



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

HOT, HOT, HOT.....was the theme of the night

At the 2013 Dancing Under The Stars, the food was hot, the company was hot, the music was hot, and fun and entertainment was hot. The door prizes were also hot. Another great job from the hot, hot, hot, Divas Sandy Mollberg, Connie Story & Sherri Barker. Not to be forgotten: the neighborhood chefs, who contributed to the fabulous food and the work crew who prepared the site and cleaned up afterward before they could go home.



Upcoming Events

Next Board Meeting—

October 10, 2013 -

Thursday—7:00 PM

Next Assoc. Meeting_

November 21, 2013

Thursday— 7:00 PM

Agenda:

Brian Gibson- will talk about CERT's New Program & Disaster Issues

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Elizabeth Waller—
President MWFPOA

“Art is something that creates more energy than was used in creating it”

Jeffrey Saltz, art critic for
New York Magazine

By the definition above, much of what we accomplish in MWF is art in its highest form. In every issue we tackle, in every project we undertake, in every challenge we overcome, the sum of our individual contributions creates a result that generates far more benefit and enjoyment than we each

President’s Message: MWF As Performance Art

could realize on our own. I observed the most recent example of this early on the morning of Saturday, September 21st, when approximately a dozen residents showed up at 8:30 am to **Pick Up the Park**. Although I could not stay to participate because I had to go to my “real” job, it was clear that this energetic group would be done with collecting and burning debris, cleaning and bleaching the pavilion floor and sidewalks, and various other tasks in short order. The result would be a perfect setting for **Dancing under the Stars** the next weekend, with minimal time spent by each worker but maximum impact for the 80+ diners and dancers who would be gathering for a spectacular evening of camaraderie on September 28th.
By the time you read this, **Dancing under the Stars**

will be another happy memory. For the seventh year in a row, residents of Meadow Wood Farms and their family and friends will have shared the social event of the season. Cooler weather will be here soon and the spiders and mosquitoes will be gone—or going. Trail riding, running, biking will all be possible again without risk of heat stroke. Our lovely neighborhood will repopulate with some of our snowbird residents returning to enjoy the better weather, and if the current trend continues, we will welcome more brand new residents as the real estate market improves.

And through it all, in every season, we will continue to make art in Meadow Wood Farms. We will continue to create something together that provides more value, more energy, and more enjoyment

than we individually put into it. We will achieve great things as a community, and derive great benefit from what we achieve. Thank you all for making this such a wonderful place to live.

Take care,

Elizabeth Waller
President, MWFPOA

Please note that our email address for questions concerning the road issues has changed to:

mwfroads@gmail.com

Officers of MWFPOA

President	Elizabeth Waller	304-8871
	Elizabeth@SlowTurningFarm.com	
Vice-President	Dave Kane	352-509-7754
	dck945@yahoo.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: Vacant	
	Glen Garnas 304-8417, Elizabeth Waller 304-8871	
Directory	Chair: Donna Levin	498-9558
Membership	Chair: Dick Woodrome	861-2364
Newsletter	Chair: Jodie Gebhard	390-3739
	email: jgebhard@sbcglobal.net	
Parties	Chair: Connie Story & Sandy Mollberg	369-0809
	Toni Kimball	861-9622
		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

New 2013/14 Directories are printed.

They will be available at the meetings or please contact Dick Woodrome at rdw218w@aol.com or call him at 861-2364 to find out how to get yours.

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.

Membership & Newsletter

The current **membership** year runs from June to the end of May the next year. Please renew your membership ASAP. Your membership supports the monthly Newsletter along with a multitude of events and 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 a vote 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.** You can have the good feeling that comes from being an involved and contributing member of your community.

