



## ANNOUNCEMENTS

### Two Important Voting Dates are Confirmed!

**11/9/23:** Member voting day for HOA Bylaw and Declaration Amendments

**12/14/23:** HOA Annual Membership Meeting and Board Elections

See Page 11 of this Newsletter for more info about both votes

[Note: The 12/14/23 deviates from our normal "3<sup>rd</sup> Thursday", to not be too close to the Holidays]

### No-charge Animal Variances are Available Now!

You spoke, and we listened! **Animal variance forms** are now available for those homeowners and renters who have outside animals *other than dogs and cats (and a limited number of horses in the estates)*, which are already allowed in the deed restrictions. These variances will be processed initially with no payments due as requested at a recent meeting, and homeowners and renters are encouraged to get their forms filed by October 1. Forms can be found at [wedgefieldhomeowners.com/animalvariances](http://wedgefieldhomeowners.com/animalvariances). Additional forms are coming, to address homeowner needs not covered by these first four forms: Poultry in the City, Poultry in the Estates, Equine in the Estates, and Goats/Sheep in the Estates.

### Animal Variance Committee Members Needed

There are spots available on the animal variance committee if interested. You must be a member in good standing to be on a committee. Please contact [codeenf@wedgefieldhomeowners.com](mailto:codeenf@wedgefieldhomeowners.com) for animal variance interest.

### Congratulations to the July and August Community Meeting winners:

**July: Melinda Smith**, \$35 cash, 50/50 raffle (which she donated back to the Entrance fund)

**July: Nancy Gavin**, \$25 Olive Garden Gift Card, member-in-attendance gift card giveaway

**August: Rob Werner**, \$27 cash 50/50 raffle (which he donated back to the Event fund)

**August: Judy Miller**, \$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!

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## NEXT MEMBERSHIP MEETING

**September 21<sup>st</sup> at 7 PM (Clubhouse - 20550 Maxim Pkwy)    Topic: TBD**

## 2023 BOARD OF DIRECTORS

Preferred contact is by email as it is more easily documented and forwarded than phone calls. **There are no HOA-handled "emergencies"; those should be directed to 911.**

**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**

**Helen Barger, Director**

**Mike Nolan, Director**

**Rob Werner, Director**

**Terry Hoffman, Director**

**Tom Walyus, Director**

**Tracee Garbutt, Director**

**Additional Board Email Contacts:**

ACC@wedgefieldhomeowners.com

codeenf@wedgefieldhomeowners.com

vote@wedgefieldhomeowners.com

candidates@wedgefieldhomeowners.com

**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)

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

**Community Calendar:** [wedgefieldhomeowners.com/events](http://wedgefieldhomeowners.com/events)

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

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

## 2023 WEDGEFIELD HOA GENERAL MEMBERSHIP MEETING SCHEDULE

*Located at the Wedgefield Clubhouse, 7 PM*

September 21<sup>st</sup>, 2023

October 19<sup>th</sup>, 2023

November 9<sup>th</sup>, 2023\*

November 16<sup>th</sup>, 2023

December 14<sup>th</sup>, 2023

*\*Special Vote Meeting, 5-9 PM*

## Wedgefield Homeowners Association

### 2023 Membership Application

*\$50.00 per calendar year*

\_\_\_\_\_  
Name of Voting Member

\_\_\_\_\_  
Address

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

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

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

#### Registration Methods

Online at: [wedgefieldhomeowners.com/membership](http://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): \$ \_\_\_\_\_

Newsletter Fund (Optional): \$ \_\_\_\_\_

Event Fund (Optional): \$ \_\_\_\_\_

## ADVERTISEMENT RATES

*Effective October 1<sup>st</sup>, 2023*

**NEW! 2024 Ad Rotation** - each quarter, ads will rotate from back to front, front to middle, and middle to back to balance exposure.

