

JULY 2024

MEADOW WOOD FARMS NEWSLETTER

www.mwfpoa.com



A MONTHLY PUBLICATION OF MWFPOA , PO Box 77-1896—OCALA, FL 34477

President's Message

Transitioning is the word that comes to mind, when I think about how to begin my first article as President. I began my MWF journey as the Newsletter Editor within a few months of moving into the neighborhood, and am still doing that job. Approximately six months after that I volunteered for Secretary on the Board which I did for two years. Now, I have transitioned into the role of President. New role, new President, new ideas.

As President I have a few goals in mind that I have already begun working on. One goal is to continue to bring everyone together through open communication lines, sharing fun times, and providing a voice to all members on important voting issues who may not be able to attend meetings. At the meeting last month, options were discussed regarding the right to vote for Members who for one reason or another are not able to attend a meeting where an important item may be brought up for a vote. As we are not allowed to accept proxy votes, we can accept votes directly from you, the Member, via direct communication such as email. How can we accomplish this? We discussed putting a notice in the Newsletter on any Hot Topics that the Board is aware of, that will need the Member's Approval prior to the Meeting. If you, as a Member are not able to attend, you may directly email anyone on the Board with your desired vote. Board members email information can be found on Page 2. You will find the next topic requiring Member approval on page 5 of this newsletter.

I feel that the heartbeat of this neighborhood is the POA. Without it, there would be no unity, organized activities, committees who oversee so many things, communication through social media and email. We are a community who supports each other. If anyone needs anything, they can post it on FB or send an email and they will get what they need, whether it's a referral for a handyman, or to give away things they no longer need.

If you are not yet a Member, please fill out the form on page 11 of this newsletter and send it in. The intrinsic value that you receive is definitely worth the \$95 per YEAR, that's less than \$8 per month. Payment can be made via check or through your electronic bill pay system.

I look forward to seeing you all at the Meetings as well as the events that are scheduled for the next several months.

Gena

Upcoming Meetings *(subject to change)*

Executive Board Meeting
July 9th - 7pm

General Association
July 16- 7pm

Meetings will be held at Friendship Park under the Pavilion.

Minutes are posted on the website after all Board and Association meetings:
www.mwfpoa.com

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The Meadow Wood Farms Association is making it even easier to know and understand the deed restrictions in our neighborhood. A booklet was created that includes the Deed Restrictions, the By-Laws, a map of the neighborhood and information about our website. Some folks who attended the election meeting in May picked them up at the meeting but we would like everyone to have one. If you are on the delivery list to receive a newsletter, good news, you will receive one with your next newsletter. Dale Kennedy, of the Welcome Committee will also be providing them with her welcome packet to new residents. If you do not receive one and would like one, they will be available for pick up at all meetings or feel free to call me and we can arrange something convenient to make sure you get one. My phone number is 727-808-8918. Karen Reade did a great job of putting this together for everyone!

Officers of MWFPOA

President	Gena DeCamella	727-808-8918	president@mwfpoa.com
Vice-President	Mark Cooper	904-370-0253	viciousfish1959@gmail.com
Secretary	Michele Shuler	352-861-4934	secretary@mwfpoa.com
Treasurer	Karen Reade	352-622-2030	treasurer@mwfpoa.com

Committees

Activities	AVAILABLE	
Maintenance	Ian Reade	tp228000@yahoo.com
Decorations	Chair: Chris Banks	chrisbanks27@yahoo.com
Control	Chair: Chad Ross Robert Zachary	chad.ross01@gmail.com lzachary@gmail.com
Website	Chair: Jim Thomas	foxdadt@yahoo.com
Membership	Patricia and Dave Wagner Janice Eide	patriciandave@aol.com eidejanice@yahoo.com
Newsletter	Editor: Gena DeCamella Michele Shuler	newsletter@mwfpoa.com mmicheleshuler@gmail.com
Sunshine	Chair: Jennie Adams	adamsjen@icloud.com
Welcome	Dale Kennedy	imaussified@embarqmail.com
Refreshments	Holly Roberts	hbrlifestyle@gmail.com

