

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

SPECIAL VOTING EDITION

PUBLIC NOTICE of Two Important Upcoming Votes

Member voting day for HOA Bylaw and Declaration Amendments (open vote time, no meeting)

Thursday, 11/9/23, 5-9PM (Proxy Ballots available)

Wedgefield Golf Club (20550 Maxim Pkwy, Orlando, FL 32833)

HOA Annual Membership Meeting and Board Elections

Thursday, 12/14/23, 7PM (must vote in person)

Wedgefield School (3835 Bancroft Ave, Orlando, FL 32833)

NOTE: Venue changed since last newsletter due to membership size increase

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NEXT HOA GENERAL MEMBERSHIP MEETING

November 16th at 7 PM (Clubhouse - 20550 Maxim Pkwy)

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

Donna Ginther, Director

Helen Barger, Director

Rob Werner, Director

Terry Hoffman, Director

Tom Walyus, Director

Additional Board Email Contacts:

ACC@wedgefieldhomeowners.com

codeenf@wedgefieldhomeowners.com

vote@wedgefieldhomeowners.com

candidates@wedgefieldhomeowners.com

newsletter@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

Official Website: wedgefieldhomeowners.com

Official FB Page: facebook.com/WedgefieldFLHOA

2023 WEDGEFIELD HOA GENERAL MEMBERSHIP MEETING SCHEDULE

Located at the Wedgefield Clubhouse, 7 PM

November 9th, 2023*

**Special Vote Meeting, 5-9 PM*

November 16th, 2023

December 14th, 2023

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

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 1st, 2023

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

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Business Card (3 1/8" W x 1 3/4" H)	\$129.00
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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

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 before the quarter the ad will run (i.e. Q1 must be paid by December 10th, as we send the January edition to the printer on December 15th).

All advertising requests should be directed to:
newsletter@wedgefieldhomeowners.com

THE FUTURE OF WEDGEFIELD DEPENDS ON YOU

The future of Wedgefield is on the ballot for 12/14/23, as this election will ultimately determine if property owners will have the protection of deed restrictions. There are two different groups emerging in this election, which are "freedom" candidates and "order" candidates. It is vitally important that the community gets what the *majority* wants, so your involvement is critical *right now*. As of now, less than 10% of the homeowners are voting members of the HOA; this minority could determine the future of Wedgefield.

Roughly half of the HOA Board positions are up for election each year (5 of 11 are up this year if the normal election continues uninterrupted). The "freedom" group has stated that their mission is to not enforce rules, abolish the HOA entity, unseat current Board members whose terms are not up, and ultimately try to eliminate the deed restrictions. The "order" group wants the deed restrictions to remain and be enforced.

Under 10% of homeowners are members, so 90% can still take action to save deed restrictions or abolish them. This issue is independent of who the Board members are – it is about keeping the *concept of a Board or not*. Orange County will *not* enforce the deed restrictions as has been said. Homeowners and renters can vote, and whom you vote for will determine if the community will have deed restrictions in the future – residents must decide and act now.

Throughout the year, the HOA has been highlighting the deed restrictions that apply to all properties in Wedgefield (regardless of membership). Deed restrictions (developed in 1963) safeguard property values by ensuring that:

1. All lots are designated for one single-family residence only, except those designated for duplexes or commercial structures. **[Amendment 2A would raise this to a max of 2 homes per lot]**
2. All structures are reviewed by an Architectural Control Committee for aesthetics, materials and workmanship, and harmony to the surrounding area.
3. No junked or abandoned vehicles are kept on lots or streets.
4. The parking of vehicles does not negatively impact the aesthetics of the community.
5. No animals are bred for commercial purposes.
6. Only household pets and, in the estates, horses are allowed in the exterior of the lots. **[Amendment 2G would expand "household pets" to include animals other than dogs and cats if they are not outside more than a total of 60 minutes a day]**
7. Trash is properly stored in containers.
8. Residences are built with a minimum square footage of 1400 sq ft for single-family residences and 800 sq ft for duplexes.
9. Sidewalks are constructed on each lot within the city.
10. No manufactured/modular, Geodesic, or mobile homes are constructed on lots.

