

# Chelsea Woods of Tusawilla HOA Community News

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[www.chelseawoods.com](http://www.chelseawoods.com)

October 2012

## President's Message

It will soon be the end of October and time for the Chelsea Woods annual Halloween parade. There has been great participation during the last several years and we are looking forward to another great turnout this year. Please do what you can to participate. There is more information about the event later in the newsletter.

During the last several years there have been a number of accidents in the neighborhood, leaving damage to a streetlight and many mailboxes. Please adhere to the 25 mph speed limit on our streets and refrain from any of the activities that take your eyes off the road. This newsletter contains some information about the risks associated with texting while driving.

Thanks to those of you who took action during the year to improve your yard and landscape and those of you who continue to maintain your properties. The value of homes in the entire neighborhood and an overall good appearance of the neighborhood depend on each of us maintaining our properties.

*Chris Waguespack*

## **Maintenance and Beautification**

We recently installed new lights on the palms at the Vistawilla (North) entrance and on the monuments at both entrances to Chelsea Woods. The lights are high quality, commercial, LED technology with a 50,000 hour rating. These lights use much less energy than the lights previously used and will not require frequent replacement. We trimmed the palms at the South entrance and plan to trim the palms at the North entrance. We are in process of planning some upgrades to some of the shrubbery that appears degraded.

## *Everybody Loves a Parade*

It's just about the time again for the annual Chelsea Woods Halloween Parade! The parade will begin at 4:45 PM on Wednesday, October 31<sup>st</sup> at the corner of Seneca Blvd. and Saranac. As in years past, a police escort will be present to lead us to sweet treats at 1778 Seneca Blvd. Come out and enjoy refreshments and mingle with your neighbors before an exciting evening of Trick or Treating begins!



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## **Texting While Driving**

Back to school is well under way and your board felt it wise to remind you that texting on your cell phones while driving is very dangerous. There have been numerous mailboxes destroyed in Chelsea Woods in the last several years by motor vehicles. We are aware that some of these were due to cell phone use.

According to the NHTSA, the average time a driver takes his eyes off the road while texting is 5 seconds. At 55 miles per hour, that would be enough time to travel more than the length of a football field, (more than 100 yards). At 25 miles per hour, a car would travel 61 yards, (more than 50 yards). Texting while driving increases the odds and makes it 23 times more likely to get into a crash than while not texting.

Consider the children walking home from school as well as the joggers, walkers, bikers and other drivers that share the road with you. Would you really want to live the rest of your life knowing you caused a serious or fatal injury to another human being?

Please put those cell phones down while driving!

## Chelsea Woods Real Estate Activity

Address	BD/BA/BA	SF	Pool	Status	Price	Sold Date	Sale Type
681 Canadice	4/3/0	2,426	No	Active	\$294,000	N/A	Normal
708 Conesus	5/3/2	3,632	Yes	Active	\$397,500	N/A	Short Sale
682 Lamoka	4/2/2	3,223	Yes	Active	\$299,000	N/A	Short Sale
701 Conesus	4/3/0	2,987	Yes	Pending	\$305,000	N/A	Short Sale
1707 Seneca	4/2/0	2,255	Yes	Pending	\$278,500	N/A	Foreclosure
872 Lamoka	4/2/1	2,119	Yes	Sold	\$275,000	05/23/2012	Normal
1784 Otisco	5/3/0	3,129	Yes	Sold	\$238,500	01/05/2012	Foreclosure
1771 Owasco	4/3/0	2,503	Yes	Sold	\$330,000	04/10/2012	Normal
656 Saranac	4/3/0	2,630	Yes	Sold	\$335,000	07/10/2012	Normal
658 Saranac	4/2/1	2,871	Yes	Sold	\$302,500	04/27/2012	Normal
653 Saranac	4/3/0	2,753	Yes	Sold	\$312,500	05/4/2012	Normal
663 Saranac	4/2/1	2,790	Yes	Sold	\$290,000	06/18/2012	Normal
1774 Seneca	4/3/1	3,201	Yes	Sold	\$380,000	05/11/2012	Normal

**Good News!** The inventory of homes in Tuscowilla is currently extremely low. This is driving the prices up! If you are thinking of selling, now could be a great time to do that. Information provided by Kim Coburn, Chelsea Woods Resident REALTOR with REMAX Town and Country

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### Security Tips

In light of recent breaking and entering episodes in our neighborhood, a review of procedures to safeguard our homes and properties is in order. The Winter Springs Police Department continually gives tips on safety in our community.

