



**A MONTHLY PUBLICATION OF
M.W.F.P.O.A. , P.O. BOX 77-1896—OCALA, FL 34477**

MWF Association New Year's Resolutions

1. Create Newsletter Tubes for Residents

So that the MWF newsletter can be delivered to all residents. If you need a tube, please see page 6 in this issue for instructions.

2. Implement Delivery of NL To All Residents.

Hopefully by late Spring??? The newsletter will always be available on our website.

3. Rehabilitate/Redesign Front Entrance Landscaping

To maximize appeal and minimize maintenance requirements. To join the group of volunteers working on this project contact Elizabeth Waller at 304-8871 or elizabeth@slowturningfarm.com .

4. Issue Request for Proposals (RFP) for Mowing and Watering Common Areas.

See page 4 of this issue for a copy of the RFP. All residents are invited to forward this invitation to bid to lawn maintenance or landscaping companies within or outside of MWF.

5. Litter Pick-up Day.

A proposal for a day in which all residents can participate in cleaning up the litter lining our roads and open areas. See Page 5 for more info.

6. Facility Rental Agreement.

This proposal would allow private parties to use the Pavilion facilities. The board is looking into this as an option for revenue.

7. Address Community Concerns about Roads in MWF.

There have been enough questions and requests to "do something about the roads" that the Board feels that it is their responsibility to investigate the available options, present the facts in an objective fashion, and facilitate a fair and equitable process for determining what, if anything, will be done.

The board understands fully that this is an issue that has equally passionate and opposing points of view among the residents and will strive to keep the factual content paramount in the discussion. Along these lines the guest speaker at the January meeting, Myra Tedder (Director of Marion County Road Improvement Program Assessment) will outline the process. For more information, see the President's Letter on Page 2 and the Letter to All Property Owners on Page 10.

You might also want to review the section of the by-laws regarding the Privileges of Membership on page 3.

Upcoming Events

Next Board Meeting—

January 8, 2013 -

Tuesday—7:00 PM

Next Assoc. Meeting_

January 17, 2013

Thursday— 7:00 PM

Guest Speaker:

Myra Tedder

Director of Marion County Road Improvement Program Assessment

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President's Message:



Elizabeth Waller—
President

Meadow Wood Farms
Property Owners Assoc.

Hello everyone,

Well, it's that time of year again when we all resolve to be better people—to eat less, save more, procrastinate less, exercise more, be less critical and more grateful. Unlike some, I don't find such resolutions to be self-defeating; to me they are just part of the daily struggle to identify ways in which we can grow, learn, and contribute. If we don't take stock of where we are,

how will we know where we would like to be at the end of the year?

Elsewhere in this issue you will find an article on the Executive Board's New Year Resolutions, another way of expressing our goals for the remaining five months of our fiscal year. I would like to use this space to talk about one of those goals, and my personal resolutions relating to it. Of course, I am talking about the Board's initiative to research and report on available alternatives for resurfacing the roads in Meadow Wood Farms.

The Board is well aware of how divisive and contentious this issue became when it was last addressed, approximately eight years ago; in fact three current Board members have vivid personal memories of that difficult time. Quite a number of

residents stopped attending Association meetings and participating in Association activities as a result of the conflicts that arose. In fact, when I assumed the Presidency of the Association in June of last year, I was pretty sure that the topic of the MWF roads was one can of worms I should probably avoid opening.

So why are we going there now? For several reasons. I have been approached numerous times by new (and some longtime) residents inquiring about the sad state of the roads and how the Association can help in facilitating some comprehensive solution, beyond case-by-case pothole patching. I have heard from more than a few real estate agents that they are having increasing difficulty marketing homes in our neighborhood because of the deteriorating driving conditions. Most

recently and personally, when called to serve on a Marion County Circuit Court jury, one of my fellow jurors (who lived in Anthony) reacted immediately when he learned where I lived. "When are you guys going to do something about those roads?" was the first thing out of his mouth—not what you want to hear when you are as proud of your community as I am of Meadow Wood Farms.