Just a few of the uses that are allowed under Orange County A-2 zoning that violate the current deed restrictions and **would be allowed if there were no deed restrictions** are:

1. **Mobile homes** on a minimum of two (2) acres in the A-1 and A-2 districts.
2. **Group Homes/Half-way Houses.** **[Amendment 2I would prevent this if passed].**
3. **Other OC Permitted Uses A-2 Zone:**
Aluminum recycling and drop off, Helicopter landing facility, Commercial solar farms, electrical substations and Wind turbine(s), Dairy farms, Family lots (multiple residences), Animal shelters, boarding, and kennels, and Funeral home/Cemetery.

If you are not a member and want to cast your vote, please **JOIN**: wedgefieldhomeowners.com/membership. Once you have joined, **1) FAMILIARIZE YOURSELF** with the candidate positions: wedgefieldhomeowners.com/vote and **2) VOTE** on 12/14/23. It is also important to have candidates representing both sides, so **RUN** for a Board position if able: email candidates@wedgefieldhomeowners.com.

THE COMMUNITY NEEDS YOU FOR BOTH UPCOMING VOTES:

11/9/23 5-9PM, Wedgefield Golf Club, 20550 Maxim for the Amendments (Proxy Ballots available)

12/14/23 7PM, Wedgefield School Cafeteria, 3835 Bancroft for Board of Directors/Budget (must vote in person)

You can join in person at election time or in advance at www.wedgefieldhomeowners.com/membership

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AMENDMENT VOTE INFO

Special Meeting to Vote on Amendments to Bylaws and Declarations (Revised 10/23/23)

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

- Proposed amendments are posted at wedgefieldhomeowners.com/amendments, and sample ballots were mailed the first week of October.
- Only members of record before Thursday, 11/9/23, at 9PM can vote (can join HOA that night).
- Each amendment passes or fails independently. You do not have to agree to all as in past votes.
- Homeowners AND Renters can become members, but 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.
- 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 (voter fills out and returns ballot in advance), you will need to show your ID when submitting your proxy locally to any Board member. Elderly or disabled can request Board pickup.
- Limited proxy ballots must be requested by 11/1/23.
- Proxy requests or questions can be emailed to vote@wedgefieldhomeowners.com. For proxy requests please provide your name and address, and if you need an elderly/disabled pickup by a Board member.

AMENDMENT FAQs

1. I got a ballot in the mail. Should I bring it to the vote? You can. It is only a sample ballot; you will still need to fill out an official ballot. You can also request a limited proxy if you can't be there in person.

2. What are the lines and underlines in the amendments? These show how the Article currently reads, what is proposed to be removed (lined out) and what is proposed to be added (underlined). If you read the regular words plus the underlined portions, that is how the proposed amendment would read if passed.

3. Why are you restricting dogs/cats/horses to not be outside more than 60 minutes per day? We are not. Amendment 2G is about animals *other than dogs, cats, and horses*. It is the "test" to know if your animal (*other than dogs, cats, and horses*) is considered a house pet or outside animal needing a variance.

4. Why are you trying to take away AirBNB short term rentals (STRs)? These are already prohibited by Orange County. Wedgefield has had issues with parties and squatters in short-term rentals that have occurred, and OC is not always available to handle noise or occupancy concerns. *Voting No on Amendment 2B will not legalize STRs*, as the OC rule for minimum of 180 days will still apply. *A vote for Amendment 2B will make advertising for a short-term rental a violation of this OC provision rather than waiting for a renter to arrive.* *A vote for the amendment also protects Wedgefield from having short-term rentals should OC relax their rules like the City of Orlando has.*

5. I saw on Facebook that you are making lifetime Board positions. Is it true? No. The current Bylaw states there is "no limit of how many times they [Directors] may be elected for the same office." Amendment 1D simply clarifies this provision. Members continue to vote for 5 or 6 Directors each year.