The NEWSLETTER will be delivered to everyone in MWF who requested it. Mailing tubes have been attached to your mailbox stand in order to make these deliveries legal in the eyes of the USPS. If you're not getting one and/or need a tube, contact **Dick Woodrome** at 861-2364 or email him at rdw218w@aol.com

Remember it is ALWAYS available (in vibrant color) online at www.meadowwoodfarmsocala.com. Click Newsletter and the Month you're interested in. The photos look better there too. While you're there, be sure to wander around our new and improved **website**.

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.

Get well cards sent to Richard Jancewicz and Sherry Barker. Condolences to Ben Snyder on the loss of his father.

NEED HELP WITH PET Registry & Rescue

Sandy Mollberg has come to the rescue of many of our wandering pets for several years. She is asking that someone else take on the position or provide some more help at this point.

If anyone has an extra stall or an empty kennel or dog run that would be available to hold some of these critters until the owners can be found, that would be most useful. If anyone would be willing to field calls and maintain the pet registry -that too would be welcome. This is not a MWF service, but as most of us have pets, it is a valued service to the community.

Please consider participating for the benefit of all, so we can give Sandy a break.

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.

If you can help Sandy, give her a call.

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!

Demolition Day at the Front Entrances

CAN YOU HELP?

Want a perfect way to relieve frustration, reduce stress, and contribute to your community in a meaningful way? Well, do we have a deal for you! On Friday and Saturday, October 25 and 26, the Association will be hosting a demolition event for the existing landscaping at each front entrance garden bed (two beds at each entrance). We will be removing most of the juniper and other plantings to ultimately replace them with easy-to-maintain hardscape features and rocks. The lack of watering facilities has frustrated our Beautification Committee long enough. We are adopting a "less is more" philosophy!

Please join us with your energy and your tools so that we can make quick work of this project. Tractors with front-end loaders will be helpful in both pulling out juniper roots and transporting rocks from homes within the community to their new location. Here's an added bonus: if you help to remove a plant from one of the beds, you get to keep it! Juniper makes great ground cover in the right location and there are several other attractive plants that will need to move on to new homes.

Details about the time, etc. will be forthcoming in the October newsletter, on the web site, and via meadowwood-farms1@aol.com. We look forward to seeing you there.

MWFPOA Members Invited to Rent Pavilion At Friendship Park

All members in good standing are eligible to rent the pavilion at Friendship Park for parties, meetings, weddings—whatever event would benefit from having a pleasant and centrally-located outdoor venue right in your own neighborhood. To find the lease application, go to www.meadowwoodfarmsocala.com and click on the "Resources" Tab. There you will find instructions and the application form. Some highlights of the form are:

- The fee for renting the pavilion only is \$50, payable to the Association
- Folding chairs are available for \$0.50 each and tables for \$1.00 each, setup by user
- Tarps for inclement weather are available for a \$200 flat fee, with setup by the Association
- User must carry at least \$300,000 in Homeowners or Commercial General Liability insurance
- Use must not interfere with enjoyment of other areas of the park
- All trash must be removed and disposed of at the conclusion of the event

To arrange for an event, please complete the online application, print it out and mail it to the MWFPOA, Post Office Box 77-1896, Ocala FL 34477. The form may also be given directly to Treasurer Dick Woodrome (phone: 861-2364). Questions? Call Dick.

MWFPOA Meetings Are Getting Better And Better

Thank you to our generous members who contribute delicious goodies to our meetings, making them more festive and enjoyable. Seriously, for those of you who haven't been for a while, the meetings are informative, but also very social. Sorry, if you missed **David Ulloa's terrific talk on Sharks**. It would be impossible not to appreciate them more after hearing about his experiences. You also have to appreciate David's sense of adventure! We lived it vicariously without the risk. Works for me you, too?

