



Meadow Wood Farms Newsletter

P. O. Box 77-1896 ~ Ocala, FL 34477-1896

A Monthly Publication of the M.W.F.P.O.A.

April 2011

www.meadowwoodfarmsocala.com

+++++

Spring has Sprung!

Looking out at the horses lazily grazing on the now green Bahia grass, and feeling the soft breezes and the warmth of the famous Florida sun, it's easy to remember what brought me to this place. Days just like this one. Spring is definitely in the air! And, what do you know? The calendar agrees. As I compose my message to the MWF neighborhood, it's March 20, 2011 -- the first day of Spring! Of course, this being Florida, things are not always so straight forward. With all of the leaves that have been coming off the trees lately, I would swear that it was Fall, not Spring. Just another thing to get used to in Florida. I guess Spring cleaning around here is also an outdoor event.

In any case, we made it through the winter with no snow and just a few hard freezes. Somehow, our winter seemed just a little better knowing that some of our friends up North were shoveling the white stuff while we were in our shorts and tank tops.

Of course it hasn't been all swimming pools and flip flops here in Meadow Wood Farms. Members of the Association got a lot of stuff done this last Fall and through the Winter. Many of you participated in these activities and you have the gratitude of the entire neighborhood. I'd like to list a few of the major accomplishments brought to you by the Association and its members.

- Extension of the Park Fence in an effort to keep unauthorized vehicles out. Seems to be working!
- September Clean-Up Day in the Park - painted the shed, painted the fence, installed ceiling fans in the pavilion, cleaned up and removed mountains of sticks and debris
- Dancing Under the Stars last Fall was a huge success and a ton of fun!
- Replaced signs at the Park
- Installed concrete apron at edge of the pavilion
- Used crushed stone to create a stable driveway in the Park
- Added lights to the front entrances (still a couple to go!)
- New ladders for the Park, plus installation of tarps on the pavilion for those cold, windy days
- Painted the pillars on the Park pavilion (Special thanks to Charlie Dunlap!)
- Conversion of the Newsletter to a primarily electronic format for distribution on the web
- The Fish Fry held Friday, March 11 was another whopping success. Great food, lots of fun, live entertainment AND a net increase to the Angel Fund of over \$600.

So, we did not "stay in our caves" this winter here in MWF. Things got done thanks to lots of great people who just wanted to participate and help keep MWF moving forward. I did mention Spring cleaning earlier, didn't I? Well, mark your calendars for **Saturday, April 9 from 9:00 AM til about Noon for another Clean-Up Day in the Park**. More details to come!

And while we are on the subject of clean-up, if you have been down Lakewood Circle lately you might notice that something is missing. That's right, the partially burned structure at 51 Lakewood Circle was demolished and removed the week of March 13. While the Association cannot take full credit for this clean-up, I believe that the intense community

interest expressed to the Marion County Dept. of Code Enforcement by this Board certainly helped keep things moving along. Sometimes local government gets it right (especially when taxpayers are bugging them on the phone!).



Going, Going, Going



Gone!!

Demolition crews put the finishing touches on the removal of the burned structure at 51 Lakewood Circle.

One last thing..... Those of you who pay attention to the details of the Association know that an election for new Board Members is coming up at the next General Meeting in May, for the term beginning June 1. The current Board, acting as the Election Committee in accordance with the by-laws, is pleased to present the following slate of candidates. Nominations will also be accepted from the floor at the May meeting.

- | | | |
|--------------------|---|------------------|
| For President | - | Jim Bain |
| For Vice-President | - | Elizabeth Waller |
| For Treasurer | - | Dick Woodrome |
| For Secretary | - | Connie Story |

Steve Waller
President, MWFPOA

Cleanup Day in the Park
Saturday - April 9, 2011 - 9:00 AM - Noon
Come on and pitch in for a little Spring Cleanup in the Park!

And Spring arose on the garden fair,
Like the Spirit of Love felt everywhere;
And each flower and herb on Earth's dark breast
rose from the dreams of its wintry rest.
~Percy Bysshe Shelley, "The Sensitive Plant"



Check out Ocala Flight Sim Club. We're a small informal organization of Microsoft Flight Simulator enthusiasts. Our Club has no dues or membership fees.

We are happy to help those just getting started and are equally pleased to have experts. Visitors and prospective members are always welcome. Computer or piloting skills are NOT prerequisites.

We meet at 6:00 PM on the first Thursday of each month at Landmark Aviation at the Ocala Airport. It's on 60th Ave.; in the same building with the Tailwinds Café. Ask at the desk for directions to the conference room.

