MEADOW WOOD FARMS NEWSLETTER



A MONTHLY PUBLICATION OF M.W.F.P.O.A., P.O. BOX 77-1896—OCALA, FL 34477

Taking Stock and Planning Ahead

What we accomplished last year:

The biggie, of course, was tackling the roads issue. Whatever the outcome, the Association came through with a plethora of information and answered all your questions. The residents maintained a civil and productive discourse throughout the process. It's not over yet, but the Board is committed to keeping everyone in the loop as the outcome makes its way through the County system. The votes will be counted on Monday, July 8th, after this issue is printed, so keep checking the website and MWF online for updates.

Dave Kane and Dick Woodrome created and installed mailing tubes that attached to your mailbox posts, so that we can deliver newsletters to everyone who wants a hard copy. A number of residents have stepped up to see that you got this July issue as the first on their route. The more residents we reach, the better. Encourage everyone you know to participate. Of course it will always be available online.

Four hugely successful events helped to bring our community together and make Meadow Wood Farms a vibrant place to live and enjoy.

Dancing Under The Stars is always a big hit with food, dancing and entertainment. If you've missed it in the past, you can look forward to this year.

The **CERT picnic** was supported by enough of you that they were able to pay back the loan to the Association and outfit some new members with supplies. These are volunteers who work for your benefit and will be there in time of need.

Meet and Greet extended to the dogs and kids. This was the most successful one ever! Sandy Mollberg and Connie Story and their crew—the setup artists—presented us with a feast. Of course you all helped by contributing your delicious side dishes and desserts. At 8:00 pm, the tables and chairs were put away, but folks continued to

stay and chat.

Pick-up Day was also a joint effort to keep our roads and park clean. Thanks, Wayne Hebert for organizing it.

See What's Planned For This Coming Year on Page 4.

Upcoming Events

Next Board Meeting—

July 11, 2013 -

Thursday—7:00 PM

Next Assoc. Meeting_ July 18, 2013

Thursday—- 7:00 PM

Agenda:

TBA

Inside this issue:

President's Message Officers & Commit- tees	2
Association News	3
Goals for MWFPOA This Year	4
Association Info & Club News	5
Meet & Greet Photos	6
CERT Article & Profile	7
Advertisements	8
Ad and Tip for You	9
More Info	10
Form for Member- ship –Join Now	11

President's Message: Dog Days of Summer



Elizabeth Waller—
President MWFPOA

Yes, it's here—Florida summer. We all know the signs. The wall of heat and humidity the instant you step outside. The feeling that you are wading through "air you can wear". The disinclination to get started on the mowing, the weeding, the power washing, all the things that most need doing at this exact time of the year. It even feels like too much effort to ride your horse or your bike, things

you can't <u>wait</u> to do in any other season.

Nineteenth century astronomers had this to say about the Dog Days (early July through the end of August), which they perceived as an evil time when the Dog Star, Sirius dominates the night sky:

"the Sea boiled, the Wine turned sour. Dogs grew mad, and all other creatures became languid: causing to man, among other diseases, burning fevers, hysterics, and phrensies." [Brady's Clavis . Calendaria, 1813]. No wonder that we all dread the coming of the summer months—and I'm not even going to mention Hurricane Season! Somehow, our extended, cool and pleasant Spring makes it even harder to bear this year.

And yet, it is one of Florida's most beautiful seasons. Everything is lush and green—you can almost watch the plants grow and

thrive in the heat and moisture. The crape myrtles are beginning to bloom, and the scent of gardenias is around every corner. The days are long and the very early mornings and late evenings provide some respite and opportunity to get outside, at least for a little while. And the plain fact is that Summer in Florida is what keeps the population here at least nominally under control. Without the Dog Days, we would probably be completely overrun with Northern folks seeking respite from the snow and unpredictable weather in their native environment.

Perhaps the lesson here is that there is some benefit in even the most uncomfortable experiences. For example, the process of investigating and ultimately voting on the road reclamation project has been vigorously debated within our neighborhood, with strong and legitimate feelings expressed on both sides.