6. Are juvenile group homes and drug or criminal half-way houses allowed in Wedgefield? Yes. OC categorizes institutional homes of "unrelated adults" as single-family residences which are allowed in Wedgefield. Amendment 2I would overrule OC's categorization of these in order to prevent them.

7. Can I add another house for renting out? Currently only one residence is allowed per lot without a variance. Amendment 2A seeks to allow 1 more home, but not for renting – for family or friend use.

BOARD ELECTION INFO

Notice of Annual Meeting to Elect Directors and Officers to open Board Positions and Approve the HOA Budget and Annual Dues (Revised 10/23/23)

Thursday, 12/14/23, Wedgefield School Cafeteria, 3835 Bancroft, 7PM

Must bring ID to vote. No proxies are allowed for this vote per Bylaws.

Revised Board positions: The following open Board positions will be up for vote on 12/14/23, for **a two-year term**:

Vice President & Director – assumes the duties of the President in his/her absence. Currently in charge of the weekly mail pickup in Christmas, running a committee, and assists with Newsletter and Webpage.

Secretary & Director – records minutes of meetings and such other functions as requested by the President or the Board. May also be asked to head or assist on a committee.

Treasurer & Director – maintains and safeguards the assets of the corporation. Needs Quickbooks and Excel skills.

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

- All Board positions require attending 2-3 meetings a month (1st and 3rd TH 7PM, and usually 1 other)
- 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 in October on the HOA website and linked to the Facebook informational page.
- To nominate, send your name, position desired, and personal statement (optional) to 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

Budget questions can be sent to treasurer@wedgefieldhomeowners.com

SELF-NOMINATED CANDIDATES for the HOA BOARD as of 10/23/23

Jerod Lawson - Vice President

Brandi Tropf - Secretary

Cody Hastings – Director

Kevin Tolbert – Director

Shelly Crawford – Director

For candidate-submitted bios and the latest voting information, go to
wedgefieldhomeowners.com/vote



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Letter from the Treasurer, Bev Werner

October 10, 2023

The role of the treasurer of the Wedgefield Homeowners Association is to safeguard the assets of the Corporation at the direction of the President or the Board. The primary responsibility of the treasurer is to keep correct financial books and complete records of accounts.

During my eight months as treasurer, Total Assets (the Corporation has no liabilities) have grown from \$44K to \$85K, even with \$18K in legal fees. The bottom line has gone from a shortfall of \$43K to a surplus of \$39K. As I learned more about the financial situation and the responsibilities of the HOA, there were three main areas identified as needing attention: the newsletter, estoppel certificates, and architectural control.

With cash basis accounting, it is very difficult to clearly see the relationship between revenues and expenses. This is especially true for the newsletter. With the majority of advertisers paying on a quarterly basis, yet expenses being incurred monthly, the true picture of whether revenues were covering expenses could not be determined from the monthly income statement. After cleaning up the records of the advertisers' accounts, which were not being maintained on an individual basis, I established departmental reporting, breaking the income statement into the departments of Membership, Events, Newsletter, and ACC/Estoppels. This allowed the Board to realize that the newsletter was a huge draw on resources and needed attention. The Board addressed this by streamlining processes, cutting costs, and raising advertising rates. Newsletter advertising revenue now covers the majority of the costs of producing and distributing the newsletter; the remaining costs are borne by the membership as service to itself.

The issuing of Estoppel Certificates is the primary way the HOA is able to enforce the deed restrictions. The HOA is not able to place liens on properties, so without the estoppel process, the only other way to enforce the deed restrictions is through legal action. (Note: if there is no HOA to enforce deed restrictions, it will be up to INDIVIDUAL property owners to litigate all deed restriction violations.) Legal action is expensive and, therefore, would limit the enforcement of the deed restrictions. The Estoppel issuing process has been improved to more accurately determine moneys owed to the Corporation, thereby improving deed restriction enforcement.