It began to seem as though simply ignoring the road situation would be irresponsible on the part of a Board elected to represent the interests and address the needs of the Association members. Therefore, the Board has decided to research this issue once ...continued pg 9

Officers of MWFPOA

President	Elizabeth Waller	304-8871
	Elizabeth@SlowTurningFarm.com	
Vice-President	Tina Ringfield	237-7693
	atringfield@aol.com	
Secretary	Connie Story	369-0809
	constancestory@msn.com	
Treasurer	Dick Woodrome	861-2364
	rdw218w@aol.com	

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

www.meadowwoodfarmsocala.com

Standing Committees

Beautification	Chair: Vacant	
Control	Chair: John Trinckes	854-1856
	Glen Garnas 304-8417, Elizabeth Waller 304-8871	
Directory	Chair: Pam Hebert	622-5070
Membership	Chair: Vacant	
Newsletter	Chair: Jodie Gebhard	390-3739
	email: jgebhard@sbcglobal.net	
Parties	Chair: Connie Story & Sandy Mollberg	369-0809 861-9622
	Toni Kimball	861-4934
Recycling	Chair: Emily Woolf	237-0994
Refreshments	Chair: BK Sawyer	861-8883
Sunshine	Chair: Sandy Mollberg	861-9622
Welcome	Chair: Della Brock	873-2726

Directory Information

For Association Members who have not yet received their 2011-2012 Telephone Directory they will be available for you to pick up at the next Association meeting. Non members may purchase the directory for \$5.00. Members who would like to have an extra copy may purchase one for \$2.00.

We made every effort to deliver the Members directories, so if you were missed, please let it be known to one of the Board Members or at the next Membership Meeting.

Membership & Newsletter

The current membership year runs from June to the end of May next year. Please renew your membership ASAP and request that the newsletter be sent to you if you want to continue to receive it. There is a month's grace period before your address will be dropped from the Newsletter mailing list. It will always be available online, but we need your dues in order to support the costs of printing and mailing.

One more reason to get your dues in now. Your membership also supports the many functions held at Friendship Park and the improvements to our community. We need all of you to help keep Meadow Wood Farms the wonderful place to live that we enjoy. **Finally, don't forget that as a member you have a voice and are encouraged to participate in all aspects of the Association.**

Need to check if you've paid? Contact Dick Woodrome at 861-2364 or email him at rdw218w@aol.com.

PRIVILEGES OF MEMBERSHIP

(From the Association By-laws)

"Only members in good standing shall be eligible to actively participate in meetings and vote."

You can vote on community issues affecting the neighborhood and approve or disapprove the use of Association funds.

You can actively participate in Association meetings by asking questions or addressing the membership.

You can receive the Newsletter mailed to your home.

You can obtain one free copy of the Neighborhood Directory issued every 2 years.

You can have the good feeling that comes from being an involved and contributing member of your community.

PET Registry & Rescue

If you have FOUND or LOST a pet, you can contact **Sandy Mollberg at 861-9622.**

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 photo with her so that she will have them on file if she gets a call for a lost pet.

Sandy (and all of us) welcome the help of new assistant, Jasmine Diaz.

Sunshine Report

If you are aware of someone who could benefit from receiving a card, whether due to illness or other reason, please notify:

Sandy Mollberg at lenelew@aol.com

phone at 861-9622.

Recycle Your Aluminum Cans

To Benefit MWFPOA Treasury

MWFPOA is partnering with the Girl Scouts, who will get 25% of the profits for their efforts. Our local scout, Emily Woolf will be heading up the project.

The recycle point for your aluminum cans is at the front entrance to the Friendship Park on Lake View Drive East. Barrels are provided for that purpose.

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

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

ALUMINUM CANS ONLY PLEASE!

Request for Proposals for Lawn Maintenance

To: All Interested Parties

Subject: Meadow Wood Farms Mowing/Watering Proposal

Date: December 21, 2012

Proposals are hereby requested for a 24-month contract for the purpose of mowing and trimming the grass and watering the plantings in the common areas of Meadow Wood Farms, Ocala, FL.