Ad Size	Quarterly*
Business Card (3 1/8" W x 1 3/4" H)	\$129.00
1/4 Page (3 5/8" W x 4 1/2" H)	\$273.00
1/2 Page (7 1/2" W x 4 1/2" H)	\$501.00
3/4 Page (7 1/2" W x 6 1/2" H)	\$663.00
Full Page (7 1/2" W x 9 1/2" H)	\$846.00

*\*Ads run standard calendar quarters (Q1-Q4)*

#### Advertisement Payment Methods

Online at: [wedgefieldhomeowners.com/other-payments-or-fees](http://wedgefieldhomeowners.com/other-payments-or-fees)

Mailed to: Wedgefield Homeowners Association

PO Box 905, Christmas, FL 32709

*All ads must be received and paid for by the 10<sup>th</sup> of the month before the quarter the ad will run (i.e. Q4 must be paid by September 10<sup>th</sup>, as we send the October edition to the printer on September 15<sup>th</sup>).*

**All advertising requests should be directed to:**

Denise Grage - [dgrage@wedgefieldhomeowners.com](mailto:dgrage@wedgefieldhomeowners.com)

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## Real Estate AVERAGES for Wedgefield (City/Reserve/Estates) as of 7/31/23

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
July 31, 2023	6	\$702,750	\$280	69	120	2,580
June 1-30, 2023	6	\$644,167	\$271	147	180	2,401
July 31, 2022	4	\$639,633	\$247	53	154	2,609
HOMES, under 1 Acre	# Sales	Avg: Sold \$	Price/SF	Days to Contract	Days to Close	Heated SF
July 31, 2023	5	\$416,000	\$215	35	74	2,017
June 1-30, 2023	6	\$355,667	\$222	17	55	1,646
July 31, 2022	2	\$448,265	\$207	72	173	2,167
LAND ONLY	# Sales	Avg: Sold \$	Price/SF	Days to Contract	Days to Close	Lot Size SF
July 31, 2023	6	\$122,750	\$1.53	199	261	82,522 (1.90A)
June 1-30, 2023	6	\$97,167	\$2.04	149	183	47,721 (1.10A)
July 31, 2022	13	\$142,292	\$1.84	74	114	83,085 (1.91A)

I have rearranged the stats to put the most recent first, instead of chronologically. 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](mailto:kellyworksforyou@gmail.com)

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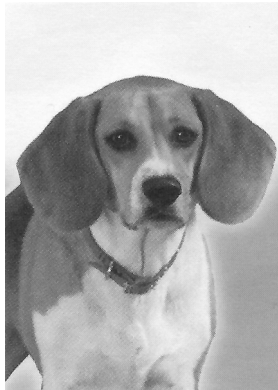




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# WEDGEFIELD GOLF CLUB

## WEDGE BAR & GRILLE INFORMATION

**BAR & GRILLE HOURS:** MO 4-9P, TU-WE 4-8P, TH-SU 11A-8P

[Close times vary between 8P to 11P, based on customer business levels]

Entertainment every Friday starting at 7 or 8PM\*

\*See [wedgefieldhomeowners.com/events](http://wedgefieldhomeowners.com/events) OR [facebook.com/WedgefieldGolfClubandRestaurant](https://facebook.com/WedgefieldGolfClubandRestaurant) for more specifics about the entertainment and events happening here all week long...

### BINGO

Mondays @ 6:30pm



**Bring your family and friends!**

A sheet has 3 plays on it. 5 games, cash prizes.  
Sheet price by game: G1: \$1, G2&G4: 2 for \$3,  
G3: 3 for \$5, G5: 1 for \$5. Dauber for sale \$3.