In order to improve Architectural Control, it was important to establish a database of properties in Wedgefield, the year of new home construction, and ACC approvals of new home construction, as well as any other structural improvements. The initial focus was on new home construction in the last five years. Then, as new structures continue to be built, the ACC can reach out to the property owners proactively so that architectural control can be exercised before construction begins as intended in the deed restrictions. This database has been developed and is being maintained daily. With all of the new home construction taking place in Wedgefield, this database has been instrumental in resuming enforcement of architectural control.

I, along with the rest of the Board, have done my best to safeguard the assets of the Corporation and keep correct financial books and complete records of accounts. It is unfortunate that for the last 2-3 months we have been attacked by an unruly mob of people at each membership meeting for fulfilling our fiduciary responsibility to the Corporation.



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Wedgefield Market

Community Wedgefield Fall Festival, Sat November 11th from 10am - 2pm at the Wedgefield Clubhouse!

Come on out to the Market and enjoy all the festivities and get your holiday shopping started with some homemade and handmade items from our local neighbors!

We will have free Bounce House, Pumpkin Painting, and cotton candy and popcorn! (First come, first serve)


We will also have our Cake Walk with delicious prizes, buy/play a game at one of our vendor's booth's and earn some tickets to participate!


Let's join together as a community at the Wedgefield Market for this fun event!

Wedgefield Market is pleased to offer this event once again thanks to the generous help of:
 Brandi Troph of Trophy Homes • George Remy and Marie McKenzie • Jessica Macias of Haus M Real Estate • Buttercream Dreams Bakery • Sofie's Balloon Creations



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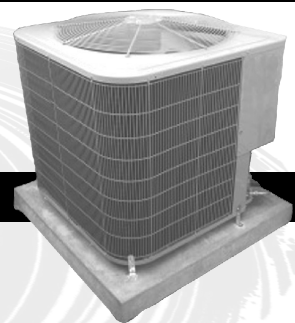
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Wedgefield Yards of the Month

Top Pick of the Month:

18314 Sabal St - As you come upon this house you will find a little playhouse that is just so cute. There are also the most beautiful potted palms lining the front walkways. Adorned by lovely ground cover.

Honorable Mentions:

18601 Sabal St - Here you will find a pretty gate flanked by Vibrantium, mature palm trees, with many interesting varieties of trees. It is very nicely landscaped.

19367 Sheldon St - This is a new build with wonderful pops of color. It really sets off the look with their use of Ti plants. The front door is a show stopper. The two beautiful cypress trees are gorgeous.

19115 Sheldon St - This gated and fenced yard shows great care and a lot of hard work. There are many mature palms with a water feature that includes a waterfall, fountain and a gazebo, too. It would be a pleasure to be their neighbor. The pride of ownership is evident.

19141 Sabal St - Features banana trees, Ruella (aka Mexican Petunia) covering the front fence. Many grasses that flow in the wind and Crinum lily are seen throughout the property.

18456 Sabal St - Shows a nicely landscaped yard. The pop of color that comes from the Crotons really catches your eye. The trees and scrubs are well maintained.

19648 Starry St - love the rooster!

19558 Starry St - Great front entrance flanked by palms.

19469 Starry St - The lawn is in great shape. Looks like a golf course. Very nice landscaping.

18554 Starry St - Beautiful healthy Barberry hedges. Lovely burgundy colors surround this house.

18408 Starry St - There is an abundance of plantings surrounding a center island filled with well staged planting. Very pleasing to the eye.

19022 Starry St - Pretty landscaping with clumps of palms throughout and burgundy pops of color.

Thanks to everyone that has put in the effort to beautify not only your own home but our neighborhood as well. We love seeing all the great ideas and appreciate the hard work.