The following details are provided:

- **Term:** Contract will commence on or about March 1, 2013 and expire on February 28, 2015.
- **Scope:** Common areas in Meadow Wood Farms subdivision are to be mowed and watered as follows:
 - Entrances 1 and 2 and Friendship Park – cut once in April & October
 - Entrances 1 and 2 grass cut once per week, May 1 to Sept. 30
 - Entrances 1 and 2 plantings to be watered once per week, May 1 to Sept. 30, using MWF Water Wagon or similar device. *Watering may be waived if rainfall in previous week exceeds one inch.*
 - Park cut once per month, May 1 – Sept 30
 - Weed trimming as needed
 - Entrances include areas adjacent to entry roads & fences extending, *at a minimum*, 6 fence posts in either direction
 - Proposal should include proposed fees with payment to be made in equal monthly payments over the term of the contract
 - An hourly rate should also be included in the proposal for incidental requests for additional mowing services, such as vacant properties, water retention areas, etc.

Proof of liability and workers compensation insurance (if applicable) should be included with the proposal

The MWFPOA reserves the right to accept or reject any proposal at will. Residence in Meadow Wood Farms and Membership in the MWFPOA, while not required, will positively influence the contract award.

Proposals must be submitted, in writing, not later than February 4, 2013 to:

MWFPOA Attn: Treasurer, P.O. Box 77-1896, Ocala, FL 34477-1896

Thank you, MWFPOA Executive Board Elizabeth Waller, President

Elizabeth@slowturningfarm.com

304-8871

Meadow Wood Equine Club



This is a social group of horse oriented people. Guests or Visitors are welcome. Join us for discussions, find someone to ride with, good food, camaraderie, etc.

Membership is open to any-

one- 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 as some items are not discounted such as feed, hay, shavings, and warehouse items. Ask store for details.

For more information, please call: Secretary/Treasurer— Kathy Rohlwing @ 861-7405 Or VP— Carol Shockey @ 873

(not affiliated with MWFPOA)

-4719 Or
President ————— Leroy Conroe
@ 873-2153



Community Litter Pick-Up Day, Sat. Jan. 19th

To keep our community looking great, we are having a Litter Pick Up Day in MWF on **Saturday, Jan. 19th starting at 10:00 am**

Meet at the park at 9:45 and we will assign small groups to cover assigned streets (maps provided). Then we can be sure to have all streets covered in the community.

Bring your own trash bags or we can provide some if needed.

If you have a golf cart or ATV/Mule, that would make it easier. You will also need some good walking shoes and gloves are recommended.

All trash collected can be brought back to the park when you're done and we will dispose of it accordingly. Let's keep Meadow Wood Farms a beautiful (and clean) place to live!



Come to the Meeting and Win \$125.00!

A drawing will be held at the next MWFPOA General Meeting for \$125. If the winning resident is not present, his/her winnings will be added to the pot along with another \$25.

At the following general meeting another name will be drawn to win \$150.00. If that person is not present, another \$25 will be added and so on.

Any time we have a winner, we will start the pot again at \$50.

So now **it REALLY pays to come to the meetings.**

See you at the January Meeting, won't we?

Neighbors,

We live in a beautiful community with an active Property Owners Association. One of the functions of the association is to keep everyone informed about the neighborhood activities.

In the past we delivered the monthly newsletter to every home in Meadow Wood Farms. However it was pointed out that putting anything in or even attaching it to a mailbox was a violation of federal law.

One action taken was to put the newsletter online at our website, www.Meadowwoodfarmsocala.com. This is a great idea, but the coverage is not really effective. Association member can request it be mailed, but this is less than 90 homes of the 450+ in the subdivision.

