



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

How Can You Participate in YOUR MWF Community?

The developers of MWF made membership in the subdivision a voluntary option. This, then, puts the onus on all of us residents to step up in various ways to participate in order to maintain and enhance this special place we call home. Every contribution counts and **all** residents benefit from those who are willing to make a commitment to volunteer in some capacity.

You might be surprised at how personally rewarding your efforts will be. Meetings and work projects often turn into social occasions. Quite often, they are the only way to meet your neighbors. Accepting greater responsibilities such as board member or committee chair or committee volunteer ensures that the intrinsic, as well as the material value of your property is preserved. It will also give you a better insight into what is actually and realistically involved in these endeavors. These are not lifetime commitments, but are probably most effective with 2 years of service.

Perhaps, the most valuable contribution you can make is to become a member. Just coming to the meetings and speaking up or voting is essential to the life of the community. We need a majority of residents to reflect the majority opinion and to direct the appropriate future. Your fee allows the publication and distribution of the newsletter to all residents, funds some of the activities and supports the various improvements throughout the subdivision—again, for the benefit of all.

How can you participate? Let me count the ways:

1. **Become a member.**
2. **Come to the meetings.**
3. **Volunteer for the board or committees.**
4. **Volunteer on work projects.**
5. **Come to the events and functions.**
6. **Join CERT**
7. **Organize clubs and activities.**
8. **Find a speaker for the meetings.**
9. **Contribute articles to the Newsletter.**
10. **Offer to become guest editor for the newsletter from May thru September. (My personal favorite.)**

Jodie Gebhard—NL Editor

Upcoming Events

**Next Board Meeting— -
February 13, 2014
Thursday—7:00 PM**

**Next Assoc. Meeting_
March 20, 2014
Thursday— 7:00 PM
Agenda: **Plenty of Pit
Bulls—Rescue Group****

**Meet & Greet
Friday- May 23, 2014 -
6:00 pm -Friendship Park**

**Welcome Baskets will be
available at future meet-
ings for new residents.**

Inside this issue:

President's Message Officers & Commit- tees	2
Association News	3
MWFPOA Business Items	4
CERT News & Share the Roads	5
Roads Report Unity of Title Form	6 7
Advertisements	8
Real Estate Review	9
Club News	10
Form for Member- ship -Join Now	11

President's Message: Musings On Nothing In Particular



Elizabeth Waller—
President MWFPOA

Well, it has finally happened. Your MWFPOA President has nothing to say. I am sitting at my desk, as I have been for almost an hour, trying to think of something inspiring, creative, insightful, funny, original or informative to write for my February President's message.

Nothing comes to mind... and I mean NOTHING. So now what?

Well, we can start with the fact that today the nation is pausing to remember Dr. Martin Luther King, Jr. and his commitment to nonviolence and brotherhood. This reminds me that we have recently lost another giant who leaves an incredible and indelible legacy of forgiveness and reconciliation in the face of tremendous persecution and adversity: President Nelson Mandela. I wonder what motivated these two men to leave behind our culture's pervasive emphasis on materialism, retribution, vengeance and self-righteous possessiveness to actually commit to treating others better than they deserve? I am filled with admiration for those who can lift everyone up by countering

hate with love and ignorance with understanding. I fear I will always fall short, but thanks to people like Dr. King and Mr. Mandela, I will have excellent examples to follow.

Okay, so much for realizing my own imperfections. What else can I talk about? The weather is always a fertile topic; today it is cool but sunny, and tonight's temperature will fall only into the mid-forties. Although the forecast for the next week is much chillier, it still does not rival the storm bearing down on our friends and relatives on the Atlantic seaboard. This presents another opportunity to be grateful that we live in Florida, even if we do have to shut off the water in the pasture and cover the plants once in a while. Speaking of living in Florida, for those of you who

remember my stories about Lucas the Treeing Walker Coonhound, you may find it amusing to hear that Bill, the guy in Rhode Island who adopted Lucas, has decided to relocate to Florida this year—maybe even to Ocala. I hope he doesn't give Lucas my address.

I will spare you any further meanderings and simply say that I trust that 2014 is off to a good start for everyone, and that I hope the New Year will bring out new faces and new members joining us in the Association and at our meetings. I look forward to seeing you.

Take care,

Elizabeth Waller
President, MWFPOA

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: Stan & Nancy Kostoff	
Control	Chair: Vacant	
	Glen Garnas 304-8417, Elizabeth Waller 304-8871	
Directory	Chair: Donna Levin	262-497-1618
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.

Update Info to Directory:

Levin, Warren & Donna and Rose Ann Abrams - 28 Lake Wood Circle 262 498-9558

wblevin@gmail.com

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 were sent to: Sherry Barker, Tom Peterson, and Pat Cardoza.