Submitted by the Wedgefield Garden Club

Our meetings are the first Saturday of the month at 11AM, Wedgefield Golf Club, 20550 Maxim Pkwy



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JOIN US FOR AN OPEN HOUSE AT THE WEDGEFIELD FIRE STATION (3202 Babbit Avenue)!

Wedgefield Firewise Invites you to bring the family and join us for an open house at our Wedgefield Fire Station

December 2nd from 11:00 AM to 2:00 PM.

- Meet your local firemen & women
- Learn about the fire trucks and equipment
- Smokey Bear will be there!
- Firewise will be on hand to answer your questions
- Enjoy the bounce house and much more

Join us at the next Wedgefield Firewise Meeting:

November 14th, 2PM RDD office (19950 Nugent St)

Adopt A Fire Station 2023

It is time to show our first responders how much we appreciate them. For eleven years, residents of Wedgefield have come together to "Adopt Our Fire Station" at Christmas time. It is a way of thanking the men and women who work daily to protect our families and homes. It started when our station was small with one truck and a small crew to support our community. It was a concept of our "Red Hat Ladies". Over the year's others have joined them in this fun event to make it a huge success. Our station has grown and now has a fire truck, a tanker truck, a woods truck, and a rescue vehicle with three teams of seven personnel each to support the mission. They gladly attend our events in the neighborhood, hold open house in December so that the children in the community can meet Santa and are always there to help in numerous ways.

We will deliver our Christmas feast Christmas Eve morning at 10:00 a.m. This way we provide a special meal to the team of seven who have duty that day and the team of seven that relieve them and have duty Christmas Day. In the past, our residents have provided a turkey, a ham, and various vegetables, potatoes, and other special goodies. We hope to do the same this year. We will try to coordinate so we do not end up with seven green bean casseroles or six pumpkin pies. **If you are interested in joining this wonderful activity please contact Teri Caldwell at 386-295-1668 (Cootienurse386@aol.com) or Claudia Finehout at 407-221-3681 (CFinehout@aol.com).** Cash donations are welcome too as we ask the first responders what they need for the station to make their time on duty a little easier and buy them something to further thank them. Last year we were able to get them a Blackstone grill, accessories to go with it and Publix gift cards to buy groceries to cook on it, thanks to all of you. They have passed on to the community that they are very appreciative of that gesture and it has helped make their time at the fire station more comfortable. **Let's make this a huge "Thank You" to our outstanding Protectors.**

PLURIS WATER PURCHASE UPDATE

By Sheila Mayhew

Recently, I received information that PLURIS WATER has now decided to move forward with requesting an interim price increase that could take affect within the next 90 days. This was after they had agreed to **NOT** ask for this rate increase as long as the acquisition project was moving forward (which it is, as reported last month).

All Wedgefield residents are highly encouraged to please contact the Public Service Commission(PSC) and voice your opinion with regards to this increase. We, the PLURIS Water customers should not be penalized because Pluris believes the appraisal will take too long.

The Public Service Commission can be reached at 1-800-342-3552 or can be emailed at contact@psc.state.fl.us.

In addition, it is available to write Lt. Governor, Jennifer Nunez at The Capital, 400 S. Monroe St. Tallahassee, Fl. 32399-0001.

If you were unable to attend any of the meetings at the school, please view the presentation at the YouTube link below:

<https://www.youtube.com/watch?v=bWruVuXnZs>

In the meantime, we can do the following to show the Board that we are supporting moving forward with the project:

- 1.Email or call the mayor's and commissioners' offices (please email Sheila Mayhew at sheilamayhew@bellsouth.net for the information)
2. Talk to your neighbors and let them know what is going on and how they can help.
- 3.. Post on Facebook, NextDoor and other social media, making residents aware.
4. Rally community support
5. Stay informed and updated on the current situation

I will be in contact with Commissioner Bonilla's office to find out what we are planning to do to rally the support of the community. Once I find out any information, it will be posted on Nextdoor and Facebook.