Come join us at any meeting, or contact John Allard (33 Wintergreen Way) by email at allardjd@earthlink.net

.....

Executive Board Meeting

April 12, 2011

Next Association Meeting

May 12, 2011

**All meetings are held at St. John's
Methodist Church ~ County Road 328 ~
7:00 PM**



Pet Registry & Rescue

If you have FOUND or LOST a pet, you can contact Sandy Mollberg at the number shown below. This service is not part of the Association, but rather is a personal service provided free to the residents of Meadow Wood Farms.

Sandy does not take any pets in as a rescue, nor does she place pets in homes for people. If you wish, you can register your pet with her so that she will have them on file if she gets a call for a lost pet. You can do this by giving her a call at 861-9622.

.....

**PLEASE RECYCLE YOUR CANS TO
BENEFIT MWFPOA TREASURY**

Bring all of your aluminum cans to our recycle point at the front entrance to the Park on Lake View Drive East. Barrels are provided for that purpose.

Cans that are rinsed, tab top removed and crushed are our favorites.

Tab tops may go to any charity you know or bring them to meetings for Shands Juvenile Kidney Foundation.

ALUMINUM CANS ONLY PLEASE.



Over the Fence

Reunions -

Darn, I've done it again! Several people from my high school class of 40 years ago started to make some noise about having a reunion. There seemed to be lots of interest, but no one jumped in to get it going. I suspect that the primary reason for their reluctance was a perceived lack of time, or possibly a lack of confidence that they could pull it off. Frankly, I have a tough time with either of those reasons. We all have the same amount of time. It's just a matter of how we choose to use it. And how tough is it to organize a football tailgate, a golf outing, and a dinner – especially if you can find some help. Maybe some people just don't like the responsibility of being in charge, being ultimately responsible for the final decisions. Well, you can probably guess what has happened. Yes. I stepped up and volunteered to chair the event. And, as I had hoped, several of my classmates have agreed to step up to organize the individual events, coordinate the database, design the informational pieces, and, basically, do most of the work.

As I write this piece, I'm flying from LA to Chicago. I was in LA on business and had a chance to visit with my twin brother, Bob, and his wife. Since Bob and I are in the same class, we started talking about the reunion at which point, my sister-in-law asks why I've agreed to put such a "ridiculous" event together. She goes on to opine that the only reason old classmates would want to reunite is to check each other out, strut their respective stuff, and gossip about everyone else. I was a little taken aback by her cynical attitude, but it made me ask myself, "why *am* I doing this? "

Statistically, only about 25% of our class will probably come back. About 85% of those will bring a guest. Assuming that some percentage wants to come, but can't, that still leaves at least 50% who don't care to come back. Maybe they share my sister-in-law's opinion. Again, if less than half the people care, why am I bothering?

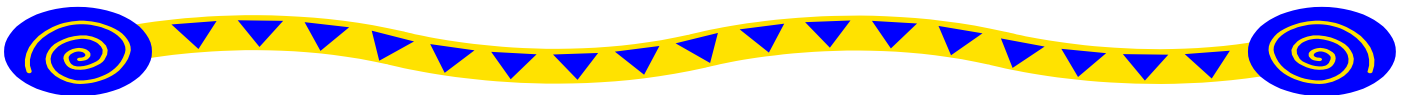
First, *I* care. I am genuinely interested in how my high school classmates are doing. No, I don't care to compare myself or my life with theirs. At this stage, most of us have enjoyed some successes and suffered some failures. But I care. While I wonder if my sister-in-law and those who think like her are a bit too self absorbed, that is their choice to make. Those who do care, even if it is only 25-50%, need someone to step up and serve. And that is the bottom line. I'm chairing my reunion because I care and I choose to serve the others that also care. I am blessed to have help and will be counting on others to serve in some way too.

So here is my question to you, the residents of MWF. Do you care about your neighborhood? Do you care about your neighbors? Will you step up to serve? I certainly hope so. Serving your Property Owners Association takes a little time, but it's a lot like your high school reunion. Somebody has to do it. Why not you?

As the MWFPOA Board elections approach, I hope that those who have served so well and so long can count on some new people to step up and take their turn. Its well worth the effort, I assure you.

I'll see you around the neighborhood.