Community Matters

Calendar of Activities — July 2024

All events will be held at Friendship Park unless otherwise stated

- ◆ Independence Day - July 4th
- ◆ **Executive Board Meeting** - July 9th 7pm
- ◆ **Trivia** - July 11th 7pm
- ◆ **General Association Mtg** - July 16th 7pm
- ◆ **Equine Club Meeting** - On Hold for the Summer
- ◆ **Line Dancing** - On Hold for the Summer

If you would like to schedule an event in Friendship Park, please contact and coordinate with our Treasurer, Karen Reade @treasurer@mwfpoa.com



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
30	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3

Holidays and Observances: 4: Independence Day

Meadow Wood Farms Communications

Website: www.mwfpoa.com

Become a Member for full-access

What is available on our website?

- ◆ Neighborhood Directory
Names, addresses, and contact information of your neighbors
- ◆ Neighbor to Neighbor
A list of Agents & Contractors that are tried and tested by your neighbors. Eliminate the guess work
- ◆ Newsletter in Full Color
- ◆ Meeting Minutes
- ◆ Advertisers
They support our association, so please support them!
- ◆ Board Member Contact Info
- ◆ Committee Member Contact Info

Please reach out to any Board member or Committee person listed on page 4 of this publication if you need any assistance at all. While FaceBook is another form of communication, there is nothing like direct communication!

Neighborhood Facebook pages

Ask to join our private groups on Facebook:

- ◆ **Meadow Wood Farms**
- ◆ **Meadow Wood Farms Equestrian Club**
- ◆ **Meadow Wood Farms Garden Exchange**

IF YOU HAVE NOT YET REGISTERED AS A MEMBER/ USER ON OUR WEBSITE YOU ARE MISSING OUT! IT'S EASY, JUST CLICK ON REGISTER NOW AND IF YOU ARE A MEMBER IN GOOD STANDING YOU WILL RECEIVE YOUR PASSWORD.

Do you know of a Meadow Wood Farms neighbor in need? The Meadow Wood Farms Angels is a group of anonymous volunteers who are ready to help with those small, one-time projects that our neighbors cannot do by themselves by reason of age, illness, disability, or lack of funds.

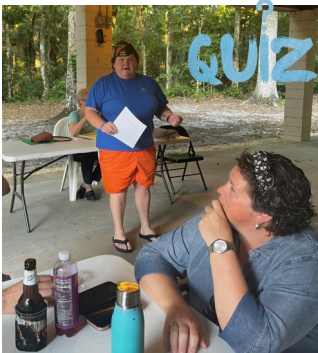
To submit a request for assistance, email: MWFAngels@gmail.com or call Jim Bain (352) 615-2572. The Angels will contact you and obtain additional information in order to evaluate the request.



EVENTS FROM LAST MONTH

Page 4

So much fun and laughter were had, as usual, at our Trivia Night last month hosted by the illustrious Frenchie. John's Group came in 1st place, Tied for 1st came in second. This is such a fun event for families, friends. No need to have your own group because you can join one when you come.



The local Hay Store, Green Gaits on 40, has opened their Pavilion for food, drinks, and music on Thursday, Friday & Saturday nights from 6-9pm. On Friday nights you are likely to find many Meadow Wood Farmers there. Check out their FaceBook page, Green Gaits powered by Western one Agricultural for updates on entertainment, menu and activities.





UP COMING EVENTS IN JULY



Come one, come all!! Bring your friends, beverage of choice and snacks for an exciting night of Trivia. Our favorite Emcee, Frenchie, will be challenging us with topics that may include: history, geography, and hopefully some science as well!

When: July 11th , 7pm

Where: Friendship Park



The next General Association Meeting will be held at Friendship Park and an item that will need to be voted on is the hiring of a new Lawn Care Service. Unfortunately Lucky Lizard Landscaping, which was approved by the Members in May, did not work out. He decided he wanted much more money than he originally proposed to our neighborhood.

The Board hopes that you are able to attend and let them know your thoughts on this issue. Also, if you'd like to bring some baked goods to share we will have the lemonade and tea.

When: July 16th, 7pm

THANK YOU MARION COUNTY !!

Dear Michelle Stone,

I know the commissioners are busy with many things but I'd like to bring something to your attention.