Condolences to Manette Long on her mother's passing.

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 NEWSLETTER DELIVERY PEOPLE!

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



Thank you to our generous members who contribute delicious goodies to our meetings making them more festive and social.

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!

More Business Items — Elizabeth Waller

PARK PAVILION RESERVATION AGREEMENT READY FOR MEMBER VOTE IN MARCH

The MWFPOA Executive Board presented a revised DRAFT version of the Pavilion Reservation Agreement at the January 16th Association Meeting. This agreement allows any resident of MWF to reserve the pavilion at the park for exclusive use in exchange for a refundable security deposit of \$50.00. The DRAFT can be viewed on the MWFPOA web site, under "Resources" at www.meadowwoodfarmsocala.com. Questions and/or suggestions should be directed to Elizabeth Waller at Elizabeth@slowturningfarm.com or by phone at 352-304-8871. The Agreement will appear as an action item on the March Association Meeting agenda, and all members present at that meeting will vote on approval.

NOTARY SERVICE FOR UNITY OF TITLE PROCESS PROVIDED

As described elsewhere in this issue, the time has come for residents to complete and submit the forms that will allow them to combine contiguous lots for the purpose of consolidating their road projects assessments. The official form, "Unity of Title", appears in this newsletter and on our web site under "Roads" in the black banner. Copies will also be available at all upcoming Executive Board and Association Meetings. In addition, attorney and MWF resident, Bob Seymour has offered to provide free notary services for Unity Title forms at the **February 13** Executive Board Meeting and the **March 20** Association Meeting. In order to take advantage of his generous offer, he asks that you bring the following:

All individuals listed on the deed to the properties involved

Current, government-issued photo id (driver's license is ideal) for all owners

Complete list of Parcel, Lot, and Block numbers for properties involved

Following completion of the form, each property owner must take responsibility for submission to the MSTU/Assessments Department, either in person or via USPS. The MWFPOA will NOT accept any forms. Please note that the Board has no authority or expertise in this process. We are posting the form as part of our continuing effort to provide current information to all residents regarding the road project. Once filed with MSTU, the form will go before the Board of County Supervisors for their approval. If approved, the document becomes a covenant regarding the property. In light of the serious and far reaching consequences of such a covenant, residents should seek guidance from their own legal counsel.

ELECTION/NOMINATING COMMITTEE NOW FORMING

In accordance with Article III, Section 1 of the MWFPOA By-Laws, it's now time to form a volunteer Election Committee. The mission of this limited-term group is to develop a slate of officers prior to the annual Election of Officers in May.

Any Association member in good standing may serve on this committee. Tasks include soliciting, accepting, and verifying candidate nominations and determining eligibility. Candidates must be property owners in MWF and must be Association members in good standing.

Names of the candidates who will appear on the slate must be published in the newsletter prior to May 1st. This year, the election of officers will be held on Thursday, May 15, 2014.

If you are willing to serve on the Election/Nominating Committee, please contact any Board member as soon as possible. This is a short-term but vital position of service to the Association and your participation would be very much appreciated.

CONSIDERING A NEW FRONT FENCE? CHECK THIS OUT...

Frontal fencing, in other words any fencing that borders the public roads within Meadow Wood Farms, is subject to the Association's Deed Restrictions (Number 19) and By-Laws (Article IV, Section 3). The intent is to maintain the visual character of the community by ensuring compatible contiguous fencing throughout. Plans for any new or replacement frontal fencing must be approved by the Control Committee through a process outlined in the By-Laws. We are happy to announce that this process has just been simplified by the addition of a useful form to the "Resources" portion of our web site. Designed by a talented MWF resident, the form easily gathers all information necessary for submission by the property owner and approval or disapproval by the Control Committee. It makes the process a breeze for everyone, so check it out before contracting to build that fence!

Share The Road Safely— Dave Kane



On Wednesday, January 15th, I met with Lt. Jones of the Marion County SO. He is the District Commander for our area. I discussed with him the recent complaints we have gotten about speeders and other traffic issues related to Meadow Wood Farms. He apologized for not having the motorcycle units working our area, but they have been reorganized into an interdiction unit and work mainly the freeway corridor. We did come up with a plan to try to address MWF issues:

Lt Jones has a younger officer who is new to this District and is a pretty aggressive traffic officer. He will have him spend as much time during the morning and evening commute times as possible during his shifts in and around MWF. Since there are normally only two Deputies working this District during any given shift, we do have to share. He is also subject to other calls for service.

