

Chelsea Woods of Tusawilla HOA

Community News -- April 2010

P. O. Box 620433 Oviedo, FL 32763-0433

www.chelseawoods.com

Newsletter Distribution. This is the second issue of your *Chelsea Woods Community News* in streamlined format. We are delivering electronic copy or hardcopy to you per the preference you indicated in your response with dues payments.

Chelsea Woods HOA Annual Meeting

The annual meeting of Chelsea Woods of Tusawilla HOA was held on February 9. There were 26 people present and 16 represented by proxy. Board members provided information about the activities and events occurring during the previous year that covered welcoming newcomers, beautification, email distribution and content, community events (yard sale, Halloween parade), and other miscellaneous items. Keith Shiflett gave a concise summary of the SR 417 noise abatement Task Force activities and status. The proposed 2010 budget was presented, discussed, and adopted. The 2009 board members agreed to continue as board members for 2010.

Chief Kevin Brunelle, Winter Springs Chief of Police, attended the meeting and provided some information about the WSPD. He provided information and statistics about theft in the Winter Springs area. He reiterated recommendations about actions to take to help eliminate theft. That is, lock your cars, conceal or remove valuables from your car, and close your garage doors. He reiterated that WSPD wants you to call if you see something suspicious. They would rather be called and find nothing than miss an opportunity to address something that could be a problem.

CW HOA presented Jim Mathews a small token of appreciation for his contributions to the Chelsea Woods community for many years, in particular, for his ongoing contribution through late 2009 as CW newsletter editor. Pam Carroll, Tusawilla HOA president, attended and shared words of thanks for Jim's contributions to the Tusawilla community. Chief Brunelle also provided some words of thanks for Jim's interactions with WSPD and information flow about safety and security.

Community Yard Sale. Chelsea Woods will hold another community yard sale event this year on May 22. If you can postpone any individual yard sales and participate in the community yard sale, it would probably benefit everyone.

Free Landscaping Class. The Florida Yards and Neighborhoods Program will present a Free Landscaping Class May 6, 2010, at 6:30pm at the WS Senior Center. For more information see News and Events section at WS website www.winterspringsfl.org.

Newsletter Editor. We continue to seek a new Newsletter Editor. If you would like to perform this interesting and important task for our community, please contact *Chris Waguespack* at cwagues@bellsouth.net by email, or by phone at 407-365-4537.

PRESIDENT'S MESSAGE

from Chris

Waguespack

Chelsea Woods HOA held its annual meeting in February. For those who did not attend you missed an opportunity to get a concise summary of activities and events related to Chelsea Woods that occurred in the last year. You also missed an opportunity to hear Chief Kevin Brunelle, who shared some information about WSPD and some recommendations about safety and security. I encourage all the HOA members to attend the next annual meeting which typically occurs in February.

At the annual meeting CW HOA presented Jim Mathews a small token of appreciation. I want to again thank Jim for all his contributions to Chelsea Woods and for his work as newsletter editor for the CW newsletter during the past many years.

Thanks to all of you who have paid your CWHOA dues for 2010. If you have not yet paid your dues, please make your \$60 contribution to the address shown at top of the first page. Your contributions enable us to continue paying for the electricity and water for entrance lighting and plants, occasional repairs, insurance, beautification, etc.

We have email addresses for a majority of CWHOA residents and would like to get email addresses for all residents who have them. If you do not currently receive emails from CWHOA regarding CW related items and would like to, please send your name, home address and email address to chelseawoodshoa@hotmail.com. Your email address, like all others, will be closely held in confidence.

Start collecting your items for the yard sale!

Chris

REAL ESTATE LISTINGS, PENDINGS AND SALES

The following listings were provided by **Kim Coburn** of RE/MAX Town and Country Realty. For full information about any of these properties, please contact Kim at 407-341-1324, kacoburn@aol.com or www.kimcoburn.com.

Sold

1716 Seneca Blvd -- 4 Bedrooms, 2 Full/1 Half Baths, 2612 Sq. Ft, pool, \$349,000

Active

1815 Seneca Blvd - 5 Bedrooms, 3 Full/2 Half Baths, 3885 Sq. Ft, pool. List: \$424,900

708 Conesus Ln - 5 Bedrooms, 3 Full/2 Half Baths, 3632 Sq. Ft, pool. List: \$479,900

705 Conesus Ln - 5 Bedrooms, 4 Baths, 3212 Sq. Ft, pool. List: \$434,900

678 Canadice Ct - 4 Bedrooms, 2399 Sq. Ft, no pool. List: \$332,400

In the Winter Springs area, which includes 32708/65/66 zip codes and homes in the \$300,000 to \$499,000 price range, based on the closed sales of 13 for the most current 30-day period, there is a

12.5 month supply of single family homes currently listed on the market. The average sold price in February 2010 was \$352,000 versus \$364,000 in February 2009 or a 3.4% decrease.

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Your Chelsea Woods Community News ...

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Chelsea Woods Board

2010-2011

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Sue Beveridge, Treas 407 366-7447

Kim Coburn – 407 341-1324

Scott Harden – 407 366-4476

Tom Kravets – 407 359-5538

John Stoudt – 407 365-7848

Wally White – 407 365-1382

DRIVE 25

Watering Lawns Is Allowed Twice-A-Week. As of March 14 and the start of Eastern Daylight Savings Time, irrigation of lawns may be done twice weekly. Follow the rules for the allowable days of the week to irrigate based on the house number (days are different for odd and even addresses). ***No watering is permitted between the hours of 10:00 a.m. and 4:00 p.m.*** For more information, water saving tips and/or an explanation of violation reporting and fines go to www.sjrwm.com. Also, questions can be addressed to Winter Springs Police Code Enforcement at 407-327-1000.

Public Meeting Regarding Jetta Point Park
There will be a public meeting on April 28 for Seminole County's proposed Jetta Point Park project. This project is in the City of Winter Springs and is expected to be submitted to the City Commission for final approval within the next two months. The site is located at the southwest corner of the SR 417/SR 434 interchange, north of the Cross-Seminole Trail. The project consists of four (4) softball fields, four (4) multi-purpose fields, a playground, and an equestrian area. For more information including the layout of the park see News and Events section at WS website www.winterspringsfl.org.