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 Conro @ 873-2153

October 4th thru 6th, 2013 - MADTA AKC Agility Trials - at the Southeastern Livestock Pavilion, 2232 NE Jacksonville Road, Ocala. Contact: Donna Hamm (352) 208-9557

October 5th, 2013 - Florida Peacemakers Cowboy Mounted Shooting - Saturday at The Florida Horse Park, 11008 South Highway 475 Ocala. (352) 307-6699. For more information, email imaclasik2@ymail.com <http://flhorsepark.com/Calendar.aspx>

October 5th, 2013 - Brooks Ranch & Farm Supply Red Neck Animal Swap Meet - Saturday. 5304 South US 41,

Dunnellon. (next to Lombardos) Poultry, Livestock, anything Farm related. For more information call (352) 465-2772

October 5th, 2013 - Master Gardeners Fall Plant Sale - Saturday at the Southeastern Livestock Pavilion, 2232 NE Jacksonville Road, Ocala. Contact: Master Gardeners (352) 671-8400

October 11-13, 2013 - Canterbury's Run For The Money Barrel Race - at Canterbury Showplace, 23100 W. Newberry Rd., Newberry - for more information, Schedule, Map, Entry Forms > <http://canterburyshowplace.com/news-item/canterburys-run-for-the-money-barrel-race/#>

October 12th, 2013 - Dressage, Show Jumping and 3 Phase Schooling Show - Saturday at The Florida Horse Park, 11008 South Highway 475 Ocala - (352) 307-6699 <http://flhorsepark.com/Calendar.aspx>

October 12th, 2013 - Dunnellon Tractor Supply Farm Swap - Saturday 9:00 am - 2:00 pm - Buy-Sell-Trade Anything and Everything Poultry, Livestock or Farm related. for more info contact Joan: 352-216-4225. <http://ocala.craigslist.org/grd/4028043054.html>

October 12th & 13th, 2013 - The Woodturners Show and Native Plant Sale - Saturday & Sunday 10:00 a.m. to 4:00 p.m. at Rainbow Springs State Park, US41 Headsprings Entrance, Dunnellon. An opportunity to browse through many beautiful native plants for sale and unique fine wood work - realistic birds, fine bowls and other objects. Felburn Pavilion is filled with beautiful wooden art. Visitors can watch some of the techniques of wood turning, Artists bring a lathe and prepare bowls. Contact 352-465-8555

October 15-16, 2013 - OBS Fall Mixed

(not affiliated with MWFPOA)

Sale - Wednesday Oct 15th 1:00 pm Preferred Sale & Thursday Oct 16th 10:30 am. Open Sale, at Ocala Breeders' Sales, 1701 SW 60th Ave, Ocala. (352) 237-2154 <http://www.obssales.com/2013/08/2013-fall-mixed-sale/>

October 19, 2013 - The Grand Oaks Fine Arts and Craft Show - Saturday 10:00am at Grand Oaks Resort & Carriage Museum, 3000 Marion County Rd, Weirsdale. An outdoor fine arts and craft show in majestic oaks and gently rolling pastures of Florida's horse country. Information > http://events.ocala.com/weirsdale_fl/events/show/307705587-the-grand-oaks-fine-arts-and-craft-show

October 19, 2013 - Sheltering Hands is having its 2nd annual **Stray Cat Strut** from 8 to 1. This year is a walk/ride at Ross Prairie Trailhead on SR 200 (west of Wal-Mart). Get sponsors, bring friends and walk the scenic trail or ride the equestrian trail. Food on site. Prize for most money donated. For more info/flyer, call Marilyn at 509-7237.

October 26th & 27th, 2013 - The 47th Annual Ocala Arts Festival - The festival will be moving back downtown to its original location, **Downtown Ocala - Citizens Circle** 151 SE Osceola Ave. For more information > http://events.ocala.com/ocala_fl/events/show/302762205-ocala-arts-festival

October 26th & 27th, 2013 - Micanopy Fall Harvest Festival - Saturday 10:00am to & Sunday 10:00am - ? . Downtown Micanopy / NE 1st Street. For more information > http://events.ocala.com/micanopy_fl/events/show/319008523-micanopy-fall-harvest-festival#dates_and_times

October 26th & 27th, 2013 - The 29th Annual Mount Dora Fall Craft Fair - 9 am to 5:00pm 5 . More than 350 talented crafters & artists from all over the country displaying and offering their finest works for sale. Free admission.