### FOOD TRUCKS

**EVERY TUESDAY at the CLUBHOUSE**

**4:30-7:30pm**

**Clubhouse Bar and Kitchen  
are open.**



## PUBLIC GOLF RATES

Rates Including Cart	18H	9H
MO-FR until 1P	\$37	\$22
MO-FR after 1P	\$33	\$22
SA-SU until 1P	\$42	\$22
SA-SU after 1P	\$38	\$22

## GOLF MEMBERSHIPS

<b>Individual:</b>	\$305.00 per month incl. tax
<b>Couple:</b>	\$445.00 per month incl. tax
<b>Family:</b>	\$500.00 per month incl. tax

**Includes:** · Preferred Carts and Tee Times  
· Green and Cart Fees · Range Balls  
· 10% off at The Wedge and ProShop

**Walker:** \$165.00 per month incl. tax  
(\$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](http://www.wedgefieldgolf.net)



## EAST ORLANDO BAPTIST CHURCH

*meeting in  
Wedgefield*

**For more info visit:  
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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, July YTD, 2023****Prepared by Bev Werner, Treasurer**

Membership Fees collected in 2023 (203)	\$10,150.00
2023 Memberships paid in 2022 (17)	\$850.00

**July YTD Expenses**

Newsletter Expenses	\$28,666.90
Less Advertising Revenue Offset	(\$23,603.00)
Net Newsletter Expenses	\$5,063.90
Acctg Fees, Office Supplies, Licenses, Storage	\$5,622.43
Website	1,736.61
Front Entrance Maint, Repairs, Utilities	\$1,308.15
Less Median Fund donations	(1,050.00)
Net Front Entrance Expenses	\$258.15
Event Expense/(Income)	(\$124.05)
<b>Total July YTD Expenses</b>	<b>\$12,557.04</b>
<b>Shortfall through July</b>	<b>(\$1,557.04)</b>

**Projected August-Dec Expenses**

Newsletter Expenses	\$16,975.00
Less Advertising Revenue Offset	(\$14,822.50)
Net Newsletter Expenses	\$2,152.50

Acctg, Fees, Office Supplies, Licenses	\$735.00
Website	\$750.00

Net Front Entrance Maint, Repairs, Utilities	620.00
--	--------

Events-self funding	\$0.00
Insurance (Mandatory)	\$9,000.00
<b>Total Projected Expenses</b>	<b>\$13,257.50</b>
<b>Projected Year-End Shortfall</b>	<b>(\$14,814.54)</b>

**Goal: Memberships cover the above expenses**

\$50 memberships needed to cover shortfall	300
300 + 220 (Current)=520 520/2800 homes =	18.6%

July YTD Estoppel and ACC (Income less Expenses)	\$11,705.07
Projected (20/month less PP fees)	\$15,000.00
Projected Year-End Estoppel & ACC (Inc-Exp)	\$26,705.07



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# Fall into September with the Wedgefield Market

Fall is coming! It's almost the end of summer and the start of Pumpkin  
Spice Everything Season!

Start preparing for Fall now at your local Market!

Bring your family for a fun time at the Market with a Family Friendly  
Scavenger Hunt! While searching for your items, check out all the great Fall  
foods and home made items from our wonderful vendors!

WEDGEFIELD RESTAURANT at 20550 MAXIM PKWY, SEPTEMBER  
9TH from 10am - 2pm

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### **Special Meeting to Vote on Amendments to Bylaws and Declarations**

Thursday, 11/9/23, Wedgefield Golf Club, 5-9PM (open voting hours, no business meeting)

