



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

## Let the Social Season Begin.....

# Put These Dates On Your Calendar

Friendship Park in Meadow Wood Farms is the venue for 3 major upcoming events this year. Attending them is the best way to have fun, meet with your neighbors, and support our community.

### Hurricane Haven Picnic

Sponsored by CERT  
Saturday May 11th from 5:00 PM to 8:00 PM

The Annual MWF **Meet and Greet** for old members and new to get together for a

**Pot Luck Picnic at the Park.**  
Friday June 7, 2013 6:00 pm to 8:00

And, of course, the hugely popular .....

### Dancing Under the Stars

Sat., September 28, 2013 6pm to 11 pm

*More information posted elsewhere in the Newsletter.*

### Upcoming Events

Next Board Meeting—

**April 11, 2013 -**

**Thursday—7:00 PM**

Next Assoc. Meeting\_

**May 16, 2013**

**Thursday— 7:00 PM**

**Agenda:**

**Election of Board Members**

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## President's Message: What could have been....



Elizabeth Waller—  
President MWFPOA

I heard a story recently that once again made me realize how lucky I am to live in this neighborhood. Let me share it with you.

About twenty years ago, there was a young man in his early twenties who had lived in a particular rural neighborhood all his life. He liked the space, the privacy, the diversity and the surroundings so much that he decided to build his own home, raise his family and be a part of it as an adult. Not much of a joiner, he had never become a member of the local property owners' association, but he knew of

its existence.

One afternoon, he was pulled off to the side of the road on his property talking on his mobile phone to one of the contractors working on his new house. A car pulled up alongside him with two men in it. He noticed a "Neighborhood Watch" decal on the door. The driver got out of the car, approached our young man and began to ask him questions about who he was and why he was there, ignoring the fact that there was a phone conversation underway. To make a long story short, the incident ended up with a very unpleasant verbal confrontation that made the young man feel very disrespected and unwelcome in his own environment. It left him with a decades long resentment and distrust of community associations, especially the one that presided over his neighborhood. Twenty years

later, those feelings persist. The irony is, that this is exactly the kind of person who should be leading the property owners' association, not avoiding it like the plague. His association lost out on a person who had deep roots in the community, who could be leading neighborhood initiatives and participating in joint efforts to keep property values high and families safe and secure.

Could this have happened here in MWF? It would be highly unlikely today, because the Association currently is built around the idea that our purpose is to be inclusive, not exclusive. While a certain amount of security awareness and vigilance is healthy, our focus is not on policing our streets but on supporting our neighbors. Instead of assuming that this young person was up to no good, I hope that our instinct now would be to ask him if he needed as-

sistance. Even if he were up to no good, approaching him in a friendly way would have determined his identity and purpose or exposed him as a suspicious person just as easily. That simple act of courtesy might even have altered his attitude about joining the Association, but that may just be my endless optimism regarding the "Each One, Reach One" philosophy...

At any rate, let's all be grateful for the upbeat environment that seems to be the hallmark of our current residents and our current Association. I am proud to promote the Association and I hope you are too. And let's hope our man, who is now middle-aged, finds his way back to his Association too. I'll bet that if he gives it another chance, he will be pleasantly surprised.

Take care,

Elizabeth Waller

### Officers of MWFPOA

President	Elizabeth Waller	304-8871
	<a href="mailto:Elizabeth@SlowTurningFarm.com">Elizabeth@SlowTurningFarm.com</a>	
Vice-President	Tina Ringfield	237-7693
	<a href="mailto:atringfield@aol.com">atringfield@aol.com</a>	
Secretary	Connie Story	369-0809
	<a href="mailto:constancestory@msn.com">constancestory@msn.com</a>	
Treasurer	Dick Woodrome	861-2364
	<a href="mailto:rdw218w@aol.com">rdw218w@aol.com</a>	

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

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

### Standing Committees

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

## Directory Information

New Directories are about to be printed. If you have changed your phone, address or email, please contact Dick Woodrome at [rdw218w@aol.com](mailto:rdw218w@aol.com) or call him at 861-2364.

New directories are free for members. 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 will make every effort to deliver the Members directories, so if you are missed, please let it be known to one of the Board Members or pick it up at the next Membership Meeting.

