.

2. IS THERE A VACCINE FOR CANCER?

- a.** mRNA vaccines are customized specifically for individual patients. These vaccines work by teaching the body how to identify and fight microbes. Cancer is an internal process where the immune system struggles to differentiate between healthy cells and cancer cells. mRNA vaccines teach the immune cells how to spot proteins present in cancer cells. When the immune system can quickly identify the rogue cells, they can be destroyed leaving healthy cells intact. mRNA vaccines offer clear advantages in cancer treatment including good over all tolerability.
- b.** One in eight females will develop breast cancer in their lifetime. One in eight males will develop prostate cancer. If there is a bloodline family history of breast or prostate cancer it is advisable to start as early as age 40 in screening for tumors. If people are now living longer into their 90's and 100's, many doctors now recommend continuing screening for cancer into the 90's. Do not let a MD tell you that it is not necessary to continue screening if you are in your 70's. The high performing insurance companies will authorize screening for cancer for older people. Beware of the insurance companies that tell your doctor they will not pay for cancer screening because of age in older adults.

3. OPEN ENROLLMENT FOR HEALTH INSURANCE.

- a.** Under 65 individuals can be written 12 months a year. Consult an experienced agent for assistance.
- b.** Medicare AEP starts 10/15 to 12/07 with an effective date of 01/01/2024.
- c.** There is a FEMA SEP that can permit enrollment. Consult with an experienced agent for assistance.

4. FOREIGN TRAVEL INSURANCE.

- a.** There is a difference between major medical foreign travel insurance and an indemnity foreign travel insurance.
- b.** Read the exclusions carefully. Some insurance carriers exclude coverage for acts of terrorism, war or destination.
- c.** Consult with an experienced health agent for guidance on how to buy foreign travel major medical insurance.
- d.** Your Medicare, Individual, and Group insurance is not intended to provide coverage outside of the US which is why foreign travel insurance was created.

A complimentary consultation on matters of Medicare, Health, and Life Insurance is available:
Thomas Walyus, Licensed Health, and Life Agent. 407-766-4780. twalyus@murrayins.net.
Tommy Walyus, Licensed Health, and Life Agent. 407716-9771. tjwalyus@murrayins.net.



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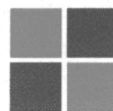
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- Domestic Violence
- Guardian Ad Litem
- Estate Planning
- Last Will & Testament
- Power of Attorney

Se Habla Español

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-Former Client



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YentzerCo@gmail.com



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Christmas, FL 32709

Architectural Review Requirements and Fees

Including, but not limited to

New Homes; Additions; Improvements; Garages & Carports; Sheds, Barns, & Accessory Buildings; Pools & Enclosures; Fences & Gates; Driveway Extensions; Gazebos & Pavilions; Solar Panels;

Wedgefield is a “DEED RESTRICTED” Community. All residents, whether Wedgefield Homeowners Association (WHOA) Members or not, are subject to the Deed Restrictions. The WHOA is responsible for enforcing the Deed Restrictions within the Wedgefield Community, including review and approval of any new Structure by the Architectural Control Committee. The WHOA area of responsibility is the “City Area” and the “Estates Area”. The “Reserve” has its own deed restrictions.

WHOA Plan Approval PRIOR TO Construction is MANDATORY

Plans shall be submitted for approval by the WHOA Architectural Control Committee (ACC) **prior** to commencement of construction. Approval by the WHOA in no way relieves the applicant of any other approval requirements of the Ranger Drainage District or Orange County Building Department. The current ACC review Fee Schedule is provided below.

<u>Structure Type</u>	<u>Standard Review Fee</u>	<u>Late Review Fee*</u>
New Homes	\$300	\$1,200
Additions / Major Improvements	\$125	\$500
Garages / Carports	\$100	\$400
Sheds ≤ 144 sf	\$60	\$120
Sheds > 144 sf, Barns & Accessory Bldgs.	\$100	\$400
Pools / Enclosures	\$100	\$400
Fences / Gates	\$60	\$120
Driveways / Driveway Extensions	\$60	\$240
Gazebos / Pavilions	\$60	\$240
Solar Panels	\$30	\$120

* Late Review Fees shall apply if work commences or is completed prior to owner obtaining necessary WHOA approval

* Late Review Fees suspended until September 1, 2023

* Architectural Review is not required for replacements in kind (i.e., identical fence replacements, reroofing, identical sheds).