- Proposed amendments are posted at [wedgefieldhomeowners.com/amendments](http://wedgefieldhomeowners.com/amendments)
- If members have feedback on amendments, please email [vote@wedgefieldhomeowners.com](mailto:vote@wedgefieldhomeowners.com)
- Only members of record before Thursday, 11/9/23, at 9PM can vote (can join that night).
- Homeowners AND Renters can become members; renters can vote only if owners do not.
- A Lot can have a maximum of 2 memberships per Lot, each paying \$50/calendar year dues.
- \$50 membership is for one voter. Current couple memberships need to specify the voter, or both join.
- Ballots will be mailed on October 2 to members of record on October 1 to their address of record.
- During the September general membership meeting, please verify your address.
- If you join after October 1, no ballot will be mailed, but it will be available online and on voting night.
- Vote in person with photo ID on 11/9/23 at the Wedgefield Golf Club anytime during the hours of 5-9PM; if the address on your ID is not current, please bring a current utility bill showing your current address.
- If voting by limited proxy (where you indicate your vote for each item similar to an absentee ballot), you will need to show your ID when submitting your proxy.
- More details will be sent with the Ballots about proxy voting and other submission options, if any.
- Questions can be emailed by contacting [vote@wedgefieldhomeowners.com](mailto:vote@wedgefieldhomeowners.com).

### **Annual Meeting to Elect Directors and Officers to open Board Positions and Approve the HOA Budget and Annual Dues**

Thursday, 12/14/23, Wedgefield Golf Club, 7PM

**Board positions:** The following open Board positions will be posted in September on the website, Facebook page, and Newsletter. Each position is for **a two-year term**.

**Vice President** – shall assume the duties of the President in his/her absence

**Secretary** – shall record minutes of meetings and such other functions as requested by the President or the Board

**3 Directors** – shall exercise corporate powers; biggest needs are in Web Design and Code Enforcement

- Members can self-nominate anytime up to the time of the vote. In order to stand for an Office or Director, an individual must be a member in good standing. Directors and Officers shall serve as volunteers without compensation.
- Members can submit a personal statement to be posted on the HOA website and Facebook page.
- To nominate, send your name, position desired, and personal statement (optional) to [candidates@wedgefieldhomeowners.com](mailto:candidates@wedgefieldhomeowners.com).

**Budget and Dues:** Proposed HOA budget and annual dues will be posted no later than 12/1/23 on the website and Facebook page.

Voting questions can be sent to [vote@wedgefieldhomeowners.com](mailto:vote@wedgefieldhomeowners.com)

Budget questions can be sent to [treasurer@wedgefieldhomeowners.com](mailto:treasurer@wedgefieldhomeowners.com)



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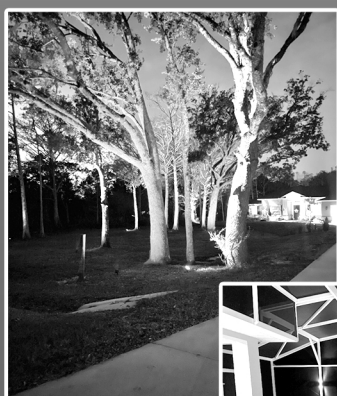
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Expert, Lanai/Enclosure, Lights,  
Outdoor, Audio, Landscape Lighting.**



## Wedgefield Yards of the Month

**19220 Peabody** - beautiful pavers with colorful landscape of flowers and bushes.

**19024 Peabody** - beautiful flowers, edging, rock driveway. Periwinkles on the driveway with lighting and Canna lilies lining the canal edge on the right side.

**19740 Quarterly** - beautiful rock driveway with oak trim, landscaping with pond oak trimmed and black fencing.

**5147 Bancroft** - circular drive, foxtail palms and white rock in circle with assorted cactus. Lighting at night!

**19939 Ralston** - beautiful multi gray paver driveway, beautiful assorted green landscaping at front entrance and around pool at back.

**19571 Ralston** - paver driveway with flowering crepe myrtles, as well as palms and oaks nicely laid out in front.

**19206 Reynolds** - paver driveway with decorative fencing around the house with stonework flowerbeds, colorful crepe myrtles and flowering plants.

**19225 Reynolds** - beautiful landscape at front door entrance, flowering, around the pool and Magnolia tree.

**19825 Reynolds** - beautiful different color flowering plants with brick trim to edge landscape at front of home.

**19973 Reynolds** - interesting variety of flowering plants with half circle drive, Canna lilies, corner house with black decorative fencing.