Jim Bain – Feel free to e-mail me with questions, comments or ideas for stories at: jbain2@cfl.rr.com



Standing Committees

- Beautification – Sandee Franz, Chairperson – 237-6931, Arthur Eide – 861-3831
- Control Committee – John Trinckes, Chairperson – 854-1856, Pete Bradbury – 854-6333, Richard Jancewicz – 873-6817
- Directory – Lee Chamberlain, Chairperson - 873-8520, Maggie Berardi, 861-1448, Nancy Marks – 291-2730
- Membership – Chairperson Lorraine Stachura, 237-1802
- Newsletter – Pat Anderson, Chairperson – 237-2521, Tom & Nancy Marks – 291-2730
- Parties – Linda Trinckes, Chairperson – 854-1856
- Recycling – Mary Hopper, Chairperson
- Refreshments – BK Sawyer, Chairperson
- Sunshine – Marie Singer – 237-0576
- Welcome – Chairperson –

OFFICERS OF MWFPOA

- Steve Waller – President – 304-8871 – Ocalafolks@gmail.com
- Lucretia VanVorst – Vice President – 304-8417 – glenandlucretia@gmail.com
- Connie Story – Secretary – 369-0809 – constancestory@msn.com
- Dick Woodrome, Treasurer – 861-2364 – rdw218w@aol.com

MINUTES ARE POSTED ON THE WEBSITE SHORTLY AFTER THE BOARD MEETINGS AND THE GENERAL MEMBERSHIP MEETINGS

DIRECTORY UPDATE

A new directory will be prepared shortly.

Please review the current directory and let us know any changes that need to be incorporated. lchamberlain@cfl.rr.com

PLEASE JOIN

MEADOW WOOD FARMS PROPERTY OWNERS ASSOCIATION, INC. by simply sending your check for \$55.00 (Annual Dues effective 1 Jun 2011) with this form to: Meadow Wood Farms Property Owners Assoc., Inc., P. O. Box 77-1896, Ocala, FL 33477-1896

Please print & fill out the below information:

Name(s): _____

Address: _____

Email: _____

Phone: _____

_____ Put my/our information in the directory.

_____ Do not put my/our information in the directory.

A directory is distributed to MWFPOA members at no charge. It may be purchased by non-members for \$5.00.



A big thank you to those who have contributed baked goods at the Association Meetings.

Contributions are greatly appreciated.



Meadow Wood Equine Club Inc (not affiliated with MWFPOA) is a social group of horse oriented people. Guests/Visitors are welcome.

Membership is open to anyone - you do not have to live in Meadow Wood Farms or own a horse to join. Membership is \$5.00 a year. Members receive a 10% discount off "most in store items" at Seminole, Tack Shack and J & J Tack. Must show your membership card. Some Restrictions apply - some items are not discounted such as feed, hay, shavings, and warehouse items, ask store for their details.

For more information, please call:
Secretary-Treasurer Kathy Rohlwing at 861-7405,
or Vice-President Carol Shockey at 873-4719, or
President Leroy Conro at 873-2153

.....

REMINDER

If you are a member of the Association and wish to have the Newsletter mailed to you free, you must send a request to MWFPOA, P. O. Box 77-1896, Ocala, FL 34477-1896.

There is a \$10 annual fee for non members wishing to receive a mailed copy of the Newsletter.

The Newsletter will be available for all to read on the MWF website meadowwoodfarmsocala.com

+++++

SUNSHINE REPORT

Get Well Cards were sent to:

Gloria Chapman, 3 Hill Prince Drive

Art Eide, 2 Nashua Drive

Leonard Schneider, 3 Challedon Close

Marie Singer

"The first of April, some do say,
Is set apart for All Fools' Day.
But why the people call it so,
Nor I, nor they themselves do know.
But on this day are people sent
On purpose for pure merriment."

~Poor Robin's Almanac (1790)~

.....

Now here is a idea...
Instead of playing a trick on someone,
do something nice instead!
- a good idea I think :-)

Have fun everyone.

.....



When is Easter - why does the date change?

The Easter holiday moves each year because the actual Easter date is calculated by choosing the first Sunday after the full moon following the spring equinox.

Easter will be celebrated this year on April 24th.

All Real Estate Is Local

There are few axioms in real estate sales that are truer than the above statement, and unless you were just dropped down from another planet, you know how horrible things have been for sellers for the past 3 years. You have all heard about property values in Florida being depressed; property values in Marion County being depressed, property values in NW Ocala being depressed. This is all true, but it does not go deep enough. You need to know what is happening in Meadow Wood Farms, your neighborhood. It's nice to know what is happening near you, but it is essential to know what's happening in the neighborhood that affects you directly.