A copy of the current Restrictive Covenants is available on the WHOA website at: wedgefieldhomeowners.com/codes-covenants-declarations. The ACC Review Checklist and instructions for review submittals can also be found on the WHOA website using the “Architectural Review” menu.

ACC Review submittals, including the WHOA Architectural Review checklist, surveys, plans and specifications can be submitted via email to acc@wedgefieldhomeowners.com. These materials can alternatively be mailed to the WHOA at the above listed PO Box. Payment of review fees can be made by check to the WHOA mailed to the above listed PO Box. The ACC will initiate review once the applicable fees are paid in full.

(Effective July 2023)



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Wedgefield Resident



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During the month of MAY to the present date of JUNE 10, 2023 based on Orange County Sheriff's crime statistics and individual reports not yet reflected in the statistics there was ONE Auto burglary on MAXIM PKY and ONE Residential burglary on STARRY. I did not get a call on either so I have no additional information.

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

Have you ever forgotten to close your garage door and forgot to check it and beep your cars security system before going to bed? A solution to this memory failure is a GOOD NEIGHBOR - one who has your phone number and one that you have asked to call when you forget.

Remember the best crime device known to man or woman is a GOOD NEIGHBOR and that is one who knows who to call when things do not look right. Do your neighbors know your phone number and do you

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

know theirs? Lets everyone be a GOOD NEIGHBOR.

AGAIN SPECIAL THANKS to Denise Grage our NHW Facebook Coordinator for keeping our NHW Facebook page neighborly. Now let us be good neighbors and make the 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



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This July we are supporting our Wedgefield Teachers at the

Wedgefield Market

So don't forget to bring your donations to the July Market, and help prepare the teachers for Armageddon uh, I mean, August.

We try to bring the best to our Wedgefield neighbors and surrounding area and are always looking for Farm Fresh items! We appreciate your support of our local small business'!

Currently, this is just SOME of our homemade farm fresh items:

Homemade bagels, loaves, Focaccia, and cinnamon rolls.

Almonds, pecans, and mixed nuts.

Teas, flavored Olive Oils, Local Raw Honey, Farm Fresh Eggs.

Fruit Trees, and Peach, Strawberry, and Old Fashioned Lemonade.

Special Notice...

White Rose Farms Oviedo is excited to be coming back to the Wedgefield Market July 8th!

They will be offering their premium selection of fresh seafood and a 10% discount on all seafood in July.

SAVE THESE DATES:

-July 8th Keep Cool for Summer and Support/Supply Drive for Teachers


-October 14th Pooch Parade


-November 11th Wedgefield Fall Festival

-December 9th Christmas Extravaganza



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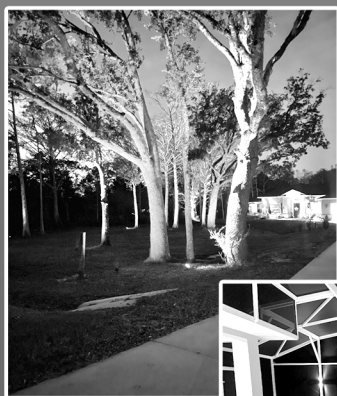


