



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

INFORMATION, INFORMATION, INFORMATION

To quote Sgt. Joe Friday, a famous TV cop from the past, it was “just the facts, maam”.

Promptly at 7:05, our President, Elizabeth Waller, called the January MWF Association meeting together to a packed house of residents. Due to the time constraints allowed for our use of the meeting hall, she sped through association business like the “Roadrunner”. (Am I showing my age again?) We then took a short break that included a plethora of goodies supplied by our generous neighbors and organized by BK Sawyer.

Getting down to the business at hand, Elizabeth reiterated that the Board was taking a neutral position on the topic of our roads. She then asked past president, professional motivational speaker and facilitator, Jim Bain, to lead us through the presentation of the information regarding the condition of the roads in the subdivision and the options available to us.

Jim stressed that this was a session that was dedicated to providing accurate information

about our options, and also to describing the process by which the members and residents would be able to proceed, or not. He emphasized that the process was according to the rules, regulations and laws imposed by the local and state governments, not by the association or our by-laws. To paraphrase Jim, **“If you don’t approve, or like the process, you need to address your concerns to the Tallahassee or Marion County governing bodies.** The state and county regulations **are not under our control**, therefore *comments about them* are irrelevant to the discussion this evening. This is not the venue for them.”

He then introduced Myra Tedder, Director of Marion County Road Improvement Program Assessment. She stated that her department was also mandated to following the existing regulations.

(In other words, folks, it is what it is. It is beyond the scope of our powers to influence any changes. What we can do is listen to the options, ask relevant questions and individually make intelligent, informed decisions on what has been made available to us.)

Myra showed us some before and after slides of roads in the area that have been repaired or im-

proved. The slides demonstrated some of the technical issues of road repair. There are different aspects to road construction and the type of “repairing” depends on the existing condition. She asked another member of her team, who was the construction manager, to explain why they feel that our roads are beyond simply patching and resurfacing. Some have lost their “crown” which is essential to water runoff. Most have only an 1/8th of an inch of surface material as opposed to an inch and a half that is required to protect the most important “base”. The base, he instructed, is likened to the support that the foundation of a house gives to the rest of the structure. In some of our areas the base has been compromised. He indicated that if we were to go ahead with renewing the roads, according to the method he proposed, they would last for many years to come.

Myra then addressed the all important issues of how the improvements are assessed and the steps for proceeding/ or not.

This is outlined on page 9.

Questions to Myra followed.

.....continued on Page 9

Upcoming Events

Next Board Meeting—

February 21, 2013 -

Thursday—7:00 PM

Next Assoc. Meeting_

March 16, 2013

Thursday— 7:00 PM

Guest Speaker:

Opportunity for Public Comment On Roads Topic

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President's Message:



Elizabeth Waller—
President

Meadow Wood Farms
Property Owners Assoc.

Hello everyone,

In this month's message, I would like to share with you the most exciting and rewarding experience of my Presidency so far. That moment came when I called our last Association Meeting to order on January

17th, and I looked out on 120 residents who had all come together to talk about an important topic of mutual interest. I saw both familiar and unfamiliar faces; I saw neighbors greeting other neighbors they hadn't seen in months, sometimes even years; I saw old and young (very young!) folks; I saw a community in action. As I greeted so many people individually at the door, I was reminded that not everyone is able to come to meetings on a regular basis, but that doesn't mean that they don't care about Meadow Wood Farms

or that they are unaware of what is happening in our neighborhood.

Suddenly the meeting I had been anxious about became easy. These people were all friends or potential friends; nobody had come here to make trouble or be unreasonable. The vast majority of these folks were there to receive information and ask questions that would help them understand our road repair options. They were courteous to our guest speakers, appreciative of Jim Bain's professional

expertise in facilitating the presentation, complimentary of the WONDERFUL refreshments, and helpful in rearranging the furniture after the meeting was over. Yes, I know that they came with widely differing opinions about how we should proceed, and probably left with some of those opinions intact—but they showed respect for each other and for the Association.

We still have a lot of work ahead of us on this issue.

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.

Condolences to: the Giumarelli family on the loss of their brother-in-law and to the families of Mildred Taylor and James Wright, Jr.

We're thinking of Cheryl Wilson and wishing her well.