- Keep your doors locked.
- Keep the garage door locked
- Remove all valuable articles from your car and lock the doors
- The eyes and ears of the citizens are valuable assets to the police department. Many of our residents work and are away from home during the day. However, we have a number of retired persons who are out and about during the day and in a position to see anything unusual going on. If you see a stranger loitering or a car driving slowly and scouting out the area, call the non-emergency police number and report it. The police welcome such calls.

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### The City of Winter Springs Offers Two Free Subscriptions 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](http://www.winterspringsfl.org) and go to the Online Services section.

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### Remember to vote!

Early voting starts on Saturday, October 27 and goes on for 8 days until Saturday, November 3. Hours are from 7 AM to 7 PM at each location. Voting Centers are at five centers.

**Central Branch Library**, 215 N. Oxford Rd. Casselberry  
**Northwest Branch Library**, 580 Greenway Blvd., Lake Mary  
**West Branch Library**, 245 N. Hunt Club Blvd., Longwood  
**East Branch Library**, 310 N. Division St., Oviedo  
**Elections Office**, 1500 East Airport Blvd., Sanford

## Board Members Needed for Next Year

We will need several new board members for next year (starting in February 2013). 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 listed on the last page if you are interested in being a member of the board.

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### 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](mailto:chelseawoodshoa@hotmail.com). For situations when important information needs to be distributed, we would like to be able to reach everyone in the neighborhood who has e-mail access.

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**Deed Restrictions:** As a reminder, shade canopies over boats or vehicles are not permitted in Chelsea Woods community. All boats must be screened from the view of the street. Air conditioners as well as trash cans must not be visible from the street. Winter Springs Police Department ordinance also reminds us that parking our vehicles in the grass is a violation of City Code 20-438. This code was enacted in 2009 to help improve neighborhood aesthetics and quality of life in Winter Springs. This code prohibits the parking of vehicles in a front yard of any residential lot or across any sidewalk adjacent to any such lot. Your voluntary compliance with this and other city codes is greatly appreciated.

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<b>Smokey Chicken Chili</b>	<b>Prep 15 min; Cook: 1 hr., 15 min.</b>	<b>Makes 9 Cups</b>
<b>Recipe submitted by: Sue Borst</b>		
<b>Ingredients</b> 2 poblano chile peppers, chopped 1 lg. red bell pepper, chopped 1 medium-size sweet onion, chopped 3 garlic cloves, minced 2 T. olive oil 2 (14 ½ oz.) cans zesty chili-style diced tomatoes 3 Cups shredded or chopped barbecue-flavor rotisserie chicken (about 1 lb.) 1 (16-oz.) can navy beans 1 (15-oz.) can black beans, rinsed and drained 1 (12-oz.) can beer** 1 (1.25-oz.) envelope white chicken chili seasoning mix	<b>Toppings:</b> Shredded Cheddar cheese, chopped fresh cilantro, sour cream, lime wedges, baby corn, sliced black olives, chopped red onion, tortilla chips. <b>Preparation:</b> Saute first 4 ingredients in hot oil in large Dutch Oven over medium-high heat 8 minutes or until vegetables are tender. Stir in diced tomatoes and next 5 ingredients. Bring to a boil over medium-high heat. Reduce heat to low, and simmer, stirring occasionally, 1 hour. Serve with desired toppings. This is a great soup, even better a day or so after you make it.  **1 ½ Cup low-sodium chicken broth may be substituted.	

## Your Chelsea Woods Community News . . .

## . . . Informing Our Community Since 1993

### CHELSEA WOODS BOARD 2012 – 2013

<u>Name</u>	<u>Role</u>	<u>Telephone</u>
Chris Waguespack	President	407 365-4537
Luis Rios	Vice-President, Deed Restrictions	407 366-2895
Norbert Young	Treasurer	407 977-8252
Matt Gibbons	Secretary, E-mail Backup	407 366-2853
Sue Borst	Beautification, Welcome / Social	407 366-4141
Jim Cowdery	Deed Restrictions Backup	407 359-6585
Charles Garone	E-mail Dist.; Newsletter Coordinator/QC	407 359-7300
Tom Kravets	Beautification, CAC rep, Secretary Backup	407 359-5538
Scott Harden	E-Mail Distribution	407 435-8566

For additional information regarding Winter Springs news, go to [www.winterspringsfl.org](http://www.winterspringsfl.org) click on Find, then News, Events & Public Notices.