**19828 Sabal** - mustard house with small trees lining the stone driveway. Nice landscaping with a burst of colors.

*Submitted by the Wedgefield Garden Club*

*Join us for our next meeting: September 16<sup>th</sup> at 11 AM, Wedgefield Golf Club, 20550 Maxim Pkwy*

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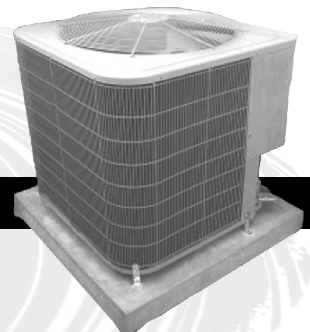
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Join us at the next Wedgefield Firewise Meeting:  
**September 12<sup>th</sup>, 2PM RDD office (19950 Nugent St)**

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



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## **PLURIS WATER PURCHASE/STRAW POLL SURVEY UPDATE**

**By Sheila Mayhew**

A group of residents concerned about their high Pluris water bills is trying to ask Orange County to still consider doing the next phase of their planned Pluris Water Buyout investigation. The investigation was potentially ending in September, based on Wedgefield Pluris customers not returning enough straw polls and not meeting the "yes" threshold to continue. The next phase would return more accurate information about future costs to residents, generally discussed as estimates at previous meetings.

**It turns out that THIS IS NOT A DEAD ISSUE and there is still time to affect change.** If residents can band together and/or put in some effort, these are our options:

1. Email or call the mayor's and commissioners' offices (that information was included in the last water bill, but if you need it, please email Sheila Mayhew at [sheilamayhew@bellsouth.net](mailto:sheilamayhew@bellsouth.net) and she can provide you with the information)
2. Attend the September 12th County Commissioners Meeting and voice our opinions. Meeting starts at 9am, Commissioner's Chambers at 201 S. Rosalind Ave (1<sup>st</sup> floor). If anyone can attend Tuesday, September 12th meeting or has water samples to take to the meeting (by 9/11), please contact me.
3. Band together as a neighborhood, signing the petitions, bringing water bills, and/or getting letters from residents to take to the September 12th meeting. A petition will be available to sign at Tuesday Food Truck events until September 12<sup>th</sup> (20550 Maxim), weather permitting. There are 2 petitions--one for PLURIS WATER HOMEOWNERS and one for other homeowners in the community, not on Pluris but would like to show their support and are in agreement with us to move forward. We have collected well over 100 signatures, and over 50 water bills so far, but we need more. We need help with staffing the table at food truck events and with water bill and sample collection.
4. Talk to your neighbors and let them know what is going on and how they can help.
5. Post on Facebook, NextDoor and other social media, making residents aware

Link to the past Pluris Water Presentation in Wedgefield:

[https://www.youtube.com/watch?v=\\_bWruVuXnZs](https://www.youtube.com/watch?v=_bWruVuXnZs)

If anyone has any questions with regard to this topic, please call Mr. Joseph Stalcup at 407-254-9995 or me at 954-839-5976. You can also email Mr. Stalcup at [Joseph.Stalcup@ocfl.net](mailto:Joseph.Stalcup@ocfl.net) or email me at [sheilamayhew@bellsouth.net](mailto:sheilamayhew@bellsouth.net). If you email Mr. Stalcup, could you please cc: me on the email, as I am overseeing this for our community.

Thank you,  
Sheila Mayhew



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

During the month of JULY to the present date of AUGUST 10, 2023, based on Orange County Sheriff's crime statistics and individual reports not yet reflected in the statistics, there were no listed property crimes.

I did get 3 phone calls, 2 that I recommended that they call Code Enforcement because Neighborhood Watch has no enforcement capability. We just watch and report. Code Enforcement can be reached on cell phones by dialing 311. If calling from a landline, the number is (407) 836-3111.