We have a new proposal which is the focus of this letter. We plan to go back to delivering the newsletter with a new procedure. The folks who already have a separate newspaper box or slot on their mailbox will have the newsletter delivered to the box or slot. A MWF sticker will be placed on the box to let us know that you would like the newsletter delivered to your home. For those without either we have you covered. With your written permission the association will provide you with a PVC tube with MWF stenciled on it for attachment to your mailbox.

If it cannot be attached to your mail box a separate post will be provided with the tube attached. A sample of the tube attached is included in this letter. If you don't feel you are able to attach it yourself we will give you a hand... do it for you.

We do need your permission to proceed. So if you would like to get a copy of the monthly newsletter fill out the attached form and **mail it to MWFPOA, P.O. Box 77-1896, Ocala, FL 34477.**

Thank you,

Meadow Wood Farms Property Owners Association

Newsletter Delivery Committee

Meadow Wood Farms Property Owners Association Newsletter Delivery Committee

I have a newspaper box	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	
I would like a newsletter delivery tube	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	
I have a wood post to attach the tube	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	
I need a post	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	
I need help installing	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/> Maybe



Name

Address

Signature

Meet The CERT Members — Maurice Q. Perine

Maurice Q Perine is our CERT profile.

It's time for you to meet him and his family of six who moved to Meadow Woods Farms from Naval Station Newport, Rhode Island in January of 2012. Though retired from the Navy, Maurice will continue to serve fellow neighbors here on shore.

Maurice was born in St. Louis Missouri, where he experienced growing up in an industrial city. Just like many others, Maurice faced many challenges as a child. He overcame them by always seeking self improvement and keeping faith in God. As a child, Maurice enjoyed listening and gaining knowledge from the senior citizens that he met, walks through the park, catching butterflies, and being with family and friends. Maurice graduated from Roosevelt High School in St. Louis Missouri and immediately joined the Navy.

Maurice became a Sailor upon completion of basic training in Great Lakes, Illinois. One of his primary duties throughout his 20 year naval career was "Mineman", underwater explosives. Maurice performed his duties as a mineman at Naval Station,

Agana Guam. This is also where he met and married his kind and supportive wife Emiko Perine. Duty called "Senior Chief" Perine to several other primary and collateral duties throughout his career, which included Officer of the deck underway (ship driver), Command Career Counselor, small arms non-lethal weapon instructor, sonar maintenance and operator, Boatswain mate, Gunners mate, and Drug and Alcohol Program Advisor. Though he desired to be home with his family, Maurice sacrificed family time and recreation for work. His last duty was at the Navy's largest accession training command, Officer Training Command Newport, where he personally trained over 800 officer candidates, commissioned Naval Officers, and reserve Naval Officers in the area of leadership, physical health, and shipboard lifestyle.

Maurice completed over fifteen deployments in Atlantic and Pacific Fleet operations visiting the following lands: Guam; Okinawa, Japan; Nagasaki, Japan; Bermuda; Portsmouth, England; Aarhus, Denmark; Lisbon, Portugal; Brest, France; Cartagena and Palma, Spain; Thailand;



Philippines; Brunei; Malaysia; Vladivostok, Russia; Ho Chi Min City, Vietnam; and Singapore. He lived in Japan for over 10 years, learning to proficiently speak, read, and write the Japanese language.

Today, Maurice lives in Meadow Wood Farms with his family, where they enjoy the neighbors, outdoors, and each other. Maurice's hobbies are reading the Holy Bible, drinking coffee and tea. He's interested in the Lord Jesus. He's currently employed by the board of education, teaching Navy Junior Reserve Officer Training Corps to grades 9-12 at Vanguard High School, Ocala. His future plans include proactive CERT activity.

A Complaint Free World by Patricia Wagner

"Less pain, better health, satisfying relationships, a better job, being more serene and joyous ... sound good? It's not only possible, it's probable. Consciously striving to reformat your mental hard drive is not easy, but you can start now and in a short period of time—time that will pass anyway—you can have the life you have always dreamed of having."