Prices for small properties seem to have stabilized somewhat over the past year, albeit at prices that resemble those we experienced in 2000-2003. The Federal Tax Credit that was available in 2010 gave the market a lift in terms of units sold, but not price, due primarily to the number of distressed properties that changed hands. Distressed properties are defined as those that have cleared the foreclosure process and are now owned by the bank, or "short sales", those properties that are being offered for less than what is owed on them. This is, perhaps, the number one reason why values cannot rise. As long as property is available at distressed prices, there will be a drag on property prices for property not in a distressed condition... Currently, there are 10 "residential" properties offered for sale, 1 is distressed (short sale). There are 6 "farm" properties listed, 1 of them is distressed (short sale). Since the 1st of the year there are 5 properties that have already closed or are pending, four of them distressed. It seems fairly obvious what is selling, but the good news is that the number of distressed properties available is decreasing.

I have had 3 inquiries about the market for vacant acreage. There is absolutely no good news here. Giving an informed opinion of land values in MWF is depressing. The last sale in MWF occurred in 2008. During the last year in a 5 mile radius of MWF there have been only 4 "Agriculture" zoned properties from 1-10 acres that have sold. Two of them were in a distressed condition. Draw your own conclusions.

I hope that this information will be helpful to all of you in understanding "your" local market.

Mike Hajjar

Desiree Barbazon Realty

Editor's Note: Mike Hajjar is a former Meadow Wood Farms resident. He will periodically share information specific to the Meadow Wood Farms real estate market.



THE COOKBOOK FUND RAISING PROJECT IS REVIVED

Some of you may remember that some time ago a generous MWF neighbor and benefactor offered to provide the funds to publish an "official" MWF cookbook that could be sold as a fund raising project for our neighborhood. The MWFPOA sent out a request asking you, the residents of MWF, to provide recipes for our cookbook. That initial effort quietly disappeared. However, the project has been revived, and many of you have shown enthusiasm, so once again we are asking for all of you to send in your recipes.

Please email your recipes to glenandlucretia@gmail.com or mail them to Lucretia Van Vorst, 15 Northern Dancer Drive, Ocala, FL 34482. If you have any questions, you may email Lucretia at the above address or call me at 304-8417.

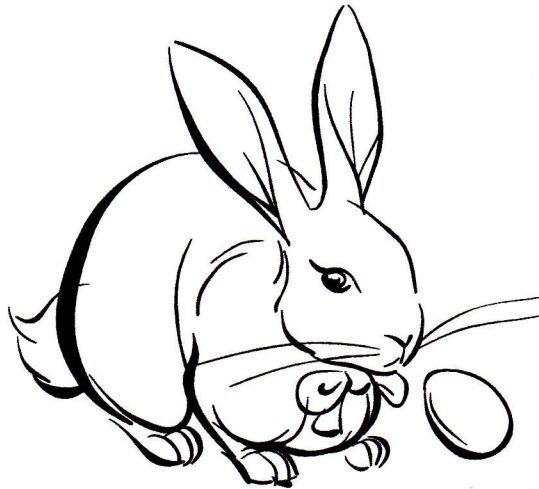
For those of you who provide recipes earlier, I should still have those in my computer. Feel free to send more!

We are hoping to have a publication party in the park once the book is complete, and we hope that those of you who provide recipes will be able to attend and bring one of your dishes with you. It should be a great time with lots of delicious examples from our MEADOW WOOD FARMS COOKBOOK.

Please try to have your recipes to me by May 1 so that we can continue to move forward with this great project.

Many thanks to all in advance!





EASTER PARTY

April 16, 2011 (SATURDAY)

2 P.M. – 4 P.M.

MEADOW WOOD FARMS PAVILLION

HOT DOGS AND OTHER TREATS

EASTER EGG HUNT, CAKE WALK

FIFTY-FIFTY RAFFLE

PLEASE BRING SOMETHING FOR THE CAKE WALK AND A DISH
TO SHARE

**PLEASE RSVP WITH THE NUMBER OF PEOPLE THAT
WILL BE COMING.**

861-4934 (TONI) OR akimball2@cfl.rr.com

MLS



SAMMIE J. CANDULLO

LICENSED REAL STATE BROKER
"Your Real Estate Partner"

352-843-1567

SAMMIECANDULLO@AOL.COM

BH

BROKER-FOR-HIRE, LLC

Advertisements

Promote your business with an Ad in the Meadow Wood Farms Newsletter. For more information or to place an ad, please contact Pat Anderson at 237-2521.