Come to the Meeting and Win \$100.00

A drawing will be held at the next MWFPOA General Meeting for \$100. If the winning

resident is not present, his/her winnings will be added to the pot along with another

\$25 at the next meeting.

It REALLY pays to come to the meetings.

Executive Board Adopts New Mission Statement

Following recommendations from a training session on effective management of property owners' associations, the MWFPOA adopted a Mission Statement on September 12, 2013 that will now be included in the Association's permanent guiding documents. The wording of the Mission Statement was drafted by Vice President Dave Kane, and is based entirely on concepts drawn from our Articles of Incorporation, our Deed Restrictions, and our By-Laws. The purpose of the Mission Statement is to provide succinct guidance to the Association in decision-making that will be consistent with our basic principles and purpose. The Executive Board hopes that it represents the membership's perception and intentions, and we welcome feedback on the statement and its effectiveness.

MEADOW WOOD FARMS PROPERTY OWNERS ASSOCIATION MISSION STATEMENT:

The Meadow Wood Farms Property Owners Association (MWFPOA) was created to promote the welfare of all property owners within Meadow Wood Farms. As a voluntary organization, MWFPOA is dedicated to maintaining a safe, enjoyable and family friendly environment in accordance with the Deed Restrictions and the By-Laws of the MWFPOA. The MWFPOA will also encourage social and cordial relations among the residents of Meadow Wood Farms to help foster a greater sense of community among our property owners.

Roads Status Report 9/16/13 Jim Bain- MWFPOA Liaison with the County

I had the opportunity to meet with the Marion County MSTU staff on Monday, Sept. 16, 2013. The primary purposes of the meeting were to get better acquainted, to get an update on the progress of our road project, and to ask some of the questions posed by MWF residents. The following is a bulleted summary of that meeting.

Will the county consider including a requirement for a "Partnering" Session in the bid documents? – After explaining the benefits of this type of goal setting and team building session among all of the project stakeholders, the Marion County MSTU staff will consider adding a requirement for such a session. They have never done it before and are reluctant to upset their normal process. I assured them that these are beneficial sessions and that we could organize one with little or no cost to them other than staff time.

What is the Unity of Title process and timing? For those residents who own contiguous lots and would like to combine them to avoid paying multiple assessments, this process both removes and grants certain rights. The owner gives up the right to ever sell the properties separately in exchange for one assessment. The owner must complete a short form, sign it and have it notarized, and then submit it to the MSTU staff. MSTU staff will compile all such requests and submit them to the Marion County Board of Commissioners at their regularly scheduled meeting *following* the public hearing on our road project. Since the hearing is unlikely to occur before March or April, MSTU staff will not accept applications for Unity of Title until sometime shortly after the new year. Since they cannot process them and/or submit them to the BOCC until after the public hearing, they do not want those requests languishing in their office without any action taken.

Continued on PG 12



CERT CORNER

The Marion County Sheriff's office has stepped up their Emergency Operations and created a full time position for a certified Incident Command Instructor and Emergency Management General Instructor. His name is Brian Gibson. He was born and raised in Wildwood, FL. Brian holds numerous titles and has many years of experience. He has 7 years of service as a Firefighter and Safety/Training officer. He was deployed for 2 weeks as part of a Task Force to the Bradford County wild-

fires in 2007, 3 weeks straight during 2004/2005 hurricane season, the Groundhog Day Tornadoes in the Villages in 2007, and Tropical Storms Debby and Beryl both in 2012. He brings a lot of new ideas and energy to the training program.

We are delighted to have him attend our November 21st association meeting to talk about the new program and how the changes will affect us. I encourage you to meet Brian and let him answer any questions or concerns you may have. He will be a great asset to

our local MWF CERT.

On a personal note Brian is a Florida State Seminole fan too!