We all want BK Sawyer to know that we support her in her renewed battle against cancer.

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

(not affiliated with MWFPOA)



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

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

Community Litter Pick-Up Day—Very Successful

Wayne Hebert reports that over two dozen volunteers showed up and picked up several hundred pounds of trash, which was taken to the Recycle Center. It took a little over an hour. It looks like we should make this a regularly scheduled event.

Pam & Wayne Hebert Donna Levin Sandy Mollberg Judy Lentz Elizabeth Waller

Milt & Angela Workman and Family Dave & Deb Kane & Tiffany Grace Jancewicz

Jim Canterbury Elizabeth Robinson and daughter Pamela

Dennis & Barbara Keeler Lynn & Zach Zachary Bob & Irene Thompson

Butch & Donna Shaver Jim & Merry Lee Bain Dick Woodrome

THANK YOU ALL FOR MAKING OUR COMMUNITY LOOK FABULOUS!!!!



Come to the Meeting and Win \$150.00!

A drawing will be held at the next MWFPOA General Meeting for \$150. Normally, if the winning resident is not present, his/her winnings will be added to the pot along with another \$25.

This would make the pot \$175.00 for our final meeting in May.

However, if no one wins then, the pot will start again at \$50.00

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

See you at the March 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

New Bible Study Groups Now Forming

Men's Bible Study Group led by Kevin Workman will begin meeting twice monthly starting Thursday evening, January 31 at the Workman home located at 13 Northern Dancer Drive.

Call Kevin at 873-2895 for more information.

Women's Bible Study Group led by Della Brock will begin meeting weekly starting : Thursday evening January 31 at the Brock home located at 3 Wagon Wheel Way.

Call Della at 873-2726 for more information.

President's Message

.....continued from Page 2

The Executive Board is busy fielding and responding to each and every message received at our dedicated email address, mwfroads@aol.com . Various topics that come up will also be addressed on the FAQs section of the MWF Roads page on our website:

www.meadowwoodfarmsocala.com/ .

Our March 21 Association Meeting will feature an opportunity for members to make public comments representing their opinions for and against the project, before we vote on whether or not to commit \$500 of Association funds to initiate the petition process. But after last Thursday's meeting, I am confident that this work will proceed in an orderly, responsible fashion, and that the eventual outcome will be achieved without undue rancor, hostility or overt disrespect.

Finally, I am encouraged by the effort made by those 120 people to come to St. Johns United Methodist Church that evening. True, that's still fewer than 25% of the number of registered property owners in MWF, but it's nothing to sneeze at. Call me crazy, but I even have a glimmer of hope that this issue, as divisive and contentious as it has been in the past, can somehow be the catalyst for a renewed interest in participation and membership in the Association. That would be a welcome outcome indeed.

Take care,

Elizabeth Waller

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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www.DesireeBarbazonRealty.com

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

January meeting (roads) continued from page 1

As the meeting came to a close at 8:30, both Elizabeth and Jim thanked everyone for being considerate and respectful during the session regarding what everyone knows is a difficult and sensitive issue.

I think I can safely say that we all appreciate the efforts of the Board and our President and Jim to keep the meeting on track and on task.

Our association is a valuable tool and forum for the neighborhood and it is hoped that those who attended will be encouraged to continue to participate in the future.

You now have the opportunity to absorb the information and ask questions via:

The website,
www.meadowwoodfarmsocala.com

Click on MWFRoads

Frequently asked questions and answers will be posted there.

A dedicated email address:

mwfroads@aol.com

By snail mail to our Post Office Box:

MWFPOA

P.O. Box 77-1896

Ocala, FL 34477

Myra Tedder:

Myra.Tedder@marioncountyfl.org

As a neighborhood, MWF rocks!

NL Editor– Jodie Gebhard

OUTLINE OF THE PROCESS

Please read the front page article first to have a better understanding of what this outline is all about. Myra Tedder, Director of Marion County Road Improvement Program Assessment outlined the process for determining whether or not the residents would like to implement the repair of MWF's roads.