Although the Association cannot warrant its advertisers, many are your neighbors and all will appreciate your patronage.

ADVERTISING IN THIS

NEWSLETTER GETS

RESULTS!

CALL 237-2521 TODAY

TO PLACE YOUR

ADVERTISEMENT

Special rates for MWFPOA

Members.

CALL

THE CRITTER SITTER



SANDY MOLLBERG

352-861-9622

LENELEW@AOL.COM

Selling all my SCUBA GEAR-All in PERFECT CONDITION!
Suunto Vyper 2 gauge dive computer-Reduced Gradient
Bubble Model (RGBM) Recreational, Professional or
Technical diving! Used 20 times-Sacrifice-\$300.00
Sherwood BC (small-med)Stored indoors-\$300 -Super nice!

AquaLung "Legend LX" Regulator and Octopus-PERFECT-
Both \$475.00 www.aqualung.com/us/content/view/442

2 Hi-pressure steel tanks full of Nitrox-both for \$225.00.
One was used once the other never used but full of Nitrox.
3442psi @ 70 degrees F - These sell for \$285 apiece.

Will sell the lot for \$1,000.00! Cash NOW-call 352-362-5086

THINKING OF A TUTOR?

**Help your child build a
solid foundation in
language and reading skills.**

Joann Wiley

Florida Certified

352-237-4980



**Crochet Lessons, or just sharpen up!
Lots of patterns. Good for CHILDREN -
male and female. A craft for LIFE!
A GOOD STRESS RELIEVER. Never too
Old to learn, but 1 year is too young.**

Toni Kimball 861-4934

Akimball2@cfl.rr.com

**2 free lessons. By appointment
to suit you and me.**

ANIMAL CONTROL

671-8727

ROAD REPAIRS

671-8686

Advertisements

Promote your business with an Ad in the Meadow Wood Farms Newsletter. For more information or to place an ad, please contact Pat Anderson at 237-2521.

Although the Association cannot warrant its advertisers, many are your neighbors and all will appreciate your patronage.



See Complete Pricing & Order Online
www.EZSignsOnline.com

1-800-640-8180

Locally owned by Meadow Wood Farms resident!

- Farm Signs
- Business Signs
- Church Signs
- Vinyl Banners
- Magnetic Signs

Meadow Wood Lawn Care Inc.

Mowing ~ Weedeating ~ Edging ~ Mulching
Leaf Control ~ Lawn & Shrub Fertilization Programs
Planting ~ Sodding & Seeding ~ Architectural Stone
Sprinkler System Installations & Maintenance

mhc@ocala.com **Gary Sonneberger**
352.362.9278



Linda Trinckes

"Your Neighborhood Realtor"



8720 SW Highway 200, #3
Ocala, Florida 34481

352-299-5618 Direct
352-854-1856 Home

352-861-6000 Office
352-861-6196 Fax
Email: Johnt04@earthlink.net

Buying or Selling? I Have the
"KIE...FER" Your Success!

~ Fully Insured/Bonded ~

PET SITTING

Pamela Hebert



I am also an ARIA Certified
RIDING INSTRUCTOR

Lessons at your farm
on your horse!

Meadow Wood residents
discounted rates:

1-352-577-2877

pam@ezsignsonline.com
OCALA, FL
Meadow Wood Farms resident



SCOTT WILLIAMS
Agent



HOME • AUTO • LIFE • HEALTH • BOAT • IRA
BANKING • MOTORCYCLE • ANNUITIES • LONG TERM CARE

5800 S.W. 20th Street • Ocala, Florida 34474

Office: (352) 237-2124 ext. 108

Fax: (352) 237-2127

Claims: (866) 275-7322

Email: Scott.Williams@FFBIC.com

Young's Garbage Service

LOCALLY OWNED & OPERATED FOR 30 YEARS!!

SIGN UP NOW FOR JUST \$12 PER MONTH

MENTION THIS AD AND RECEIVE 20% OFF 1ST BILL

-Backdoor Service -Senior Citizen/Veteran Discounts -1 Time Removals

352-304-8972
352-509-4886

VISIT US AT
www.youngsgarbage.com



AFFORDABLE FOUNTAINS

352-347-0257

12805 S US HWY 441

Belleview, FL 34420

Across from the Market of Marion
FOUNTAINS, STATUES, BENCHES
Water Plants

REASONABLE, competitive Prices