I hope to see the entire team and our newest members currently taking the certification class at this meeting. Deni Buetow

To sign up now or to get more information call the CERT Team Leader Deni Buetow at 622-6554 or email her at: denisepurple1@yahoo.com.

A little update on your neighborhood CERT. Four of us, Dave Kane, Lynn Zachary, Patricia Wagner and Charles Cunningham have been attending the CERT training put on by Marion County. It's once a week for about 2.5 hours and runs until October 24th and contains a lot of very interesting information.

On another note; are you financially set for an emergency. (The following information comes from FEMA and the links within the info takes you to FEMA documents.)

Disaster preparedness extends beyond storing water and supplies. Having a plan to pay bills and access your important records and accounts will avoid problems in the future. Since disasters leave many families without access to finances, store your important documents in a safe place. Using the [Safeguarding Your Valuables](#) activity module and [Emergency Financial First Aid Kit](#) will get you started. Disasters can also leave you with expensive damages. If you do not have health, life, property or [flood insurance](#), get them now! Remember flooding is not included in

homeowners insurance. Planning ahead for financial challenges after a disaster is also important because the road to recovery can often be a long, complex process. The [Recovery After Disaster: The Family Financial Toolkit](#) discusses strategies and provides tools to help you make the best financial decisions for your family. Another valuable resource is the Consumer Protection Bureau. They can guide you on how to [protect and rebuild your finances](#), [avoid loan scams](#) and [what to do immediately](#) following a disaster.

Share The Road Safely!

Dave Kane, —Liaison with Local Law Enforcement



Are you a distracted driver? Sure you are, and you might not even realize it. Do you chat on the cell phone while you drive, text, let the dog sit on your lap, dig through your stuff sitting on the front seat, look at and pay attention to your passengers, hunt for that favorite radio station, eat? Anything that takes your eyes off the road is a distraction.

Why this topic and why now? Recently I was sitting in the turn lane in front of the BP at Hwy 40 and 110th. I was facing westbound on 40 getting ready to turn onto 110th. I was about the 3rd rig in line, sitting in our pickup with the flatbed hooked up. The light for 40 was green and there were cars traveling west on 40 through the light and traffic coming alongside me going east on 40. In the BP lot was a small van with a family inside. Both the parents in the front were looking back and doing something with the kids. The van was moving closer to 40 and neither of them was looking at the road or where the van was going. I saw a semi coming west on 40 through the green light and saw the van still moving forward toward a certain meeting with the semi. There was nothing I could do except be part of this horrific crash that was going to happen. I had no where to go. The semi saw the van, started to veer toward the cars in the turn lane and laid on his horn. At the last minute the driver of the van looked up and slammed on his brakes. The semi missed them by no more than a few inches and my driver side door mirror by a foot or less.

Someone was looking after all of us. But they do need you to actively participate and help so that we can all be safe. Don't be a distracted driver. For your sake and the others on the road pay attention to those several thousand pound missiles you and others are in and steering down the road.

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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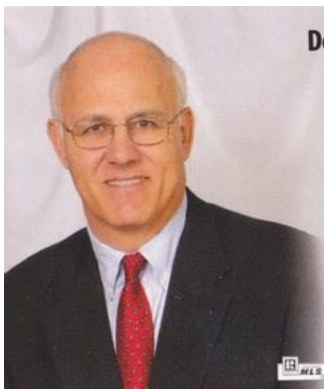
Real Estate in MWF — Reprive

Closings in the 3rd quarter of the year started fast, slowed a bit in the middle, and then finished strong. We have had seven properties change hands reported through the MLS, and at least one more that I know of privately for a total of eight, the highest number in any quarter since 2006, and we have 10 days left in the quarter to improve that number. However, closings are a lagging indicator; these properties were put under contract from 45-60 days ago. Currently, there are only 5 pending sales, and one of them is having appraisal issues.