~ Will Bowen from *A Complaint Free World*

Oh, if it were only that easy, that we could just 'click to LOOK INSIDE' like the above picture shows to witness our thoughts and the words that we speak. Well, maybe it has become a little bit easier with help from a book by Will Bowen called *A Complaint Free World*.

This little book and its challenge to go 21 days without complaining, has created awareness within me that I never had before. I always thought of myself as a positive person—one of those 'every cloud has a silver lining' and 'the glass is half full' kind of people. And yet, in beginning the "21-Day Complaint Free Challenge" about a week ago, I quickly realized that it is quite common for me to utter a couple of complaints or criticisms every day. Quite frankly, I have been amazed by what this is revealing to me, about me.

In July 2006, Will Bowen offered a simple idea for people to monitor their success at eradicating com-

...continued on page 9

Support Your Local Merchants. They're Supporting Us.

Promote your business with an ad in the Meadow Wood Farms Newsletter. For more information or to place an ad, please contact Jodie Gebhard 352 390-3739. Although the Association cannot warrant its advertisers, many are your neighbors and all will appreciate your patronage.

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 352-401-0099 Office
 352-861-1874 Fax
 sherylhowardrealtor@gmail.com
 www.DesireeBarbazonRealty.com

MWF Resident 6 years., 3rd Generation Realtor,
 former builder, plans examiner, teacher

A Complaint Free World continued from page 7

plaining from their lives through the “21-Day Complaint Free Challenge.” His idea exploded around the world to more than 6 million people in over 106 countries. In 2009, it was introduced to Congress by Rep. Emanuel Cleaver as a congressional resolution to officially designate each Wednesday before Thanksgiving as ‘Complaint Free Wednesday’.

I am already seeing changes within me—an expanded awareness of some routine negative thoughts—and have begun stopping myself mid-sentence when uttering a complaint or criticism. I consider that attention paid, time well spent, with progress that is taking me in the direction I want to go. Would you like to join me in this self-monitoring challenge?

Dave and I will be hosting a free showing exclusively for MWF neighbors of the dvd, *A Complaint Free Revolution*, in our home, 94 Lake View Drive East, on Sunday, January 20, from 2-5 pm. There will be a repeat viewing of the dvd on Saturday, January 26, from 2-5 pm. Please call Patricia Wagner at 352-369-3029 to reserve your place and visit www.AComplaintFreeWorld.org for more information.

As of this writing in December, the dvd hadn't arrived, but it says we will learn the reasons people complain, why complaining is harmful and how to be Complaint Free as told by *A Complaint Free World* founder Will Bowen. We will witness the touching and inspiring stories of business leaders, college students and children from across the United States and Canada who have seen their lives transformed in the process of becoming Complaint Free. I am looking forward to seeing this film and hope that you can join us. We can truly make 2013 the happiest New Year ever!

Patricia Wagner

94 Lake View Drive East

352-369-3029

President's Message continued from page 2

again, with the goal of providing the residents of MWF with ALL the facts so that we can fully understand all the available alternatives and consequences. We see the Board as a conduit for the nonpartisan, objective presentation of information and the collection of questions and concerns to be addressed either by Marion County or by the Board itself. We will not be taking an official position on this matter.

My resolution is to ensure that our neighborhood remains strong and mutually supportive throughout this process. We owe it to our-

selves AND to each other to examine the data and make our own informed personal decision. I pledge that the Board will remain respectful of all positions and opinions; I trust that each of our members and meeting attendees will do the same. There is nothing to gain and so much to lose from approaching this issue in any other way.

Look elsewhere in this issue for details on how the community discussion on the MWF roads will be initiated. I hope you will participate, and I have confidence that we all have the same resolution in

the end: to promote the well being of the best community in Florida (and possibly in the world!).

Take Care

Elizabeth Waller

Letter to MWF Property Owners

P.O. Box 77-1896

Ocala, FL 34477

January 3, 2013

To All Meadow Wood Farms Property Owners:

In response to numerous expressions of concern about the state of the roads within the Meadow Wood Farms community, the Property Owner's Association has contacted Marion County about the procedure for requesting the repair or replacement of subdivision roads that are not routinely maintained by the County. As many of you know, this procedure involves assessing affected landowners a special tax to be added to their property tax bill over a period of seven to ten years.

