

Chelsea Woods of Tusawilla HOA

Community News -- January 2011

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

www.chelseawoods.com

Newsletter Distribution This is the third 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 Chelsea Woods annual HOA meeting will be held Tuesday February 8th at the Oviedo Public Library located at 310 Division St. in Oviedo. The meeting will begin promptly at 6:15 pm. All homeowners are encouraged to attend. If you cannot attend, please designate a member-neighbor or board member on the proxy, provided in this newsletter.

PRESIDENT'S MESSAGE

Hopefully all of you have gotten off to a good start in the new year and that the rest of the year is a good one for you and your family.

During 2010 there were several issues that could have potentially affected Chelsea Woods. The board as well as other members of the community monitored these issues and attended city and county commission meetings. Last July, Seminole County stopped their pursuit to build Jetta Point Park. Then in late October, the Winter Springs city commission voted to disapprove Atlantic Housing Partner's plan to build subsidized housing in the Town Center. Thanks to those of you who expressed your views about these issues and for participating in these public meetings.

We are fortunate to live in a beautiful and peaceful neighborhood. Let's keep it that way. If you ever observe anything suspicious, please do not hesitate to contact the Winter Springs Police department.

Please make an effort to attend the Chelsea Woods annual meeting. This is a formal meeting required by the HOA by-laws and we need a quorum of at least 25 people. The agenda includes a review of last year's activities, expenses, proposed budget, and election of new members to the board.

Thank you if you have already paid or will pay the Chelsea Woods HOA dues so we can continue to pay the HOA expenses.

Chris Waguespack

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

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.

REAL ESTATE LISTINGS, PENDINGS AND SALES

Chelsea Woods is doing fine!

Compared to many other communities in Central Florida, Tusawilla and Chelsea Woods appear to be less affected by the downturn in Real Estate prices. As a matter of fact, Winter Springs single family home prices fell an average of 16% last year compared to Orange and Seminole County in which prices fell an average of 29%. Chelsea Woods had 6 sales last year with only one REO (bank owned sale) and no Short Sales (not bank owned but bank agrees to a short pay off).

2010 Chelsea Woods Sales:

| | | | | | |
|-------------------------|------|------------|---------------|-----------|-------------|
| 1711 Seneca Blvd | Pool | 2270 sq ft | 3bdrm 2bath | \$265,000 | 06/2010 |
| 1716 Seneca Blvd | Pool | 2612 sq ft | 4Bdrm 2.5bath | \$349,900 | 01/2010 |
| 664 Cayuga Dr | Pool | 2781 sq ft | 4Bdrm 3bath | \$246,000 | 09/2010 REO |
| 1777 Seneca Blvd | Pool | 2345 sq ft | 4Bdrm 3bath | \$292,000 | 08/2010 |
| 1760 Seneca Blvd | Pool | 2584 sq ft | 4Bdrm 3bath | \$390,000 | 09/2010 |
| 705 Consesus Ln | Pool | 3212 sqft | 5Bdrm 4bath | \$390,000 | 07/2010 |

There are currently 5 homes for sale in Chelsea Woods. In addition, we will most likely see a handful of REO listings hit the market this year as there are some homes in the foreclosure process. If you or anyone you know is having difficulties making their payments and feel they can't sell due to the housing prices, a short sale may be the best answer for them. For more information on this contact a REALTOR or Real Estate attorney.

Kim Coburn, REALTOR
CDPE, CRS, ABR
Chelsea Woods Board Member

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.



BURNING UP THE REAL ESTATE MARKET

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 - 29 Years Real Estate Experience
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RE/MAX Town and Country
1315 Tuscowilla Road, Suite 101
Winter Springs, FL 32708

To find out the value of your Tuscowilla home,
go to www.TuscowillaHomeValues.com

Proxy Form:

Instructions: Print this page and complete the form.