	Q1	AVE	Q2	AVE	Q3	AVE	Q4	AVE	TOTAL/YR	AVE
2010	1	\$175,000	3	\$245,800	5	\$165,200	5	\$219,680	14	\$201,420
2011	3	\$137,017	2	\$245,000	5	\$211,500	6	\$228,650	16	\$205,542
2012	7	\$224,429	3	\$186,667	4	\$226,250	2	\$223,000	16	\$215,087
2013	5	\$294,800	5	\$144,760	7	\$191,271			17	\$208,041
TOTAL	16	\$207,812	13	\$205,557	21	\$200,983	13	\$223,777		

As you can see from the chart above, we have already had 17 sales this year so far; that surpasses the yearly total of any of the preceding 3 years. This might become the best sales year since 2005 when 25 properties changed hands. However, showing activity has been very slow for 2 months, not unusual for the dog days of July and August, but a concern none-the-less. I believe that this slowdown is due in part to the rapid rise of interest rates, the persistent high unemployment, and Washington's inability to act like responsible adults, causing paralysis and concern throughout much of our economy. I'd better stop editorializing before the NSA finds out, tells the IRS who tells me I'm getting audited, and then passes my name along to Immigration who deports me because I have a Middle Eastern heritage. But I digress; a little conspiracy theory is good for the soul.

Anyway, I think the stars are aligning for a short time when mortgage interest rates will subside. The Federal Reserve has just announced that they will continue to buy 85 billion dollars' worth of Treasury Notes, Bonds, and Mortgage Backed Securities each month in an effort to stimulate the economy. Well, it's been working well so far, so they might as well continue. And, as Albert Einstein said when defining insanity; "doing the same thing over and over again, and expecting a different result".... There I go, editorializing again! One of the benefits of doing this is that Treasury yields are falling and will probably continue to remain artificially low until the end of the year. Since mortgage rates are pegged to the yields of Treasury Notes and Bonds, they too will remain artificially low. Soooo, if you've been thinking of selling your home, now might be the time to get it listed before rates start to rise again. However, the banks will tighten credit standards again since they really don't want to lend money for 30 years at 3.5%; they'd rather charge you \$35 for an overdraft of \$22.50. You figure the imputed interest on *that* transaction; it makes loansharking and "Pay Day" loans look like a bargain. Do you think I'm a little angry and frustrated??? Ah well, you just have to laugha little. Mike Hajjar



Desiree Barbazon Realty
6998 NW Hwy 27
Ocala, FL 34482



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MWF Classified:

Trying to sell something? Looking to acquire something? This space is dedicated to MWFPOA members. Send me your information for next month.

jgebhard@sbcglobal.net

MWFPOA Goals for 2013-2014

Goal	Responsibility	Target Date	Status
Distribute Member Survey at July 2013 meeting to determine member satisfaction and solicit input. Use tabulated results to target areas of concern and possible agenda items for Association meetings.	MWFPOA Executive Board	July- distribute surveys September – present tabulated results	Completed
Communicate with members and other residents re: Roads Improvement Project via newsletter, web site, and MWF Roads FAQs and email address.	Jim Bain, with Board support	Throughout the year until project completion	J Bain met with MSTU on 9/16/13 and will report at Assn meeting 9/19; updates will appear in Newsletter
Complete and execute plan for landscaping of entrances	Elizabeth Waller and volunteer committee with Board support	Completed by December 2013	Work days scheduled to demolish current landscaping: Fri Oct 25 & Sat Oct 26
Expand newsletter delivery program by reaching out in various ways to residents without newspaper boxes of delivery tubes	Dick Woodrome	Ongoing	Ongoing: currently 11 residents prefer online, 38 mailed and 220 are delivered to homes via tubes or paper holders.
Establish point of contact to open dialogue with law enforcement agencies re: speeding problems within MWF	Dave Kane	Establish contact by August 2013; dialogue to be ongoing	D Kane met with station commander and sent letter outlining major roads/ intersections of concern
Establish a regular schedule of Litter Pickup Days (quarterly?)	<i>Needs a leader</i>	?	
Resurrect Movie Night in the Park	<i>Needs a leader</i>	Fall 2013?	
Explore formation of additional MWF affinity groups	<i>Needs a leader</i>	?	