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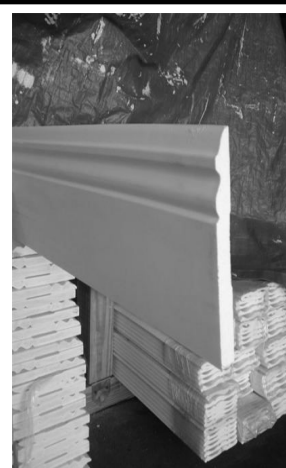
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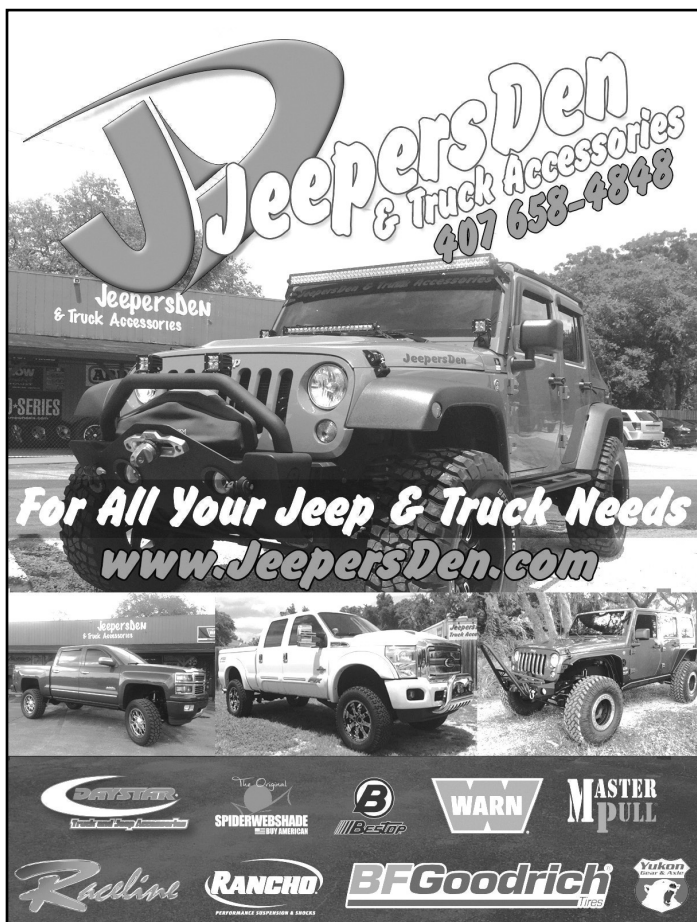
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Not forsaking the assembling of ourselves together, as the manner of some is; but exhorting one another: and so much the more, as ye see the day approaching. Hebrews 10:25

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2023 Membership-Related Income Statement
Cash basis, YTD through May 31, 2023
Prepared by Bev Werner, Treasurer

Membership Fees collected in 2023 (171)	\$8,550.00
2023 Memberships paid in 2022 (17)	\$850.00

May YTD Expenses

Newsletter Expenses	\$21,461.08
Less Advertising Revenue Offset	(\$17,375.00)
Net Newsletter Expenses	\$4,086.08
Acctg, Fees, Office Supplies, Licenses	\$2,819.95
Website Hosting, Domain Fees, Design	\$1,514.11
Front Entrance Maint, Repairs, Utilities	\$923.27
Event Expense/(Income)	(\$132.55)

Total YTD through May Expenses \$9,210.86

Surplus through May **\$189.14**

Projected June-Dec Expenses

Newsletter Expenses	\$28,700.00
Less Advertising Revenue Offset	(\$18,200.00)
Net Newsletter Expenses	\$10,500.00
Acctg, Fees, Office Supplies, Licenses	\$1,900.00
Website Hosting, Domain Fees, Design	\$1,750.00
Front Entrance Maint, Repairs, Utilities	\$1,435.00
Events (self-funding with sponsors)	\$0.00
Insurance (mandatory)	\$9,000.00

Total Projected Expenses \$24,585.00

Projected Year-End Shortfall (\$24,395.86)

Goal: Memberships cover the above expenses

\$50 Memberships needed to cover short-fall 490

490 + current 188=678

678/2800 homes = **24% Target** to break even

2023 Estoppel and ACC (Income less Expenses)	\$2,227.00
--	------------

Entrance/Median Fund Balance (2021-2023)	\$2,450.00
Pledged for recent improvements	(\$2,000.00)
Projected Entrance Fund Balance	\$450.00



WEDGEFIELD GOLF CLUB

WEDGE BAR & GRILLE INFORMATION

RESTAURANT HOURS: M 4P-9P, T 4P-8P, W/TH/SA 11A-8P, F 11A-9P, SU 8A-4P (Brunch menu 8A-Noon)

BAR HOURS: Open restaurant hours, and later based on customer business levels

Entertainment every Friday 8-11PM

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.