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 or email me at 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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LLC

Mobile: 407-307-4952
Email: ra42002@gmail.com

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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 SEPTEMBER to the present date of OCTOBER 10, 2023 we have no property crimes based on Orange County Sheriff's website because it has been down for several months.

I received 2 phone calls regarding mail boxes being damaged. One was on Mallard Pkwy. and one was on Maxim Pkwy. Both were in the 20500 block.

On a different note, this year Neighborhood Watch Night Out was celebrated in the grassy area of the Wedgefield Clubhouse. This was because to use the park NHW would have had to come up with a sum of money based on the number of attendees and also needed insurance that it doesn't have. The Wedgefield HOA offered to pay but I opted to not burden the HOA to use our own park. Those who attended enjoyed the cool weather and the food trucks along with several Deputies and their new addition, a therapy dog and handler. Next year we will try for a Sheriff's grant if the need arises.

AGAIN SPECIAL THANKS to Denise Grage our NEW NHW Coordinator for assuming the responsibility along with 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).

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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 OR 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: 3 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	\$40	\$25
MO-FR after 1P	\$35	\$25
SA-SU until 1P	\$49	\$30
SA-SU after 1P	\$44	\$30

GOLF MEMBERSHIPS

Individual:	\$305.00 per month incl. tax
Couple:	\$445.00 per month incl. tax
Family:	\$500.00 per month incl. tax

Includes: · Preferred Carts and Tee Times
· Green and Cart Fees · Range Balls
10% off at the Pro Shop

CORRECTIONS TO STATEMENTS YOU MAY HAVE READ ON FACEBOOK

1. **STATEMENT:** The WHOA Board has created NEW rules.
CORRECTION: The WHOA Board has published the deed restrictions that have been in force for more than 20 years, and the ACC has clarified and updated the architectural control guidelines in place for at least 10 years.
2. **STATEMENT:** The WHOA Board has issued FINES.
CORRECTION: No fines have been issued. The ACC issued letters of collection on September 15th for fees due per the deed restrictions for new home builds that bypassed required reviews. Similarly, ACC review fees are collected as part of the home sale process when a Title company requests an estoppel certificate.
3. **STATEMENT:** Most of the September 15th collection letters were sent in error.
CORRECTION: Of the collection letters that were sent out, **fewer than 10** were identified by property owners as being incorrect due to an ACC review having been completed. An additional 10 were identified by the ACC as being sent in error and were sent letters stating so on September 18th. The vast majority of property owners have valid fees due, which for a short time are likely claimable on the Buyer's Title insurance policy.
4. **STATEMENT:** The WHOA Board went from 0 to 100 mph overnight.
CORRECTION: The WHOA Board has been following an "enlightenment before enforcement" policy all year and has been publishing deed restriction information in the Newsletters in an effort to educate the residents of Wedgefield. No fines for violations have been issued, only phone calls and courtesy notices.
5. **STATEMENT:** The WHOA has no right to charge any ACC review fees except for new home construction.
CORRECTION: The Association has unilateral power to include a fee structure as part of its guidelines. The power to set fees for the required review of various structures is not specifically reserved to the members, meaning the Board of Directors has the authority to set such fees without the need for membership approval.
6. **STATEMENT:** The WHOA Board does not respond to member questions.
CORRECTION: The majority of emails sent to the appropriate addresses and phone calls are responded to within 72 hours of receipt. Posting on Facebook is not a proper way to ask questions of the Board.
7. **STATEMENT:** The WHOA Board members personally make money from serving on the Board.
CORRECTION: Board members serve as volunteers without compensation and get no money from fees collected.
8. **STATEMENT:** The WHOA Board should enforce deed restrictions based solely on complaints.
CORRECTION: The WHOA Board cannot selectively enforce deed restrictions. It must enforce all or work to change ones that are outdated or too restrictive. The goal of several amendments is to relax restrictions.
9. **STATEMENT:** The WHOA Board is trying to make a rule that dogs, cats, and horses cannot be outside more than 60 minutes a day.
CORRECTION: The amendment is about animals *other than* dogs, cats, and horses. It is the test to know if your animal (*other than* dogs, cats, and horses) is considered a house pet or outside animal needing a variance.
10. **STATEMENT:** The WHOA Board has been or will become overly strict in enforcing the deed restrictions.
CORRECTION: The board has not enforced any deed restrictions other than the ACC review fees for new home construction and delinquent payment fees for missed ACC reviews discovered during the estoppel process. This Board has been trying to relax current restrictions not make them more strict, with the exception of the Group Home amendment and advertisement of short term rentals (see page 5).