Ms Myra Tedder, Director of the MSTU/Assessment Department of Marion County, has agreed to come to the January meeting of the Meadow Wood Farms Property Owners Association to explain this procedure in detail. The meeting will be held on **Thursday, January 17th at 7:00 p.m. at St. John's United Methodist Church**, 12390 West Highway 328. We strongly suggest that you make an attempt to attend this meeting, since any decision to proceed will affect ALL property owners, not just members of the Association.

Please note that this is an informational meeting ONLY. The Board will take no position on this issue; we see our role as facilitators for the open exchange of questions and answers leading to each property owner's ability to make an informed decision when and if the petition/voting process is invoked. This first meeting will provide the baseline information and give us the opportunity to ask Ms Tedder some initial questions about the process before any other action is taken.

If you are unable to attend the meeting, the minutes will be published on the Meadow Wood Farms web site (www.meadowwoodfarmsocala.com) . We have also created a special space on the web site devoted to this topic which can be accessed by clicking on the tab labeled "MWF Roads", and a special email address has been established to collect and respond to questions from members and others at: MWFRoads@aol.com .

Please join us to become informed about this important community issue.

Meadow Wood Farms Property Owners Association Executive Board

Elizabeth Waller, President

Tina Ringfield, Vice President

Dick Woodrome, Treasurer

Constance Story, Secretary



Membership Form & Information to Access Our Website, etc.

Please send or email items to be published to:
Jodie Gebhard
14 Carry Back Road
Ocala, FL 34482
Ph: 352 390-3739
email: jgebhard@sbcglobal.net

Send payment for ads to
Dick Woodrome
MWFPOA, P.O. Box 771896, Ocala, FL 34477

Annual membership dues for the MWFPOA are June through May. If you aren't a member, we would love for you to join us. The MWFPOA provides all kinds of services for your neighborhood (including this newsletter). Please use the form below to accompany your check. Need to check if you've paid? Contact Dick Woodrome at 861-2364 or email him at rdw218w@aol.com.

To Join The Meadow Wood Farms Email Blasts and Conversation go to Meadowwoodfarms1@aol.com and ask the site master to add your email address. Please respect the rules...no politics, or religion or any attachments or offensive material. This site is offered by a private member of the association. It is an extremely useful tool and we are grateful to that person.

MEADOW WOOD FARMS WEBSITES:
www.meadowwoodfarmsocala.com
From main page, click on **Neighbor to Neighbor** - Neighbor to Neighbor Directory
From main page, click on **Newsletter** - and then the month.—Newsletters

Please Join

MEADOW WOOD FARMS PROPERTY OWNERS ASSOCIATION, INC.

Please send your check for \$55.00 (Annual Dues Effective June 01, 2012) with this form to :
Meadow Wood Farms Property Assoc., Inc., P.O. Box **771896**, Ocala FL **34477**

Also, please print & fill out the below information:

Name(s): _____

Address: _____

Email: _____

Phone: _____

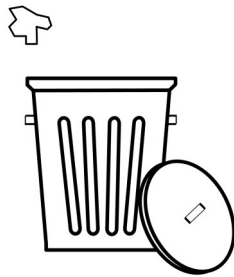
YES NO Put my/our information in the directory.

YES NO I want my/our Newsletter mailed to my/our address. Otherwise it is always posted on the website, which saves the Association printing and mailing costs.

A directory is distributed to MWFPOA member at no charge. It may be purchased by non-members for \$5.00. Additional copies for members = \$2.00.

Photos always look
better in our online
edition.

MEADOW WOOD FARM
PROPERTY OWNERS ASSOC.
P.O. BOX 77-1896
OCALA, FL 34477-1896



Community Litter Pick-Up Day
January 19th, Friendship Park
Meet at 9:45 am
Bring Trash Bags