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Walker: \$165.00 per month incl. tax

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· Green and Cart Fees · Range Balls

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\$10/round cart fee when walkers want one

Wedgefield Golf Club and The Wedge Bar & Grille

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Phone: 407-568-2116 www.wedgefieldgolf.net



Wedgefield Yards of the Month

- 18943 Tunbridge: Neatly maintained, a plus to the yard.
 18809 Tunbridge: Beautiful palms, lots of attractive vegetation.
 18408 Starry: Greenery accents the house, variety of palms.
 18852 Starry: Orange and yellow flowering plants add summer colors.
 6048 Dolphin: Beautiful trees, nice accents to yard.
 18601 Sabal: Lovely vegetation and trees around home.
 5516 Edgerton: Magnolia tree, yard presented well.
 18526 Robertson: Mature tree, pretty flowers at front gates a welcome sight.
 18938 Overton: Palm trees, well organized plantings in front.

Those listed above are only a few of the gorgeous properties in Wedgefield. We thank everyone for the hard work it's taken to keep our community one-of-a-kind.

- Wedgefield Garden Club

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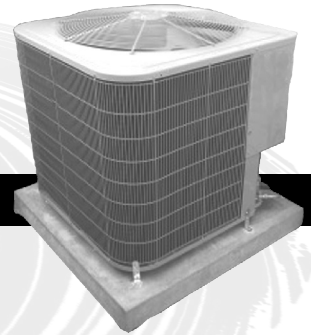
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Firewise.org



"Saving Lives and Property from Wildfire"

Join us at the next Wedgefield Firewise Meeting:

July 11th, 2PM RDD office (19950 Nugent St)

Search Facebook for our "**Wedgefield Firewise Information**" Page
or our "**Wedgefield Firewise**" Private Group

Protect Your Home and Property

Communities face special problems when homes are built in or adjacent to forests or wildlands. In their quest to live close to nature, homeowners sometimes overlook the reality that nearby wildlands can catch fire and burn.

The Florida FIREWISE Communities program seeks to reduce the loss of homes that are located in what is called the wildland/urban interface. The FIREWISE Communities program doesn't try to discourage people from building in the wildland/urban interface. Instead, its goal is to teach people how to plan, build and maintain homes so that the home can survive a wildfire without the intervention of a fire department.

There are a number of things that homeowners can do to substantially increase the chances that their home will survive a wildfire. Most importantly, homeowners must become partners with fire-protection agencies and assume a greater role in creating and maintaining a defensible home site.

Tips for homeowners to help protect their home from wildfire:

- Create a "defensible space" of at least 30 feet around their house. Within this area, grass should be mowed regularly and widely spaced plants with high moisture content should be given priority.
- Prune tree limbs within the defensible space to a height of 15 feet so lower limbs will not become ladder fuels that can carry a fire to the roof or soffits.
- Keep the roof and gutters free of accumulated leaves so the roof cannot be set afire by firebrands or embers carried by the wind.
- Keep a shovel, rake and ladder in a readily accessible location, and 50 to 100 feet of garden hose attached to an outside faucet.
- Make sure the home address is clearly visible at the street or read on a non-combustible sign so firefighters can quickly find the home in an emergency.
- Keep tree limbs at least 15 feet away from chimney outlets.
- Replace wood shingle or wood shake roofs with fire-retardant shingles, metal or tile roofs.

For more information about protecting your home from wildfire, call your local Florida Division of Forestry office.



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Community Picnic
is Coming Soon!

Watch for it at:

wedgefieldhomeowners.com/events



ARCHITECTURAL REVIEW DISCUSSION JULY 20TH 2023

At the monthly Community meeting on July 20, at 7:00PM to be held at 20550 Maxim Pkwy, we will have open discussion about the Architectural Review and Approval process and rules that currently apply to the Wedgefield Properties (whether a renter or homeowner, HOA member or not). All are encouraged to attend.