NEWS & VIEWS ON HEATH AND LIFE INSURANCE – NOV 2023

1.0 UPDATE ON COVID-19, THE FLU AND RSV VIRUSES:

1. The new vaccines are available in pharmacies and your provider's office; check with your pcp.
2. All seniors & consumers with multiple comorbid conditions should receive vaccinations.
3. If you are feeling ill after a covid shot, then it's probably working. The current covid shots are designed to protect against xbb.1.5 variant.

2.0 HOW TO NAVIGATE MEDICARE AEP OPEN ENROLLMENT 10/15 – 12/07:

1. Medicare Part A Hospital covers hospital, skilled nursing and hospice care. Part A is a zero premium & one does not have to apply for Part A as this is an entitlement when first turning 65.
2. Medicare Part B Medical covers doctor visits, lab work, & ER. One must apply for Part B. The 2024 SS premium is \$174.70 monthly.
3. Medicare Part D prescription drug coverage must be purchased separately if using Original Medicare with a Supplement.
4. Medicare Part C includes hospital, medical and RX PDP.
5. Most Medicare Advantage Part C plans have a zero monthly premium. High performing insurance carriers receive a monthly stipend, about \$800 to \$1,000 monthly from CMS.
6. The richest benefit supplement is Plan G and costs about \$200 monthly. The less rich supplements cost less than G and have higher out of pocket costs. Plan F is only available to consumers if they turned 65 prior to January 1, 2020. The plan F is grandfathered.
7. IRMAA is income related Medicare Adjustment Amount which increases the premium for both Part B Medical and Part D drugs. If there is a one-time windfall Social Security permits an appeal of IRMAA. The IRS uses a 2-year look back to determine IRMAA.
8. Many seniors are enrolling in the Medicare Advantage Part C PPO plans because they offer very similar coverage to the Supplements. The PPO plans do not require purchasing a Part D drug plan. The MA PPO plans permit the consumer to see providers, use urgent care, the ER and admission in the hospital in all 50 states just like a supplement.
9. The average price of a Supplement Plan G is about \$200/mo. The national average price of a part D drug coverage is \$40/month. Plan G has a Part B deductible of \$226. The part D drug coverage deductible for brand medications is about \$500. If you add up the supplement costs: $\$200 \times 12 = \$2400 + \$226 \text{ Part B deductible} + \$40 \times 12 = \$480 \text{ Part D} + \$500 \text{ part D deductible for brand RX}$. $\$2,400 + \$226 + \$480 + \$500 = \$3,606$. In comparison to a MA PPO your monthly premium is \$0 monthly with low copays for medical care. If a consumer is only using a couple of hundred dollar's worth of copays on a PPO plan, why spend up to \$3,606 on a supplement? The MA plans offer vision, hearing and dental benefits. Original Medicare does not offer free extra benefits like vision, hearing and dental.

A complementary consultation on matters of Medicare, Health and Life insurance is available: Thomas Walyus, licensed agent; twalyus@murrayins.net; 407 766-4780. Tommy Walyus, licensed agent: tjwalyus@murrayins.net; 407 716-9771.



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.