The flags at our Veteran's Park are old and worn, and the colors so faded that they're almost pastel. The flags need to be retired and replaced. I'd like to see us flying our veteran's colors brightly and proudly to show our support and appreciation for their service.

The Veteran's Park is a beautiful place, but it needs a bit of TLC. I'm asking if the Commissioners can address this issue, or can you direct me to the proper agency or department?

Any information is appreciated. Thank you.

Debra Kane

NOTE: I sent this email to our commissioner on March 4th. Michelle Stone replied almost immediately, informing me that she had contacted her team and Jim Couillard in the Parks Department to see what could be done. Mr. Couillard directed Michelle to the Veteran's Services Director Jeffery Askew. With all these good people working together, I received an email from Michelle on March 5th informing me that new flags were ordered and will be replaced. Way to go Marion County!

Fly Fishing

At the end of last month, that being May, my wife and I met my best buddy from college and his sig other in Highlands, NC. So that you don't have to look it up on MapQuest, I'll tell you that it's about 9 miles north of the Georgia – North Carolina border roughly 2 hours north of Atlanta. It's in the North Carolina "mountains" at just over 4100 feet of elevation. And that, ladies and gentlemen, is why it's called "Highlands." Go figure.

It's a small touristy town not far from Cashiers, NC, another even smaller tourist town. Apparently, these two towns exist primarily as getaways for Atlanta folks to escape the summer heat. They are largely populated by upscale restaurants and women's fashion shops – also mostly upscale. On the more important side for us, the area is also a sports person's haven. We scheduled a guided fly-fishing excursion, a mountain hike – largely uphill as I recall – and a mountain bike trail ride, which unfortunately was rained out. As such, we substituted a very nice lunch at a cool brewpub in Cashiers with a stop at a reclamation and antique operation on the way back to our cabin.

But as usual, I digress. The fly-fishing adventure was just that – an adventure. My wife, Merry Lee, and I had done something very similar in Park City, Utah almost exactly 6 years before. Our companions were experiencing fly fishing for the first time. None of us are fishermen otherwise. Using Brookings Outfitters for the necessary equipment and guides, we set out to find some fish.

Donning our waders and boots at the selected site we ventured into the river, whose name I can neither pronounce nor remember. Fly rods, instructions, and continual support were provided by our very capable and gregarious guides. We ended up splitting up with one guide per couple and separated ourselves by several yards and then more-so, hoping to avoid hooking each other with our errant casts. We were successful on that count, but two of the four of us (who shall remain unidentified) managed to lose their balance in the fast-moving water and slippery rocks. It's interesting how quickly waders can fill up with water if you are sitting in it. Ultimately, we each caught some trout, among them brown, brook, and rainbow. It was truly a fun and memorable adventure.

Using the experience as a metaphor, I've discovered that life can be very much like fly fishing. While the ultimate goal may be to catch a fish or two, that really doesn't happen very often. To thoroughly enjoy the experience, much as in life, you need to feel the joy of being in nature. Success can come not from catching the fish, but from simply casting your fly and having it land precisely where you intended. It's a much smaller goal, but hopefully leads to the bigger one. It also allows you to truly enjoy the experience – the journey, if you will. The fact is that you will cast that fly thousands of times in a given period of time and may only hook a few fish. And then you have to actually land them. Like fly fishing, life is replete with trying, failing, falling in the water, and getting up and doing it again. The key is enjoying the process. I know we did – and do.

I'll see you around the neighborhood. -- Jim

ADVERTISEMENTS

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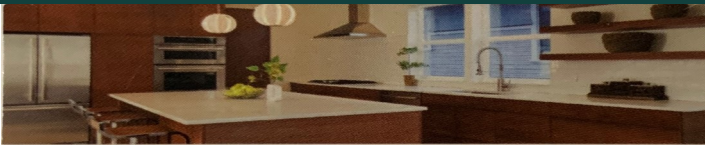


