

Chelsea Woods

of Tuscawilla HOA community News

CW HOA Post Office Box 6210433 Oviedo, FL 32763-0433 www.chelseawoods.com

PRESIDENT'S Message

The annual meeting of Chelsea Woods of Tuscawilla HOA was held in February. Thanks to those of you who attended the annual meeting. I welcome Jennifer Hoffman and Luis Rios to the board. Jennifer and her family are newcomers to the community, having moved here within the past year. Luis is a long time resident and has prior experience on the board in various roles, including president. On behalf of the board and the community I thank Bruce Lieske and John Stoudt, who are leaving the board, for their service to the community.

Beulah Ali-Carr has volunteered to help coordinate the generation of the Chelsea Woods newsletters. We appreciate her offer of service and welcome her help.

Note that there will be a Chelsea Woods community yard sale April 30. Also, this year we plan to do some repairs and upgrades in a few areas, including electrical, lighting, and irrigation. See details on the respective items later in the newsletter.

Happy Easter,
Chris Waguespack

April 2011



Contents...

President's Message	1
Chelsea Woods HOA Meeting	
Important Phone Numbers	2
Community Yard Sale	
Missing Newspapers	3
Email Distribution	
Watering Lawns	
2010—2011 Board Members	4
Board Members Needed	5
Advertisement	
Chelsea Woods Real Estate Listing	6

Chelsea Woods HOA Annual Meeting

The annual meeting of Chelsea Woods of Tuscawilla HOA was held on February 8. There were 21 people present and 14 represented by proxy. Board members provided information about the activities and events that occurred during the previous year that covered welcoming newcomers, beautification, email distribution and content, newsletters, community events (yard sale, Halloween parade), and other miscellaneous items.

The proposed 2011 budget was presented, discussed, and adopted. We elected two new board members, Jennifer Hoffman and Luis Rios to fill open board positions due to John Stoudt completing his term and Bruce Lieske completing his term and more.

Draft minutes of the annual meeting are posted on the Chelsea Woods website (www.chelseawoods.com). Click on Meetings, then Past Meetings.

Important Phone Numbers

City Hall	407-327-1800
City Information Line	407-327-7594
Job Line	407-327-7595
Parks and Recreation Information	407-327-6599
Police Information (non-emergency)	407-327-1000
Public Works/Utilities Emergencies	407-327-2669
Seminole County Animal Services (complaints/dispatch)	407-665-5110
Utility/Water Billing Information	407-327-5996
Utility/Water Payment Information	407-327-5953
Waste Collection/Recycling (Waste Pro)	407-774-0800



Community Yard Sale!

Chelsea Woods will hold a community yard sale event this year on April 30th from 8:00 am to 2:00 pm.

The HOA board will obtain the necessary permit for all residences in the community as well as place advertisements for more exposure.

If you can postpone any individual yard sales and participate in the community yard sale, it would help benefit everyone!



Beautification/ Maintenance:

During the next few months, near the Vistawilla end of Seneca, we will:

- 1) Replace the vandalized metal bench by the pond with a painted concrete bench.
- 2) Replace the rusted electrical control box.
- 3) Upgrade the landscape lighting fixtures by the palm trees.
- 4) Add a sprinkler zone for more efficient water use.

We will also mulch the planting areas at both ends of Seneca Boulevard.



Board Members Needed

If you are interested in helping out your community, your HOA needs your help. No special qualifications are required other than a genuine desire to help preserve the quality of our community and the values of our homes. Each Board Member serves a three-year term. Meetings generally last no more than an hour and a half and take place seven to nine times a year. Please contact any of the current board members if you are interested in being a member of the board.



Stray Animals:

Chelsea Woods has experienced a few dogs roaming the neighborhood without leashes that may pose a danger, especially to small children and other animals. Seminole County has a leash law for domestic animals.

To report a stray animal please call Seminole County Animals Services:

Dispatcher- 407-665-5110

General Services (normal hours) 407-665- 5201

After hours, Sundays and Holidays (same as Dispatcher) 407-665-5110



*"Consistently Exceeding Client Expectations Through
Professionalism And Commitment"*

The Biechele Team

Pat & Ray Biechele

1750 W. Broadway St. #106

Oviedo, FL 32765

Direct Line: (407) 257-0997

Residence: (407) 366-1682

Office #: (407) 977-760

email: pbiechele@aol.com

www.TheOrlandoAreaRealEstateTeam.com



*As your Chelsea Woods neighbors since 1988 and with over 25 years of
combined experience as full time REALTORS, we know our
neighborhood from both a professional and personal perspective!!
Why not let us help you reach your real estate goals!*