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- **\$0 copay** for some prescription drugs
- **Additional dental, hearing and vision** coverage at no additional cost
- **Free SilverSneakers®** fitness program membership

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

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Wedgefield resident for over 30 years

Wedgefield Partial Rules Brief (Revised 9/15/23)

This partial, simplified list of rules has been in effect since 2002 and is applicable to all of Wedgefield (except for the Reserve, which has its own HOA), even if not a member of the HOA. See wedgefieldhomeowners.com/codes-covenants-declarations/, library.municode.com/fl/orange_county/codes/code_of_ordinances, and 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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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	House Cleaning Services April Waguespack (407) 284-5001	Dallas Wittish (561) 756-0244 Jessie Sangil (689) 254-3757 Kelly Hoffman (260) 450-6765 Terry Reynolds (407) 466-4147 Tina M Christensen (321) 514-2165 Tom Minter (407) 970-7038 Vicky Castaneda-Cabrera (407) 227-4223
Accountant & Tax Services Karen Locke Inc. (407) 701-6400	Insurance Health/Life Tom Walyus (407) 766-4780 Tommy Walyus (407) 716-9771	Roofing Contractors Hastings Roofing Service (407) 516-1374 Nash Construction Inc. (321) 201-4300
Air Conditioning & Heating Air Evolution (407) 256-2357 BP Heating & Air (407) 929-5408	Irrigation/Sprinklers Swinehart Irrigation (407) 484-0309	Scentsy Products (816) 263-0338 Gayle Mueller
Automotive Repairs Jeepers Den (407) 658-4848	Land Clearing/Site Work/Drainage A. J. Montclair, Inc. (315) 374-2199 S.A. Smith Enviro (407) 466-0192	Screen & Gutter Service/Repair Professional Screening (407) 453-2081
Automotive Towing & Repairs R.O. Towing Service (407) 568-6500	Lawn Service Quick Clean Cuts-Cameron (407) 232-1339 Quick Clean Cuts-David (407) 232-1337 Sgambati Lawn Service (321) 356-0629	Sports/Coaching/Lessons CoachCindySoftball.com (407) 492-5028
Automotive & Truck Accessories Pete Baker (407) 765-6181	Mortgage Services MPIRE Financial (352) 223-0712 Regions-Angela Koelling (321) 225-5460	Swimming Pool Service Bahama Blue Pool Service (407) 435-5160 Cardinal Pool Services (407) 493-1283 VIP Pool Service & Repairs (407) 929-0071
Baby Sitting/Child Care Helen Barger (407) 375-9790	Music Lessons Tiwari (Guitar, Piano, Voice) (321) 438-4876	Video Transfer/Duplication Wright DVD Solutions (407) 568-2618
Cake Baker Coni Cakes (770) 374-5202	Notary Services Phil Unser (407) 679-6644 Tracy Freeman (352) 223-0712	Water Systems and Treatment Frey Water Systems - Rico (407) 947-5259
Computer Services Lou's Technical Service (239) 687-6741	OCSO Citizens on Patrol Victor Alzona (407) 536-9852	Wedgefield Market Renee' Cesarano (407) 697-5417
Family Law Services Bonilla Law (407) 436-9443	Pet Grooming Kiki's Grooming Services, LLC (689) 407-6175	<p>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/</p>
Gutters C2U Gutters, Inc (321) 262-1639	Pet Sitting Skip Vesce (407) 568-7818	<p>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/other-payments-or-fees</p>
Health Coach TaShawn Davis, RN (734) 644-1011	Pressure Washing Professional Screening (407) 453-2081 Waterworks Ext. Cleaning (407) 376-9526	<p>If you would like to be added to this directory and your WHOA membership dues are current, please contact: newsletter@wedgefieldhomeowners.com</p>
Home Builders Rob Goderis & Sons (407) 758-3824	Property Management Dallas Wittish (561) 756-0244	
Home Game Rooms RecRooms of Central Florida (407) 275-7665	Real Estate Bob Carrigan (407) 462-7720 Brandi Tروف (407) 616-1444 Britney Hastings (407) 516-1479 Christine David (407) 924-4011	
Home Inspection/Wind Mitigation Deborah Siebern (407) 435-5155		
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