I, _____ (name of
homeowner(s)), have paid my 2011 dues for the Chelsea Woods of Tuscowilla
Homeowners Association, and provide this Proxy to

_____, who in my name and on
my behalf may vote on any matters submitted to the CWHOA members at the
annual meeting on February 8, 2011, including exercising my vote for new
directors for the CWHOA Board of Directors.

Signature _____ Date _____

(If you cannot attend the annual Chelsea Woods HOA meeting on February 8th, please
designate a member-neighbor or board member on the proxy, provided above. Board
members phone numbers are listed at the end of this newsletter. Feel free to contact
one of them to request that they pick up and deliver your proxy if you will not be
attending.)

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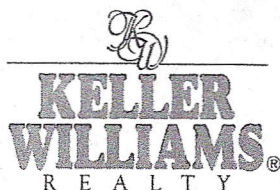
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Residence: (407) 366-1682
Office #: (407) 977-760
email: pbiechele@aol.com



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

www.chelseawoodsnews.com

WHY I LIKE CHELSEA WOODS

I have lived in Chelsea Woods since the Fall of 1993 and been blessed by a rich sense of community. Yes, I appreciate our pleasant tree lined boulevard, the lake (in spite of its prosaic name of "Pond 59"), the pond with its fountain, and the well-kept lawns. But most of all I have appreciated *the sense of community* that my wife and I found here! Neighbors stand outside and talk to one another, dogs find alternate masters, and neighbors watch one another's homes when one family is on vacation. Free airport transportation and "medical transport" has also been a feature of life for me in Chelsea Woods, and when I could, I have reciprocated. We have been in each other's homes for parties, and driveways are forums for political discussions - not unlike the ancient Greeks who gathered atop Mars Hill in Athens to discuss the politics of the day.

When my wife, Ann, died in September 2009, many neighbors helped during her illness, and afterwards. She felt comfortable with that, and she was comforted in her dying days. This is a good neighborhood!

And I have a theory. I believe that neighborhoods that have this rich sense of community, whatever their economic class, have much less crime - because people look out for one another. On the contrary, I believe that neighborhoods, whatever their economic class, gated or non-gated, have more crime when their residents sequester themselves in their houses and do not have a sense of community.

Ultimately it isn't about stuff, it's about people and relationships. Let's keep what we have and continue to know and help one another.

Bruce Lieske

BEAUTIFICATION

Neighborhood beautification is primarily focused on the monument areas at opposite ends of Seneca Blvd and the pond area at the Vistawilla (North) end of Seneca. We plant seasonal flowers, keep the tree /shrubs trimmed, and the landscape lights/ sprinklers operating. We keep the area around the pond watered/trimmed and have the fountain on multiple timers to both prevent the development of mosquitoes and to save electricity. The bench adjacent to the pond has been vandalized again but is still functional. We have proposals to improve the pond area with additional flowering shrubs, e.g. azaleas and mulch, but that will be addressed at the January board meeting.

Last year we assessed interest in planting trees primarily along Seneca between the street and sidewalk as part of a Beautification Project funded in part by the city of Winter Springs. Only three families expressed interest and only one was on Seneca. We look forward to new beautification ideas from all members of the community.

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 of Director 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.

Chelsea Woods of Tusawilla Homeowners Assn. Inc.
P. O. Box 620433 Oviedo, FL 32763-0433

Your Chelsea Woods Community News ...

...Informing Our Community Since 1993

Chelsea Woods Board

2010-2011

Chris Waguespack, President

407 365-4537

Bruce Lieske, VP 407 359-0449

Matt Gibbons, Sec 407 366-2853

Sue Beveridge, Treas 407 366-7447

Kim Coburn - 407 341-1324

Scott Harden - 407 435-8566

Tom Kravets - 407 359-5538

John Stoudt - 407 365-7848

Wally White - 407 365-1382

Watering Lawns Is Allowed Once-A-Week During the Winter Months.

As of November and until the second Sunday in March, irrigation of lawns may be done only ***once*** 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.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.