## Membership & Newsletter

The current membership year runs from June to the end of May the 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 participate in keeping 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](mailto: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." (*By-law speak for dues currently paid.*)

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](mailto:lenelew@aol.com) phone at 861-9622.

Condolences were sent to the families on the passing of Alvin Whitney and Gladys Caldwell.

Get well messages were offered to Yvette Cabrera and Lois Bridenbaker.

## 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!**

## Elections Will Be Held May 16th.

The slate of those running for office will be posted on the Website prior to May 1st, 2013.

Offices to be filled: President, Vice President, Secretary, Treasurer

If you are interested in running for one of these positions, please contact Elizabeth Waller at [Elizabeth@slowturningfarm.com](mailto:Elizabeth@slowturningfarm.com) or by phone at 352-304-8871. Nominations are also accepted from the floor.

Officers are elected on an annual basis and serve from June 1-May 31<sup>st</sup>.

## Serving your community

With the election of Association board members coming up, I'm going to exercise my editors prerogative to editorialize. I have only been a resident of MWF for about 5 years, but in that time, I have been very impressed with the way the MWF board has functioned - especially this year. They courageously took on a project that needed to be addressed, knowing that there were valid issues and highly emotional opposing points of view. From the outset, as with all projects that I have seen them tackle, their main objectives were to present the facts in a fair and civil manner so that the members and residents could make informed decisions. Lord knows they have harassed ( I mean, encouraged) all residents to join, come to the meetings and be full participants in the activities and functions of our neighborhood.

It's worth remembering that all Board Members and Committee Members are VOLUNTEERS. They devote hours and sometimes days of their time for our benefit. The standard has been established for future boards. The meetings were focused and on task. Questions were encouraged and comments were valid, thoughtful and civil. There was even time for socializing with your neighbors. Congress in Washington could take a lesson. An organization is only as good as its leaders and members. As such our residents have also shown a willingness to listen and participate. There were 102 members present in March. This is a small percentage of our residents, but hopefully the word will get out that an hour or two once every two months is well worth your time and your opportunity to be informed and also have a voice in your neighborhood's well being. Participating by volunteering, voting, commenting, listening, being there, is serving your community.



## Come to the Meeting and Win \$175.00!

A drawing will be held at the next MWFPOA General Meeting for \$175. Normally, if the winning resident is not present, his/her winnings

will be added to the pot along with another \$25.

Since there was no winner this year, our pot is \$175.00. At our final meeting in May, therefore, we will select until

someone wins.

Then, the pot will start again at \$50.00 for the next meeting in July. So now, **it REALLY pays to come to the meetings.**

## 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 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 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

**April 7, 2013 - Sun - STRIDE Dressage** - Florida Horse Park ,11008 South Highway 475  
<http://flhorsepark.com/CompetitorHome/UpcomingEvents/>

[tabid/154/Default.aspx](http://tabid/154/Default.aspx)

**April 11-14, 2013 - Ocala Horse Properties International 3 Day Event - 8:00 - 5:00** - Florida Horse Park ,11008 South Highway 475  
<http://flhorsepark.com/CompetitorHome/UpcomingEvents/tabid/154/Default.aspx>

**April 16-19 - Tuesday - Friday - OBS Spring Sale of Two-Year-Olds in Training Under Tack - 8:00 am**, SW 60th, (352) 237-2154  
<http://www.obssales.com/2013/03/2013-spring-sale/>

**April 20-21, 2013 - Sat & Sun - Southern Regional Paso Fino Horse Show** - Southeastern Livestock Pavilion, NE Jacksonville Rd / CR 200A

**April 22-25, 2013 OBS Spring Sale of Two-Year-Olds in Training** - SW 60th, (352) 237-2154  
<http://www.obssales.com/2013/03/2013-spring-sale/>

**April 27, 2013 - Sat - Farmland Preservation Festival** - 22050 N US 441, on the grounds of Harvest Village, Micanopy. The Festival’s purpose is to promote the importance of our Farmlands

(not affiliated with MWFPOA)

and the need to preserve the land for future generations and to celebrate the rich agriculture history of the area. The Festival provides a venue to showcase our locally grown farm produce, locally made/crafted value added farm products, traditional farm and cottage crafts. There are also farm animals and equipment and agricultural exhibits and demonstrations.