PO Box 772572
Ocala, Florida 34477
www.cs-advertising.com

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T: 352.351.4321 M: 352.438.6409
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Carol Harper
Mid Florida Agencies
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Ad Size	Member Rate	Non-member Rate	6-month Rate (Member)	6-month Rate (Non-member)
Business card	\$10/ month	\$15/ month	\$50	\$75
1/4 page	\$20/ month	\$30/ month	\$100	\$150
1/2 page	\$30/ month	\$45/ month	\$150	\$225
Full page	\$70/ month	\$80/ month	\$350	\$400

**Support your local merchants.
They're supporting us.**

ART in the Park

Showcasing our Meadow Wood Farms'

**Artists, Craftspersons, Woodworkers, Metal Artists,
Bakers, and talented residents. We have 7 participants
already, but we want you too.**

**If you're interested in participating in a future show
to display or sell your work in Friendship Park, please
contact Jodie Gebhard 352 390-3739
or text 860 304-7309.**

**We hope to make this a mini fair with activities such as
craft demonstrations or classes, music and food, too.**



Neighborhood Sunshine

Cards were sent to Michele Schuler. - Pet Sympathy, and to Patricia Cardoza - Sympathy

If you are aware of someone who could benefit from receiving a card, please notify Jennie Adams at 352-854-1914

Our new Association President, Gena DeCamella, asked me -as a resident, friendly, real estate agent- to comment on the current market in our subdivision. Most of you already know me, but for those of you who don't, following is a little of my background.

My husband, Buddy, and I moved here from Long Island in 2001. At the time, we were breeding and racing thoroughbreds, so Ocala with its extensive horse industry, seemed the logical location to resettle. 181 acres of historic property, between County Road 328 and SR 40, had been subdivided after the recent death of landowner, the legendary Fred Hooper, who had lived to the ripe old age of 102. Part of that land is now known as Oaks & Meadows. We chose 13 acres along CR 328, across from MWF's first entrance, as the place to set down new roots here in Ocala. We built a nice home and barn large enough for several boarders. After 15 years of working a large farm, we were ready to downsize. We had long determined that Meadow Wood Farms would be our next destination. Among the 15-25 properties normally for sale in 2011, we chose the log house on Never Bend. Somehow, we quickly outgrew our 1.6 acres. Fortunately, we had already purchased the wooded lot on Middle Ground Rd. where we eventually built and moved into our existing farm.

I became a licensed Realtor in 2007. I have mostly sold horse farms. With high interest rates and the uncertainty of the upcoming presidential election, and recent property price reductions, there is some understandable concern regarding the current status of the local market. I feel that Meadow Wood Farms is a unique micro climate for real estate for the following reasons.

In the 1990's, Marion County placed a moratorium on the division of new lots in the county to be a minimum 10 acres. Finding small parcels has become a challenge.

The Ocala sales tax rate is lower than the state average.

The improvements to our roads were a measurable upgrade to our property values and the assessments are soon to be paid off.

The arrival of the World Equestrian Center in 2021, has put Ocala on the map. In the next 3 years we are expected to have an explosion of new residential homes. With our close proximity, and maintaining a quiet environment, helps to hold, if not increase our property values. Consequently, horse properties vs non-horse properties will command higher prices.

Even for non-horse residents though, Meadow Wood Farms offers a comfortable lifestyle that is in close proximity to a plethora of cultural options, restaurants and other activities.

While potential buyers are staying put for now, with their current low interest rates on their existing homes, I am optimistic that we can hold our own in this market.

Dorothy Henry

Pegasus Realty & Associates, Inc.

5685 West Hwy 40

Ocala, FL 34482

352 817-7494



Membership Information

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 find out if you've paid? Contact Karen Reade at 352-622-2030 or email her at treasurer@mwfpoa.com.

Your MWFPOA thanks you!

Please Join - Renew your Membership

MEADOW WOOD FARMS PROPERTY OWNERS ASSOCIATION, INC.

(Annual Dues Effective July 1, 2024, effective through July 2025)

Please send your check for \$95.00 with this form to:

Meadow Wood Farms Property Assoc., Inc., P.O. Box 77-1896, Ocala FL 34477

Please *print* to provide the information below :

Name(s): _____

Address: _____

Email: _____

Phone: _____

____ **YES** ____ **NO** Put my/our information in the on-line directory.

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Please email your input to:

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