Regardless of the outcome, a substantial proportion of our residents will not be pleased. And yet, I have seen this whole issue bring us together to experience the process in a respectful, civil and constructive fashion. I have seen faces at our Association meetings that I have not seen before. and heard from a number of formerly disenchanted people that they might be willing to give the MWFPOA another chance. These are good things, VERY good things. Let's keep that spirit going, even through the difficult period of adjusting to whatever the petition results might bring. I know we can do it—even in the Dog Days.

Take care, Elizabeth Waller President, MWFPOA

Officers of MWFPOA

President Elizabeth Waller 304-8871

Elizabeth@SlowTurningFarm.com

Vice-President Dave Kane 352-509-7754

dck945@yahoo.com

Secretary Connie Story 369-0809

constancestory@msn.com

Treasurer Dick Woodrome 861-2364

rdw218w@aol.com

MINUTES ARE POSTED ON THE WEBSITE AFTER THE BOARD MEETINGS AND THE GENERAL MEM-BERSHIP MEETINGS

www.meadowwoodfarmsocala.com

Standing Committees

Beautification Chair: Vacant Control Chair: John Trinckes 854-1856 Glen Garnas 304-8417, Elizabeth Waller 304-8871 Chair: Pam Hebert 622-5070 Directory Membership Chair: Dick Woodrome 861-2364 Newsletter Chair: Jodie Gebhard 390-3739 email: jgebhard@sbcglobal.net **Parties** Chair: Connie Story & 369-0809 Sandy Mollberg 861-9622 Toni Kimball 861-4934 Recycling Chair: Emily Woolf 237-0994 Refreshments Chair: BK Sawyer 861-8883 Sunshine Chair: Sandy Mollberg 861-9622 Welcome Chair: Della Brock 873-2726

Directory Information

New Directories are about to be printed. If you have changed your phone, address or email, please contact Dick Woodrome at rdw218w@aol.com or call him at 861-2364.

New directories are free for members. Non members may purchase the directory for \$5.00. Members who would like to have an extra copy may purchase one for \$2.00.

We will make every effort to deliver the Members directories, so if you are missed, please let it be known to one of the Board Members or pick it up at the next Membership Meeting.

Membership & Newsletter

The current **membership** year runs from June to the end of May the next year. Please renew your membership ASAP. Your membership supports the monthly Newsletter along with a multitude of events and improvements to our community. We need all of you to participate in keeping Meadow Wood Farms the wonderful place to live that we enjoy. Finally, don't forget that as a member you have a voice and a vote and are encouraged to participate in all aspects of the Association.

Need to check if you've paid? Contact Dick Woodrome at 861
-2364 or email him at rdw218w@aol.com. You can have the good feeling that comes from being an involved and contributing member of your community.

Starting in July, 2013 the NEWSLETTER will be delivered to everyone in MWF who requested it.

Mailing tubes have been attached to your mailbox stand in order to make these deliveries legal in the eyes of the USPS. If you're not getting one and/or need a tube, contact **Dick**Woodrome at 861-2364 or email him at rdw218w@aol.com

Remember it is ALWAYS available (in vibrant color) online at www.meadowwoodfarmsocala.com. Click Newsletter and the Month you're interested in. The photos look better there too. While you're there, be sure to wander around our new and improved website.

Sunshine Report

If you are aware of someone who could benefit from receiving a card, whether due to illness or other reason, please notify: Sandy Mollberg at: lenelew@aol.com phone at 861-9622.

Condolences were sent to Henry Longo on the passing of his wife and Carolyn and Hoppy Harper on the passing of their daughter Janice.

Get well cards were sent to Nancy and Tom Marks and Bill Lammers.

NEED HELPWITH

PET Registry & Rescue

Sandy Mollberg has come to the rescue of many of our wandering pets for several years. She is asking that someone else take on the position or provide some more help at this point.

If anyone has an extra stall or an empty kennel or dog run that would be available to hold some of these critters until the owners can be found, that would be most useful. If anyone would be willing to field calls and maintain the pet registry -that too would be welcome. This is not a MWF service, but as most of us have pets, it is a valued service to the community.

Please consider participating for the benefit of all, so we can give Sandy a break.

If you have FOUND or LOST a pet, you can contact **Sandy Mollberg at 861-9622**.

This service is not part of the Association, but rather is a personal service provided free to the residents of Meadow Wood Farms.