The festival will celebrate these traditions and values by having a tractor parade in the morning, a tailgate farmers market, local food, entertainment (dancing and music), petting zoo with small farm animals, music by local singers and instrumentalists, cake-walk, hayride. This years Festival also includes Farm Tours  
<https://sites.google.com/site/farmlandpreservationfestival/about-the-festival>

**April 27, 2013 - Sat - Healthy Horses Conference - Gainesville, FL** - an educational day with a focus on successful equine health care. The day includes lectures, lunch and live equine demonstrations. This year’s topics are compiled from previous requests and will include new therapies for non-sweaters, lameness, fly control, nutrition, and infectious diseases – just to name a few. They will also feature tours, a high speed treadmill demonstration, and a medicine demonstration! <http://extension.vetmed.ufl.edu/equine-extension/>.

# Meet & Greet



You are invited to the annual MWF Meet and Greet

## POTLUCK AT THE PARK

FUN \* FOOD \* FRIENDS

Friday, June 7, 2013 6:00 pm to 8:00 pm @ Friendship Park

This is a **FREE** event and a great opportunity for our **NEW** neighbors and our **ESTABLISHED** residents to gather and become better acquainted. We ask those attending to please bring a side dish or dessert. MWFPOA will provide the meat course.

PLEASE MAKE YOUR RESERVATIONS BEFORE MAY 24, 2013

CONTACT: Sandy Mollberg 861-9622 or Connie Story 369-0809





***HURRICANE HAVEN PICNIC***  
**TO BENEFIT THE MEADOW WOOD FARMS  
COMMUNITY EMERGENCY RESPONSE TEAM  
(CERT)**



**Saturday May 11, 2013  
5:00pm—8:00pm  
Meadow Wood Farms Friendship Park**



**Hamburgers or Hot Dogs  
Cole Slaw, Potato Salad, Baked Beans  
And a variety of condiments  
Homemade Desserts  
Soft Drinks, Tea, Coffee & Water**

**\$7.50 pp (Take Out Is Available)**

**For Tickets Contact: Dick Woodrome (352) 861-2364  
Or Donna Levin (262) 497-1618**

# ADVERTISEMENTS

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*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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**352 425-3578**

This space is reserved for your ad.  
Email to [jgebhard@sbcglobal.net](mailto:jgebhard@sbcglobal.net)  
For information about size and costs.

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**SANDY MOLLBERG**  
**861-9622**



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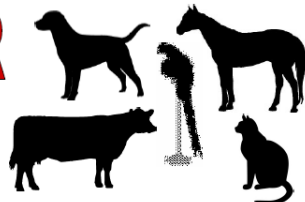


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[www.DesireeBarbazonRealty.com](http://www.DesireeBarbazonRealty.com)



MWF Resident 6 years., 3rd Generation Realtor,



## **What's next for the roads in MWF.....**

At the March 21st MWF Property Owner's Association meeting, it was voted by the members present —by a count of 79 affirmatives to 13 negatives -- to submit the \$500 fee to initiate the petition process for repairing the roads by the County MSTU/Assessment Department. This department will send, by certified return mail, a petition ballot to all registered property owners in Meadow Wood Farms. It is estimated that our \$500 will cover about 20% of the actual mailing costs borne by the County. The money will be refunded to the Association if the petition passes.

Following is a review of the facts we have learned throughout this inquiry.

Assessments will be made on a per parcel basis. Owners of multiple lots will only have one vote. If you have any questions related to the number of parcels that you will be assessed, please direct them to Myra Tedder, Director of MSTU/Assessment at 352-438-2650.

Ms Tedder estimates that the costs will be between \$5000 and \$6,000 per parcel, payable over 10 years at the lowest available interest, which most recently was 1.5%. Since the Road Improvement program began in 1984, Ms Tedder has underestimated in approximately 10-15 of the 216 projects undertaken in that time, representing only 5-7%. Even then, she was able to further negotiate with the contractor to get the final costs closer to the original estimate.

It is important to realize that maintenance of county-owned roads is paid for by gasoline taxes, not property taxes. The County is not responsible for replacing or resurfacing roads in any of the Marion County subdivisions. However, the County will continue to fix potholes, manage drainage ditches, trim trees etc., even after the major repairs funded by the assessment to property owners.