ARCHITECTURAL REVIEW HIGHLIGHTS:

- ☐ Wedgefield WHOA Architectural Control Committee = ACC
- ☐ No improvement or structure of any kind is to be erected, placed, altered, modified or changed on any portion of the Properties without the prior written approval of the ACC.
- ☐ Structures include, but are not limited to, new homes, home additions, accessory buildings, barns, sheds, fences, pools and enclosures, solar panels, driveways and walks, and gazebos.
- ☐ In order to seek ACC approval, a complete set of plans and specifications need to be submitted to the ACC for its review and approval **prior to starting construction.**
- ☐ There are fees for Architectural Review and escalated fees for projects initiated or completed prior to ACC approval (see page 7 of this Newsletter).

GENERAL INFORMATION:

- ☐ The ACC review and approval process is intended primarily to protect the interest of the community in general, and the Property Owners.
- ☐ The WHOA, upon written request, can issue an Estoppel Certificate verifying that any ACC review fees and penalty fees, if applicable, have been paid prior to title transfer. This applies mostly at the time of sale of the Property. The Estoppel Certificate will not be issued until all outstanding Architectural Review fees and late review fees, if applicable, have been paid.
- ☐ The WHOA has and will continue to develop algorithms, using existing OC Building Department databases, coordination with RDD, and with roadside visual surveillance, to identify any structures erected on the Properties prior to or without the required ACC approval. The WHOA Board has the right and obligation to resolve these situations.
- ☐ Orange County (OC) or Ranger Drainage District (RDD) permits do not constitute approval by the ACC. Likewise, approval by the ACC does not relieve the Owner from obtaining required OC and RDD authorizations.
- ☐ Replacement "In-Kind" projects do not require ACC approval (i.e., replacement of roofing, fencing, or a weathered shed with "like" materials and size); Please contact the ACC at acc@wedgefieldhomeowners.com if you are in doubt whether ACC review is required. In order to obtain the approval, a complete set of plans and specifications needs to be submitted to the ACC for its review and approval prior to starting construction.
- ☐ The current and applicable Restrictive Covenants for Wedgefield include a "No Implied Waiver" clause that basically means that the WHOA can exercise its authority to impose ACC review fees and late review fees as applicable regardless of the timing of the subject structure's construction.



Real Estate AVERAGES for Wedgefield (City/Reserve/Estates) as of 5/31/23

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
May 1-31, 2022	9	\$734,211	\$239	10	52	3,099
April 1-30, 2023	5	\$599,053	\$253	13	92	2,372
May 1-31, 2023	10	\$636,637	\$265	67	152	2,482
HOMES, under 1 Acre	# Sales	Avg: Sold \$	Price/SF	Days to Contract	Days to Close	Heated SF
May 1-31, 2022	11	\$404,182	\$225	20	57	1,881
April 1-30, 2023	10	\$418,390	\$198	70	121	2,148
May 1-31, 2023	7	\$402,797	\$219	40	69	1,867
LAND ONLY	# Sales	Avg: Sold \$	Price/SF	Days to Contract	Days to Close	Lot Size SF
May 1-31, 2022	15	\$104,667	\$1.75	47	76	56,355 (1.29A)
April 1-30, 2023	6	\$126,167	\$1.87	61	88	70,269 (1.61A)
May 1-31, 2023	11	\$156,143	\$2.01	76	116	88,162 (2.02A)

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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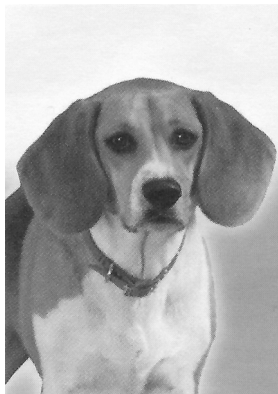
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MEDIUM SUDOKU

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Sudoku puzzles are provided with permission by 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 Towing & Repairs

R.O. Towing Service (407) 568-6500

Automotive & Truck Accessories

Pete Baker (407) 765-6181

Baby Sitting/Child Care

Helen Barger (407) 375-9790

Family Law Services

Bonilla Law (407) 436-9443

Gutters

C2U Gutters, Inc (321) 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

The Home Design Center (407) 807-1328

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

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/

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/

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

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Wedgefield resident for over 30 years