Sandy does not take any pets in as a rescue, nor does she place pets in homes for people. If you wish, you can register your pet with photo with her so that she will have them on file if she gets a call for a lost pet.

Sandy (and all of us) welcome the help of new assistant, Jasmine Diaz, but more is needed.

Recycle Your Aluminum Cans

To Benefit MWFPOA Treasury

MWFPOA is partnering with the Girl Scouts, who will get 25% of the profits for their efforts. Our local scout, Emily Woolf will be heading up the project.

The recycle point for your aluminum cans is at the front entrance to the Friendship Park on Lake View Drive East. Barrels are provided for that purpose.

Cans that are rinsed, tab tops removed and crushed are our favorites.

Tab tops may go to any charity you know or bring them to meetings to go to Shands Juvenile Kidney foundation.

ALUMINUM CANS ONLY PLEASE!

- Revise Member Survey from 2012 and distribute at July Association Meeting to determine member satisfaction and input. Use tabulated results to target areas of concern and possible meeting agenda topics (Board will do).
- Continue to communicate with members and other residents about the status of the Roads project via the newsletter, web site, and MWF Roads FAQs (Board & Jim Bain will do).
- Complete plan and execution for entrance landscaping (Waller and volunteer committee will do).
- Expand newsletter delivery program by reaching out in various ways to residents who have not yet requested delivery tubes (Dick Woodrome will do.)
- Establish committee to open dialogue with law enforcement agencies re: speeding problems within MWF. (Dave Kane will do.)
- Support formation of additional affinity groups/clubs (**Need a Champion**)
- Investigate possibility of regularly scheduled Litter Pickup Day (**Need a Champion**—chair of Beautification Committee?)

Resurrect Movie Night in the Park (**Need a Champion**) And, of course.......

Dancing Under the Stars, Meet & Greet and any other excuse we can think of to have a party.

MWF Bible Study Group

Neighborhood Bible Study

Looking for a small neighborhood Bible study?

Women's group starts back up on Monday evening, the **fifth** of **August** at the home of Della Brock. 3 Wagon Wheel Way.

Please call 873-2726 for more information.

The **men's group** is meeting at the home of Kevin Workman, 13 Northern Dancer Drive.

Please call 873-2895 for more information.

Meadow Wood Equine Club



This is a social group of horse oriented people. Guests or Visitors are welcome. Join us for discussions, find someone to ride with, good food, camaraderie, etc. Membership is open to anyone – you do not have to live in Meadow Wood Farms or own a horse to join. Membership is \$5.00 a year. Members receive a 10% discount off "most in store items" at Seminole, Tack Shack and J&J Tack. Must show your membership card. Some Restrictions apply as some items are not discounted such as feed, hay, shavings, and warehouse items. Ask store for details.

For more information, please

(not affiliated with MWFPOA)

call: Secretary/Treasurer—Kathy Rohlwing @ 861-7405 Or VP— Carol Shockey @ 873-4719 Or President —-Leroy Conro@ 873-2153

July 19 – 21, 2013 Southern Regional Paso Fino Horse Show - Southeastern Livestock Pavilion, 2232 NE Jacksonville Road

July 20, 2013 - Dressage, Show Jumping and 3 Phase Schooling Show - Florida Horse Park - 9 AM - 3 PM

July 26 – 28, 2013 Orange Blossom Mini's - Southeastern Livestock Pavilion, 2232 NE Jacksonville Road.



SHARE THE ROAD SAFELY! Summer's out and it's time for

everyone to pay a little more attention while on our roads in Meadow Wood Farms. We not only have folks driving on our roads, but we also have our fair share of equestrian activities, biking, walking and running, not to mention the occasional golf cart, ATV or scooter. All of our users need to make a concentrated effort to share our roads. So for all of our safety slow down a little and give the jogger, walker, biker or horse that little bit of extra room. With everyone watching out for each other we can have a safe and happy summer.

FIREWORKS and PETS don't mix well. Please remember when you're celebrating the 4th to be cognizant of your 4 footed neighbors. Fireworks have been know to frighten dogs, cats and horses causing them to run away or injure themselves in panic. Put them inside out of harm's way, if possible.



Come to the Meeting and Win \$50.00

A drawing will be held at the next MWFPOA General Meeting for \$50. If the winning resident is not present, his/her winnings will be added to the pot along with

another \$25.