The third call was in regard to horses trespassing on the canals. The signs say no trespassing and that is what they mean. Residents that own properties that border the canals own the land through the canal to the other side and anyone on either side on the canal are trespassing on the canal and that resident's property. Calls need to be made to OCSO and Ranger Drainage. If it is after hours or weekend and the trespassers are still there, OCSO and then me as I will meet with the deputies.

This year Neighborhood Watch Night Out will be celebrated in the grassy area of the Wedgefield Clubhouse 5 to 8 PM on October 3, 2023. A signup table for those who are not getting monthly crime reports will have the added attraction of the Tuesday food trucks. This is an ideal opportunity to meet your neighbors on this special night. Turn on your lights and lock up. Hope to see you there on October 3, 2023.

Again, SPECIAL THANKS to Denise Grage our NHW Facebook Coordinator for keeping our NHW Facebook page neighborly.

**To report a crime in progress, fire or medical emergency: Dial 911. To report suspicious activity or a crime committed: Dial 407-836-HELP (4357). After dialing the appropriate OCSO Number, call PHIL UNSER at 407-679-6644 (24hrs).**

**Community Picnic**  
previously announced for October 3<sup>rd</sup>  
**has been canceled**  
to not conflict with  
**Food Truck Tuesdays**

  
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## Save the Dates

More details to come in later issues:

**11/9/23 HOA Member Special Vote**

**12/14/23 HOA Annual Meeting/Elections**



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 BUG  
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 OCTOBER  
 ORANGE  
 PINE CONE  
 RAKE  
 RED  
 SEASON

## EASY SUDOKU

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## MEDIUM SUDOKU

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

## **NEWS & VIEWS ON HEALTH AND LIFE INSURANCE – SEPT 2023**

### **1. UPDATE ON COVID-19 & INFECTIOUS VIRUS ACTIVITY:**

- a. With the start of the school year children will become infected from classmates & and bring bugs home.
- b. Parents are advised to encourage young children to wash hands with soap and water frequently. Keep hands away from eyes, nose and mouth.
- c. RSV is highly contagious. Variants of the COVID virus are present along with strep and pink eye.
- d. Mask wearing in crowded areas is helpful.
- e. Vaccination for anyone over 60 is highly recommended. A new COVID booster and flu vaccination is now available. Check with your family doctor for advice.

### **2. OPEN ENROLLMENT STARTS IN OCTOBER.**

- a. CMS is the agency that controls enrollment activity for U-65 ACA and O-65 Medicare.
- b. There is considerable fraud and illegal activity by dishonest agents that CMS wants to crack down on. Starting this year every contact to consumers by health agents must be on a recorded line. If the agent does not announce that this conversation is being recorded the agent is violating CMS guidelines.

### **3. TV ADVERTISING ON LIFE INSURANCE POLICIES.**

- a. When you hear TV ads like SELECT QUOTE, that inform you that they can find the lowest price life insurance be cautious about what you are hearing.
- b. Term Life Insurance is offered in ratings:
  - i. Preferred, Preferred Plus, Standard, Preferred Tobacco and Tobacco.
- c. Term Life Insurance is sold in policy years of 10-, 15-, 20-, 25-, and 30-year contracts. At the end of the policy period, it turns into annual renewal term where the price increases each year.
- d. This insurance insures your income and provides protection to pay the mortgage and provides young children with peace of mind while they are dependent on family income.
- e. The minimum length of term insurance should be long enough for young children to reach age 20 to 25 years.
- f. Notice that the TV quotes are for Preferred Plus and only 10 years. Cheap insurance is not the best option. After 10 years the consumer may not be an insurable risk.
- g. Some higher quality insurance policies contain free riders for critical illness and chronic illness which provides benefits for DI and LTC. These policies also offer conversion options to permanent insurance up to age 75 without evidence of insurability.
- h. The best advice is to consult with a local insurance agent who can do a needs analysis to offer a life insurance product that has all the modern features and is affordable.

