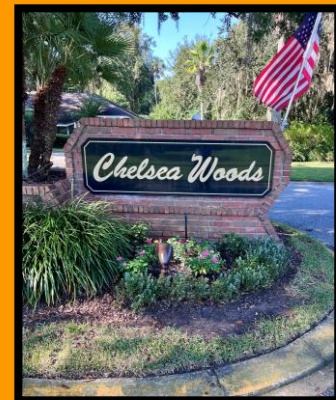




Your Neighborhood News | Fall 2025

Just like that, summer is over and our busiest season begins. Hopefully you were able to spend some time with family and friends over the summer and are ready for more temperate weather. We have been blessed to not have any major storms this season, but we still have one month to go. Please be sure you are stocked and ready, just in case.



We are thankful for our three neighborhood volunteers who gave some of their time this last month to freshen up our north monument area. The spotlights were sanded and painted along with a few of the irrigation risers. Weeding, pruning and raking will help what we want to grow there continue. New shrubbery was added near the monument that should grow and fill-in the area nicely over the next year. Thank you to all who came out to support our beautiful community!

Next, we are negotiating having Japanese privet shrubs fill in the areas where previous ones have died, mulch added to help slow down the weeds and beautify the area, and some tree trimming at both entrances. Be on the lookout for more opportunities to help our community when needed.



Last year we had WOW! Come and install their fiber cable along Seneca. Now it is AT&T's turn. Please drive safely as increased trucks and workers will be present over the next few months.

Yards of the Month



Congratulations to the Hornberger, Hicks, and Windorf families for their beautiful yards at 1782 Seneca Boulevard, 1704 Seneca Boulevard, and 678 Olean Court. We loved seeing so many neighbors doing their part to make this the best neighborhood in Tuscawilla. Thank you!

Think you have a great yard? Let us know and be sure you are a current member of the Chelsea Woods HOA to be considered.



Nominating Committee Forming in December

We are still looking for volunteers. Please consider assisting on this committee. Email thechelseawoodshoa@gmail.com to let us know you would like to help.

Nominating Committee – responsible for making at least as many nominations of candidates as required for election to the Board of Directors as the number of vacancies to be filled. Meet primarily in January.

Letters from your HOA

After receiving feedback from our Facebook survey last spring, we were made aware that more people would like us to educate neighbors who may not understand the responsibilities a deed restricted neighborhood requires. We are committed to making sure our neighborhood properties maintain both the curb appeal that drew most of us to the neighborhood when considering purchasing our homes and the safety and well-being of our neighbors. Letters were sent to over 50 neighbors asking them to move trailers & cars, check their fences, confirm their accessory buildings, and other items to help Chelsea Woods stay true to the developer's premier neighborhood vision. Thank you to everyone who took the time to bring their properties back in to compliance with city codes and our Deed Restrictions.

Parking Refresher

There have been many questions about parking on Seneca Boulevard and other streets in our neighborhood. While Seneca has a solid white line on both sides which normally indicates no parking is allowed, the City of Winter Springs has determined otherwise. While parking, here are some things to keep in mind:

- ***Park only in the same direction as traffic (right wheels to the curb)***
- ***Park on the pavement, NOT on the grass***
- ***If possible, leave the gutter section (the concrete ribbon beside the asphalt) clear for water runoff***
- ***Do not park opposite another parked car on the street, if possible, try to only have parked cars on one side of the street***
- ***Do not park within 30 feet of a curve exceeding 90 degrees***
- ***Do not park within 20 feet of an intersection***
- ***Do not park within 15 feet of a fire hydrant or within 3 feet of a city utility meter***
- ***Do not park more than 12 inches from the grass***

To see all of the streets in Winter Springs and their parking abilities, visit <https://www.winterspringsfl.org/police/page/code-compliance> and scroll to the Street Parking Quick Reference Guide PDF.

Trash & Recycle News



Waste Pro is our local provider but did you know you could request a smaller rolling waste bin by calling 407-774-0800? They just need your street address to arrange an exchange. The standard/larger bins are 95 gallon and the smaller still hold 64 gallon with a smaller footprint. Having a smaller bin may help you find a better place to hide it when not at the curb. Let's try to improve the look of our neighborhood with this small adjustment. Our Deed Restrictions state:

No lot shall be used or maintained as a dumping ground for rubbish, trash or other waste. All trash, garbage and other waste shall be kept in sanitary containers and, except during pick-up, if required to be placed at the curb, all containers shall be kept at the rear of all dwellings out of sight from the street. There shall be no burning of the trash or any other waste materials.



Have your recycle bins seen better days? You can take them to the Utility Department at Winter Springs City Hall for a replacement (if it is a City of Winter Springs bin). If you need an extra bin, they are available for \$6.00. More questions can be answered by calling them directly at 407-327-5996.



Calling All Ghosts, Goblins, Witches and More!

It's that time again...time for a parade! We hope to see many of you there. All are welcome to participate...young, old, and in-between. What will the favorite costumes be this year? You have to come find out for yourself!

Winter Springs Veterans Day Tribute

Plan on attending this year's event at the Winter Springs Veterans Memorial (or City Hall if it rains). Meet some neighbors and other veterans as we celebrate their service to our country. Help the community recognize our 2025 Hometown Hero and pay tribute to those who have gone before. If you have a United States flag, this would be a great day to fly it proudly from your home. Hope to see many of you there!



Get Your Cameras Ready!

We hear that Santa is planning another visit this year. Will he arrive on firetruck or will he arrive in a different vehicle? You need to plan to attend to see which one! Thank you to the Ferraro Family for hosting the event again this year. Always a great evening for the families of Chelsea Woods. Watch our Facebook page for more details and the date as it gets closer. We have not heard back from his elves yet but will let you know more when we do!.

Pond 59 Update

What a difference communication and a few months make. We are happy to let all of our residents know that the pond is well on its way to becoming the beautiful attraction it once was. Your HOA Board, the City of Winter Springs, and their new pond contractor have made great strides in repairing the pond. Next, we are waiting for some bottom debris removal that has accumulated over many years from our street drainage. Thank you to all who helped bring the pond to the attention of our city leaders.



If you are interested in putting together this (or any other) type of newsletter for our community on a quarterly basis, please contact thechelseawoodshoa@gmail.com.