At the final meeting in May, the pot of \$175.00 was won by Elaine Hager...

Now, the pot will start again

at \$50.00 for the next meeting in July. As Elaine will tell you, it REALLY pays to come to the meetings.

See you at the July Meeting, won't we?

Good Food, Good Fun, Good Friends . Photos say it all!























CERT ARTICLE & PROFILE



What is a Community Emergency Response Team?

The Community Emergency Response Team (CERT) Program educates people about disaster preparedness for hazards that may impact their area and trains them in basic disaster response skills. Using the training learned in the classroom and during exercises, CERT members can assist others in their neighborhood or workplace following an event when professional responders are not immediately available to help. CERT members also are encouraged to support emergency response agencies by taking a more active role in emergency preparedness projects in their community.

How is CERT activated?

The Team Leader, Deni Buetow, will

be notified by the Marion County Sheriffs Office, Emergency Operations Center (EOC), if emergency personnel are overwhelmed and not able to respond to assist residents within MWF. This will be via telephone first, then Amateur (Ham) Radio if necessary. We are fortunate to have several certified and licensed team members living right here with us who are Ham operators and are assigned to our various teams. They will ensure we have excellent communication, not only between the teams, but with the EOC as well.

The CERT members priority first is assess their immediate location and take precautions for their family, and property. Statistics show rescue personnel cannot perform the skills necessary to their best abilities when worried about their own family or homes.

The team will meet at the park which is our designated command post and triage. Once everyone meets at the

Page 7

park, they will take on assigned roles based on area needs. Sometimes just having runners respond to heavily affected areas and reporting back to the CP for available resources. CERTS are the "eyes and ears" for uniformed emergency responders. So far CERT has never been called upon to assist in other communities; however, you never know if this could occur. Hopefully not.

Stay tuned for more info next month. In the meantime, check out our website at: http://www.meadowwoodfarmsocala.com/cert/ for more information. Additional info can be found at: http://www.ready.gov/hurricanes or http://www.fema.gov/

Remember, planning ahead can save time, property and lives during an emergency.



CERT Profile —- Lynn Zachary

I was born in Toronto, Canada. At 19 I became a Flight Attendant (we were called Stewardesses then) with Air Canada. I bought my first car and a horse at 21. I met Robert in Sausalito, CA in 1976 and got married in 1978. We moved to S. FL in 1980 where I continued commuting to Toronto for 2 more years. After leaving Air Canada I trained Flight Attendants for various airlines, Emergency Procedures was what I liked best. I also opened a Flight Attendant Training Center. After having my son I became a full time mom. My daughter was born 4 years later. We moved from Miami to Naples when she was 2 weeks old. When the kids started school, I became a volunteer there. When we moved to an area 5 minutes from the beach, with acreage and a barn I bought 2 more horses and a pony. We acquired various animals while living there ranging

from chickens, cats, rats, bunnies, birds of all sorts two (and I must have been out of my mind) HUGE pythons. By the way I hate snakes. When the last snake took 3 people to carry my daughter came to her senses and sold it. Funny how other snakes now seem so small!!! I bought Dieter, my Oldenburg dressage horse, who I still have today. I took my last jump on my thoroughbred when I was 50, we landed safely, then I sold her. When the kids finally moved away and riding alone wasn't so much fun, I started work at the Ritz-Carlton on the beach. My job consisted of Sushi Bar hostess and retail clerk for the most part. I also was Lobby Ambassador, Club Lounge attendant, Kid's Computer and Game room attendant (the kids had to show me how to play the games), guest services directing guests to various functions and playing games on the beach. Can you imagine getting paid to do all

that?? When my husband was offered a job in Ocala, we abandoned our Naples farm and in 32 days relocated with our 2 dogs, 2 cats and a horse. In Dec. 2011 we found our house in Meadow Wood Farms. Sure it needed a lot of work, like sinks, toilets and lights, but that didn't stop us. After a few months, we moved in working around our boxes. In June of last year, our daughter and her family (including 2 babies and another dog) moved in for 6 months. Last Christmas the 5 of them moved to their own home in Ocala. The "yearling" is walking and the 3 year old got the "horsey bug". I suspect a pony is in our future. Now that we have our house to ourselves we can finally unpack. When I do venture out of this wonderful neighborhood and I see horses everywhere, I just grin, pinch myself and feel truly blessed that "I'm living my dream".