The assessment is transferred with any sale of the property to the new owner.

There is a 10% cushion added to the contract price to account for unexpected contingencies. Any monies left of that 10% will either be deducted from the final tax bill or refunded in the case of a property owner who paid the assessment up front.

The roads have deteriorated to the point where they cannot be resurfaced but must be reclaimed. This means that the existing roads will be ground up and new materials added to provide an adequate base. Then a 1 ½ " asphalt surface will be applied. Required standards for the work to be done are mandated by the Board of County Commissioners and can be viewed at the MWFPOA web site under "MWF Roads".

Finally, the County has the authority to decide that the expenses for repairing pot holes, etc., of subdivision roads has ceased to be cost effective. Florida state statutes give them the ability to unilaterally proceed to assess homeowners the cost of reclaiming/resurfacing/replacing the roads at the going price and interest rate at the time that decision is made.

## **Tips from Toni**

Toni Kimball was concerned about the street lighting in her neighborhood, so she called Seco to get information about the procedure and costs for installing a pole light on our streets. She has thoughtfully passed this on to us.

To install a light the price is \$40. There is a charge of \$8.15 for a 100-watt per month, with a 12-month contract. (Maybe some neighbors could get together on one - I figure about \$12 per month, if you also divide up the initial cost over the first year at least.) There may be additional fees if the pole has never had a light on it.

## **Timeline for Roads in MWF Project ...(if passed)**

Nov. 29, 2012	Meeting with Marion County MSTU/Assessments Department attended by Elizabeth Waller, Jim Bain, and Warren Levin to investigate road repair options for MWF
Jan. 3, 2013	Letter sent to all MWF property owners inviting them to informational meeting of MWFPOA on January 17
Jan. 17, 2013	Informational meeting held, Myra Tedder of MSTU/Assessments guest speaker, outlined road reclamation process and answered questions
Jan. 18, 2013	"MWF Roads" section of MWFPOA web site appears with FAQs and other current information; MWFRoads email address established to field questions from residents.
Feb & March 2013	Information & facts about roads project featured in MWFPOA monthly newsletters
March 21, 2013	Following public comment, MWFPOA members vote 79-13 in favor of the Association providing \$500 to initiate county petition process
March 27	Check delivered from MWFPOA to MSTU/Assessments Department
April 15 (est.)	Petitions are mailed to each affected property owner of record via certified mail, return receipt requested (certain parcels front ONLY on Hwy 328 and these will not be affected)
60 days after mailing: June 15 (est)	Petitions must be received by Marion County Clerk of the Court in the SASE provided. Petitions may NOT be hand delivered. Petitions are NOT opened until after the deadline has passed.
3 days after petition deadline	Petitions are opened and tabulated by Internal Audit Dept. of the Clerk's Office and results are sent to the Marion County Board of County Commissioners (MCBCC).
Next available MCBCC meeting	MCBCC reviews results, approves/disapproves/modifies project, and prioritizes it
Following MCBCC meeting	Design developed by project engineer, including specs, drawings and bid instructions.
2 weeks after MCBCC Meeting (est)	Design approved by MCBCC and project goes out to bid for 30 days.
30 days (est)	Bids are opened and one is accepted. Public hearing is scheduled and all property owners are notified and invited to attend.
30-45 days after public hearing	Construction begins
30-60 days after public hearing	Pre-payment period ends. Individual property assessments may be paid in full before this date, saving additional costs for financing, borrowing and interest. Special assessment appears on next annual property tax bill for those who did not pre-pay. If not prepaid, finance fees and interest will be charged from date of public hearing.
8-12 weeks	Construction ends
9-12 months after construction ends	Refunds are issued to homeowners, if available



## 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](mailto: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](mailto:rdw218w@aol.com).

To Join The Meadow Wood Farms Email Blasts and Conversation go to [Meadowwoodfarms1@aol.com](mailto: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](http://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, 2013) 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](http://www.meadowwoodfarmocala.com)

Photos always look better in our online edition.

MEADOW WOOD FARMS  
PROPERTY OWNERS ASSOC.  
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