**A complementary consultation on matters of Medicare, Health 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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M E D I C A R E

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**Wedgefield resident for over 30 years**

## **Wedgefield Partial Rules Brief (Revised 8/15/23)**

This partial, simplified list of rules is currently applicable to all of Wedgefield (except for the Reserve, which has its own HOA); the rules apply even if not a member of the HOA.

See [wedgefieldhomeowners.com/codes-covenants-declarations/](http://wedgefieldhomeowners.com/codes-covenants-declarations/), [library.municode.com/fl/orange\\_county/codes/code\\_of\\_ordinances](http://library.municode.com/fl/orange_county/codes/code_of_ordinances), and [wedgefieldhomeowners.com/architecturalreview](http://wedgefieldhomeowners.com/architecturalreview) for more information. **OC= Orange County**, where referenced.

\* **An asterisk** means there is a proposed amendment modifying the rule coming up for vote.

### **CITY & ESTATES: These apply to all properties in the City (under 1 Acre lots) and Estates (~1 Acre+ lots)**

- Lots can have only one single family residence except for those platted for duplexes\*
- Most changes to lots/homes require HOA arch. review prior to any work commencing
- Accessory buildings, sheds, and other structures must complement the primary home
- All motorized vehicles on streets must be properly licensed/OC registered/street legal
- Motorized vehicles can only be driven on streets, not pathways or unpaved areas
- No junk, abandoned, or unlicensed/unregistered vehicles can be on any lot or street
- No short-term rentals under 180 days (i.e. AirBNBs, VRBO, tenant rentals - OC Code)\*
- No fences can be in disrepair, and fences require an OC permit and HOA arch. review
- Golf Course and Water Frontage lot fences: More restrictions than the rest of Wedgefield
- No large vehicles over 3T can be on a property except during delivery and construction
- *Only* Passenger cars/trucks can be in front of the front line of the house, on a driveway
- Recreational equipment can only be parked in a driveway 72 hours in a 30-day period
- No parking on and around medians at any time; parking is limited to driveways
- No parking of any vehicles on lawns (except for special gatherings lasting a few hours)
- Recreational equipment must be stored on concrete behind the home's front wall line\*
- No bodywork/painting anywhere on lots or streets; no boat or trailer repairs/restoration
- No parking or storage of any vehicles or recreational equipment on vacant lots
- No junk/trash/debris/non-living plant material allowed on lots (HOA and OC Code)
- No burning of combustible materials without written approval of the HOA
- Stow garbage containers within 24 hours of collection out of sight-lines of streets
- There are restrictions on what signs you can display on your lots (see covenants)
- All homes must be site-built (no mobile, modular, manufactured, kit, tiny homes, etc.)
- No noise, odor, or other nuisance can be caused by a lot owner. OC Quiet hours 10P-7A
- No grass or weeds in excess of 18" high (OC Code)
- RVs and 24'+ boats require OC permit, must be in *back* yard (OC) on hard surface (HOA)
- OC requires that RVs and boats stored be registered to the property owner where stored
- OC requires permits for exterior and interior construction, to ensure meets Building Code
- OC requires use permits to ensure activities match zoning and do not cause a nuisance
- OC requires structures to be safe: i.e., swimming pools, homes, roofs, plumbing

### **CITY ONLY**

- Fences must be behind the front line of the house, 6 feet or less high; no chain link
- No animals except for cats, dogs, and generally accepted household pets\*
- All lots must have sidewalks and a concrete driveway constructed with the home\*

### **ESTATES ONLY**

- Detached garages (vs. accessory buildings) must match the home (colors & materials)
- Fences can be on perimeter of the lot, 6 feet high or less; no chain link on street sides
- No animals except for cats, dogs, horses (limited), and gen. accepted household pets\*
- Access gates must be at least 15' width and 14' height clearance for emergency vehicles

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