Support Your Local Merchants. They're Supporting Us.

Promote your business with an ad in the Meadow Wood Farms Newsletter. For more information or to place an ad, please contact Jodie Gebhard 352 390-3739. Although the Association cannot warrant its advertisers, many are your neighbors and all will appreciate your patronage.

TOTAL FARM MAINTENANCE, LLC



ONE CALL DOES IT ALL

EARNING YOUR BUSINESS THE OLD FASHION WAY AFTER HOUR CALLS AND EMERGENCY CALLS ARE FINE

TREE TRIMMING & REMOVAL FARM CLEANUP OF ANY KIND **FENCING NEW & REPAIRS BUSH HOGGING & SEEDING** HOME REPAIRS OF ANY KIND **CONCRETE WORK & GRADING** WATER LINES & DRAINAGE PROBLEMS BARN BUILDING AND REPAIRS

FARM MANAGEMENT & CARETAKING

ARENAS AND CUSTOM JUMPS

JOHN AND DENISE THOMPSON

CALL FOR FREE ESTIMATE AND LIST OF REFERENCES

352 425-3578







I come to your house. Less stress for your pets!

OCALA, FL Years of horse & vet tech experience. M.W.Farms Resident



MWF Resident 6 years., 3rd Generation Realtor,

ADVERTISEMENTS & HELPFUL INFO

Page 9

TRUISMS In Real Estate As They Pertain to MWF

There are a couple of axioms I have followed over the years that have served me well. Most of you have probably heard them before:

All real estate is local

If you can't measure it, you can't improve it

The first one I learned when I first got my real estate license in January 2006. The second one I was taught in business school too many years ago.

I am a pretty analytical guy; I like numbers, and I believe that knowing your "numbers" or market, if you will, allows you to make better decisions about listing and buying properties. To that end, I have compiled some sales statistics from our local MLS over the past 3 years, 2010-2012, to see if all the information that we have heard lately about an "improving real estate market" pertains to those of us who live in MWF. If you believe in the "all real estate is local" premise, then we have to drill down the numbers to our neighborhood to see if it holds true for us. Once we understand how our local market is acting, we can make better decisions on buying and selling properties here in MWF. It does us little good if things are great everywhere else, but lousy here.

I am getting ready to list my home at 29 Never Bend Dr. It is an investment property, and like many of you would do, I am analyzing the market to help determine what the optimal listing price should be in order to get a quick sale at the right price. A good realtor should go through much of the analysis that I have gone through to determine that price. My findings will follow shortly.

I follow the local market daily through emails I get from our local MLS as well as other publications. It keeps me informed of all new listings, price changes, properties that have gone under contract and properties that have closed. There is much other information as well. Since I knew I would be listing my home, I have followed the activity here in MWF very closely to see what is happening, and I believe there is a pent up demand of property owners wishing to sell. I say this because in August there were only about 16 properties listed for sale in the MLS. Today, there are 25, about a 40% increase. There are also 5-6 "For Sale by Owner" properties, and 5-6 foreclosed properties not listed yet.

There is much to be learned from the analysis I have performed:

1. Average selling prices have increased each year

a.	2010	\$202,629	14 sales
b.	2011	\$208,278	16 sales
С	2012	\$217 625	16 sales

This represents an increase in selling price of 6.7% from 2010-2012.

The average days on market has risen from 121 days in 2010 to 182 days in 2012. This is because there were more distressed sales then, and they tend to stay on the market for a shorter period of time than non-distressed sales, thus lower the average days on the market.

It only stands to reason that the best priced properties sell the quickest. So, it is important to get that price correct right out of the box. You only have "one chance to make a 1st impression". Any property that sells at more than a 10% discount



to list has probably not been priced correctly to begin with. A 5%-7% discount and 90 days on the market is acceptable, but a full price offer within the first 30 days is what you should be striving for.

As a neighbor and someone who is as invested as you are, I'm offering this information for you to digest as well. I have even more detailed information available. If you're interested, call me-

Mike Hajjar at 352 299-0171

DRAINAGE ISSUES ON OR NEAR YOUR PROPERTY?