A volunteer group of your neighbors delivers your MWFPOA newsletter every month . This saves the association considerable mailing expense and ensures that you get your newsletter in a timely manner.

THANK YOU NL DELIVERY PEOPLE!

The newsletter is ALSO always available in living color on the website.



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, 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.

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MSTU staff will notify property owners of their right to apply for Unity of Title shortly after January 1, 2014 through the MWFPOA which will notify and will re-publish the notification at our Association meeting, in our newsletter, and on our web-site. Please be patient and stay tuned.

What sorts of design possibilities exist to deter speeding on our new roads? MSTU staff has indicated that their legal advisors have said no to speed bumps due to liability concerns. They have agreed to look into the possibility of rumble strips both from an engineering and cost perspective. They also suggested that we might be able to lower the speed limit to 20 mph as other neighborhoods have done on the premise that people tend to drive within 10 mph of the posted limit. They also suggested further coordination with the Sheriff's office in terms of enforcement.

Will individual property owners be able to contract separately with the contractor to replace or repair their driveways? Yes, this has been done in other neighborhoods and yes, this is the least expensive time to get your driveway redone as the contractor already has resources in the neighborhood. When the successful bidder is determined, interested property owners are welcome to contact that contractor for an estimate/proposal.

When do the interest and finance fees begin? First, those owners who choose to pay the assessment in a lump sum will not be subject to these additional costs. The lump sum pre-payment period will begin immediately after the public hearing. The window to pre-pay the assessment is 30-90 days following that hearing. This time frame will be determined by the BOCC's Financial advisors and those who put the borrowing packets together for approval. For those who choose the ten (10) year finance option, interest and fees begin to accrue on the date of the hearing and are determined after the prepayment period ends and the funds are borrowed after the hearing. The interest rate will remain the same throughout the ten (10) year repayment period. They are totally dependent on the fees and interest rate that the county receives when borrowing the money to complete the project.

What is the best current guess for a time line for the project? Our current best guess is that after the public hearing (and assuming the BOCC approves moving forward), the notice to proceed will be given to the lowest responsible and responsive bidder. MSTU staff believes that, based on the size of this project, they will receive between 6 and 12 responsive bids. We can expect work to begin 30-45 day after the project is awarded. That means that the best guess is that work will start in early May, lasting approximately 6 weeks.

If an owner chooses to sell his or her property either during or after the project is completed and that owner is paying on his or her tax bill annually, the assessment goes with the property not the owner at the time of the sale.

Will the contractor be committed to a timeline for completion? Yes, the contract will, by law, include a provision for liquidated damages. This is a financial penalty the contractor must pay if the job is not completed according to the contractual schedule.

There were 2 sections of our roads left out in the original petition map information. What happens to them? Both Handicappers Lane and Tropical Park were inadvertently not marked on the informational map included with the petition. They were included in the estimate and the petition process. They will be included in the project and owners on those roads will be assessed along with everyone else. This was simply an administrative printing error.

I will be invited to, and will make every effort to attend, the pre-bid meetings, the bid opening and the progress meetings along the way. As such, I will keep all of you as up to date as I possibly can. While each of you have the absolute right to contact your public servants at the Marion County MSTU offices, we will be best served by funneling our questions and concerns through our liaison.

As such, if you have further questions or concerns, please feel free to submit them to the MWF Roads e-mail address mwfroads@gmail.com. Frequently asked questions and the responses will be posted on the MWF web-site at www.meadowwoodfarmsocala.com and addressed in the newsletter in regular monthly reports.

Respectfully submitted: MWF Road Project Liaison Jim Bain

Jbain2@cfl.rr.com