1. Funds to repair and maintain the roads in Marion County come from the gas tax NOT your property tax or any other tax. There has been a reduction in use of gasoline, which reduces the amount of monies available for that purpose.
2. The funds are not available from this tax or any other to pave, resurface, or reclaim the roads within any subdivision in Marion County.
3. Therefore, the only way to fund the road improvements is to pass the costs to the property owners as an assessment that will be added to your property tax bill. You would have the opportunity to pay it in full up front or pay it over time at the current interest rate. Myra estimates the costs for us would be in the neighborhood of \$5,000—\$6,000 per parcel at about 1.2 percent interest over 10 years. The assessment would carry over to the new buyer, if you sell your home/parcel before the end of the term. You will be assessed according to the number of parcels you own. In some cases, this could be a bit tricky to determine, so it would be best to call Myra about your particular situation.
4. The Board of County Commissioners prefers to get a consensus from the subdivisions/ neighborhoods going through the process of deciding to do road repair, but they are not obligated to do so. In fact, if they determine that the costs to continuously patch and do surface repairs are not cost effective, they can automatically repair the roads as they see fit and assess us anyway.
5. The consensus process works like this:
 - A. Since the appropriation of association funds must be voted on by Members of the Association, a vote will be taken on whether to pay the \$500 fee up front to help cover the costs of mailing the petition (letters/ballots) to **all** property owners. This will start the process. If the project is approved, the \$500 will be refunded to the Association.
 - B. The County will then send a letter/ballot to every property owner in MWF. Property owners will have one vote regardless of how many parcels they own. If you have any questions about what constitutes a parcel or about this issue, you should address them directly to Myra.
 - C. The ballots will not be opened until 3-4 days after the deadline to ensure receipt of all petitions postmarked by the due date. They will be opened and tallied by the Marion County Internal Auditor.
 - D. Approval is considered to be 50% plus 1 of the RETURNED ballots in favor of the project. If approved, the construction bids will go out and the final amount will be determined. Myra estimated that the whole process from time of balloting would take *approximately* 9 months. I repeat....this is just an estimate.
 - E. It is up to the contractor to determine where in the sub-division he would begin, but the Roads Department would strongly suggest that it be from back to front.
 - F. At no time will any of the roads be closed or impassable.
 - G. The assessment would *probably* be added to your property tax in 2014.

This list was compiled to help you digest the information presented at the meeting. If you have any questions, please use the options offered in the column to the left.

Dogs in The Neighborhood

Many of us in Meadow Wood Farms have animals and are animal lovers. However, there have been numerous complaints of late that some of our dogs have either escaped their enclosures or are allowed to roam loose.

We are fortunate to have lots of room to ride bikes, walk, ride horseback, and even drive carriages throughout the subdivision. Even the nicest dogs can think they're being protective when they threaten someone innocently walking by the animal's property. A surprise "visit" by a dog can be a challenge or even dangerous to an unsuspecting rider or walker. Please avoid unnecessary injuries by keeping your dog securely contained in your yard or on a leash under your control when out of your yard.

It's in everyone's interest.

What's Happened to our Clubs?

I used to get lots of reports and articles about the various clubs in the neighborhood. Are you still there? Are you thinking of starting a new club? We want to hear from you. Tell us what you're doing and include photos.

Need Help Getting Ads for Newsletter

I've been traveling extensively lately, which has made it challenging getting the newsletter put together. This has left me little or no time to encourage our advertisers to continue, let alone find new ones. You can help by talking to the various shops or owners of the services you use. Tell them that they have an inexpensive opportunity to promote their businesses in our monthly newsletter. I can forward a form that describes the costs for the various size ads and include a sample page.

Committee Chairmen & Hostess Needed

The Association is only as good as the participants. We have vacancies in [Beautification](#) and [Membership](#). Contact Elizabeth Waller if you can give us some of your time.

Due to BK Sawyer's illness, the Association will temporarily need a volunteer to fill those very large shoes as [Refreshments Hostess](#) for our bi-monthly general meetings.

All coffee supplies and paper goods are provided and paid for by the Association, and goodies are donated by the many fine bakers in MWF. If you are willing to step into this critical position, please contact Elizabeth Waller ASAP at elizabeth@slowturningfarm.com or **352-304-8871** . Our next meeting is March 21 and we must find someone by then!

Thanks so much for considering this way of being a part of your Association.



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.

www.meadowwoodfarmocala.com

Photos always look
better in our online
edition.

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