If you have observed a problem with drains, culverts, pipes, or swales resulting in standing water following a rain storm, please send an email or call Elizabeth Waller, President of the MWFPOA with your name, address, and a brief description of the problem. The Association is compiling a list of drainage issues to be inspected and possibly remediated by the Storm Water Management division of the County Engineer's Office. It is particularly important to address as many of these areas as possible before any road improvements are initiated, pending the outcome of the Road Reclamation petition process. The cost of any drainage improvements or modifications performed will most likely be covered under the annual Storm Water maintenance fee that is assessed each year as part of your property tax bill. Please note that individual driveway culverts are the responsibility of each property owner and would not be covered under this program. Responses due by July 5th, please.

Contact your MWFPOA President. See Page 2 for her contact information.

This NL Is Your Voice And A Chance to Participate in Your Community

If you want to promote your club or know of an activity in MWF or somewhere else local that you think would appeal to our members, send the appropriate information to the editor via email. Articles written in WORD are best, since I can cut and paste. Photos in jpg format are good. Don't worry if they're not perfect, I often crop them or lighten them for the newsletter. It's always more interesting if you include something your club has done or will be doing. Pictures from your activities also always enhance the information.

Thinking of starting a club and want to know if anyone else is interested, that can be posted too.

Come across an article that you think would be useful to us, or want to start a column on a particular topic? Go for it. Just remember, nothing controversial. We want to keep the attitude positive and the editor is responsible for keeping it that way. This is your forum. Make it work for you. jgebhard@sbcglobal.net

MWF Classified AD: House for Sale

3 BEDROOM,3 BATH,2 CAR GARAGE.ON 2.9 ACRE.WITH A DETACHED WORKSHOP[30X50] CALL GARY SHARTZER FOR INFO,693-4518.

Race For The Cure ~ 15th Anniversary A True Celebration

This year's Race For The Cure is an exciting one for me. Not only have I participated in this race since it began in 1999, I have truly come full circle. During the first race I had just finished treatment for my first episode of cancer. This year, I am in treatment for my second episode, but I have also been honored by the Foundation with the 2012 Survivor Medal as a top fundraiser. Thank you all for making this possible with your generous donations throughout the years. Unfortunately, the fight is not over. Let's all make the 15th Anniversary a huge success. Once again, if you would help by sending your donations to me at the address below, please make out your check to Susan G. Komen Race For The Cure. I appreciate all your support, and please know that you are helping save the lives of untold women just like me!

BK Sawyer ~ 13 Lookout Lane ~ Ocala, FL 34482

JOIN MEADOW WOOD FARMS ASSOCIATION

Page 11



Membership Form & Information to Access Our Website, etc.

Send payment for ads to
Dick Woodrome
MWFPOA, P.O. Box 771896, Ocala, FL 34477

Annual membership dues for the MWFPOA are June through May. If you aren't a member, we would love for you to join us. The MWFPOA provides all kinds of services for your neighborhood (including this newsletter). Please use the form below to accompany your check. Need to check if you've paid? Contact Dick Woodrome at 861-2364 or email him at rdw218w@aol.com.

To Join The Meadow Wood Farms Email Blasts and Conversation, go to Meadowwoodfarms1@aol.com and ask the site master to add your email address. Please respect the rules...no politics, or religion or any attachments or offensive material. This site is offered by a private member of the association. It is an extremely useful tool and we are grateful to that person.

MEADOW WOOD FARMS WEBSITES:

www.meadowwoodfarmsocala.com

From main page, click on Neighbor to Neighbor-Neighbor to Neighbor Directory

From main page, click on Newsletter - and then the month.—Newsletters

Please Join

MEADOW WOOD FARMS PROPERTY OWNERS ASSOCIATION, INC.

Please send your check for \$55.00 (Annual Dues Effective June 01, 2013) with this form to:

Meadow Wood Farms Property Assoc., Inc., P.O. Box 771896, Ocala FL 34477

A directory is distributed to MWFPOA member at no charge. It may be purchased by non-members for \$5.00. Additional copies for members = \$2.00.



OCALA, FL 34477-1896
P.O. BOX 77-1896
OCALA, WOOD FARMS

Photos always looks.

better in our online
edition.

www.meadowwoodfarmsocala.com