For Chelsea Woods news, calendar, photos, home sale info & much more, check out:

www.chelseawoodsnews.com



BURNING UP THE REAL ESTATE MARKET

The #1 Agent in Winter Springs from 2008-2011

- Chelsea Woods Specialist and Resident
 - 29 Years Real Estate Experience
 - Aggressive Home Seeking & Buying Strategy
- Comprehensive Seller's Marketing Plan
 - Council of Residential Specialist
 - Accredited Staging Professional
 - Accredited Buyer Representative
- Certified Distressed Property Expert



www.YourTusawilla.com
www.KimCoburn.com
Kim@KimCoburnTeam.com
407-341-1324

RE/MAX Town and Country
 1315 Tusawilla Road, Suite 101
 Winter Springs, FL 32708

To find out the value of your Tusawilla home,
 go to www.TusawillaHomeValues.com

Chelsea Woods Real Estate Listings

Active:

669 Lamoka Ct	4 bedroom	2.5 bath pool home with 2756 sq ft.	\$320,000
653 Cayuga Ct	4 bedroom	2.5 bath pool home with 2791 sq. ft	\$340,000
708 Conesus Ln	5 bedroom	3.5 bath pool home with 3632 sq. ft.	\$400,000
676 Oneida Ln	4 bedroom	3 bath pool home with 2536 sq. ft.	\$349,900
658 Saranac Dr	4 bedroom	2.5 bath pool home with 2871 sq. ft.	\$335,000
641 Saranac Dr	4 bedroom	2.5 bath pool home with 2548 sq. ft.	\$299,700

Sale Pending:

708 Canadice Ln	4 bedroom	2.5 bath pool home with 3084 sq. ft.	\$400,000
-----------------	-----------	--------------------------------------	-----------

Recently Sold:

1728 Seneca Blvd	4 bedroom	3 bath pool home with 2816 sq. ft.	\$365,000	Dec 20, 2010
------------------	-----------	------------------------------------	-----------	--------------

Now is a good time to sell your home if you are replacing it with another home. Although home prices are down in Chelsea Woods, the replacement home price will also be low and interest rates are very reasonable. Homes are still selling and the overall Tusawilla Inventory of homes has decreased. If you or anyone you know is behind on mortgage payments or struggling to make them, please consult your Realtor about the many options available. Foreclosure is usually the worst choice!

Information provided by Kim Coburn Realtor with RE/MAX Town and Country and Chelsea Woods Board member.

Missing Newspapers?

Several people in the community have indicated that occasionally their Sentinel newspaper is missing. If you have had this occur to you, please send an email to chelseawoodshoa@hotmail.com or call Chris Waguespack (407 365-4537) and provide relevant information such as when it last occurred and the frequency of occurrence.



E-mail Distribution

If you are not receiving e-mail from CWHOA and would like to please send your e-mail address to chelseawoodshoa@hotmail.com. We would like to be able to reach everyone in the neighborhood who has e-mail access when important information needs to be distributed.



Watering Lawns

Watering Lawns Is Allowed Twice-A-Week during the Spring/Summer Months. As of the second Sunday in March, 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 (Odd numbered addresses are allowed to water on Wednesday and Saturday. Even numbered Addresses are allowed to water on Thursday and Sunday.)

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.sjrwmd.com.



Also, questions can be addressed to Winter Springs Police Code Enforcement at 407 -327 -1000.



The City of Winter Springs Offers Two Free Subscription Services:

eAlerts with information about police and crime matters and **eCitizen** with general information for Winter Springs citizens. Signup for each of these services is quick and easy. Simply visit the city website at www.winterspringsfl.org and go to the Online Services section.



Chelsea Woods Board 2011

Name	Role	Telephone
Chris Waguespack	President	407 365-4537
Luis Rios	Vice-President / Deed Restrictions	407 366-2895
Sue Beveridge	Treasurer	407 365-7447
Matt Gibbons	Secretary, Email Backup	407 366-2853
Kim Coburn	Welcome / Social	
Scott Harden	Email, Deed Restrictions Backup	407 435-8566
Tom Kravets	Beautification, WS CAC rep	407 359-5538
Wally White	Beautification	407 365-1382
Jennifer Hoffman	Secretary Backup, Newsletter support	

***Chelsea Woods of Tusawilla HOA
P.O. Box 6209433
Oviedo, FL 32763-0433***

Your Chelsea Woods Community News. . .

. . . Informing Our Community Since 1993