Lt. Jones will obtain a speed trailer and have it placed around MWF in an attempt to remind folks of the speed limit and what their speed is.

There is also the possibility that Lt. Jones can work out a mutual aid agreement with Dunnellon PD to have one of their officers in an unmarked vehicle work in MWF. This would be for several hours at a time and the officer would work throughout MWF. His only focus would be traffic and he would not be subject to other calls for service unless there was a major issue in Dunnellon. According to Lt. Jones this is legal and the tickets written are valid. He told me that Marion County has used this in the past with very good results. Lt. Jones also asked that we have patience with them since their District now encompasses HITS and all the related issues there since it started back up. I do believe that with the resources available to him, Lt. Jones will do what he can to try to help with our issues.

Several folks have made comment that if Marion County were to write more tickets there would then be more money in the Sheriffs budget for more traffic enforcement. According to Lt. Jones this is kind of true. The money obtained from traffic tickets, no matter who writes them, goes into a large fund. All law enforcement agencies in Marion County get a percentage from that fund, along with the courts and other entities like law enforcement training academies. So while they do get more money if more tickets are written, it is just a percentage of the amount and not the whole fine.



Get Tech Ready for an Emergency—Dave Kane

According to the American Red Cross, the internet – including online news sites and social media platforms – is the third most popular way for Americans to gather emergency information and let their loved ones know they are safe.

Through the use of everyday technology, individuals, families, responders and organizations can successfully prepare for, adapt to and recover from disruptions brought on by emergencies and/or disasters. With effective planning, it is possible to take advantage of technology before, during and after a crisis to communicate with loved ones and manage your financial affairs.

Here are some ways to incorporate technology into your emergency plans:

- Learn how to send text updates from your mobile phone to your contacts in case voice communications are not available;
- Program “In Case of Emergency” contacts into your cell phone so emergency personnel can contact those people for you if you are unable to use your phone;
- Purchase a solar powered or hand crank charger to keep your electronics running if you lose power at home, a vehicle charger works as well; and

If you do not have a cell phone, keep a prepaid phone card to use during or after a disaster.

FEMA offers several ways to be tech savvy for disaster preparedness. The FEMA [smartphone app](#) contains an interactive emergency kit list, emergency meeting location info and more to help you get started. It’s available for Apple, Blackberry and Android devices. Increase your technological know-how by joining the [text message program](#) to receive regular safety tips for specific hazards and to search for open shelters and disaster recovery centers.

The above information was provided by FEMA. Follow-up info can be located on the FEMA website at: <http://www.ready.gov/get-tech-ready>

Road Report – Jim Bain

I had the opportunity to meet with the Marion County MSTU staff on Tuesday, Jan. 7, 2014. The primary purpose of the meeting was to review the plans for our road project and to revisit some of the questions from our meeting in September. The following is a bulleted summary of that meeting.

What is the status of the Unity of Title process? The Unity of Title Form is now available for those residents who own contiguous lots and would like to combine them to avoid paying multiple assessments. Please note that 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 form must be completed, signed by all owners listed on the property, notarized and submitted 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, currently anticipated for late March or early April. These forms are available at the MSTU office and online at www.Meadowwoodfarmsocala.com. They will also be made available at the MWFPOA meetings.

The assessable number of lots, reduced by the lots removed by the Unity of Title process will *not* be determined until *after* the final hearing has been held and the project approved. Therefore, when the final public hearing notices are mailed, each and every lot will be counted as assessable. They will not be removed from the assessment roll until after the hearing is held and the project approved. After that meeting, the unities of title will be assembled and put onto the BCC's next agenda for consideration and approval. The amended assessment rolls, sans the lots that have been approved for removal, will be done immediately after approval by the Commission at a regular BCC meeting as an agenda item too. However, the reduction of assessable lots will not be until the final billings are mailed to the affected owners at a later date. A copy of the approved Unity of Title form(s) will be mailed to the affected owners after approval by the Commissioners so the owners have copies for their records.

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 are looking into the possibility of rumble strips from both an engineering and cost perspective, but this looks doubtful. In addition to added construction costs, the engineers believe that the harmonic motion created by the bouncing tires of cars, trucks, and horse trailers would eventually degrade the newly reclaimed road surface. They again 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 continued coordination with the Sheriff's office in terms of enforcement.

Will the county consider including a requirement for a "Partnering" Session in the bid documents? – The Marion County MSTU staff is still considering 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. They agreed to keep us posted.

What is the best current guess for a time line for the project? Our current best guess is that completed plans will go out to contractors by the end of January. They were only 80% complete at this meeting due to some unresolved drainage issues identified by the engineers. The MSTU staff does not feel that these issues should be included in, and paid for, with the road project and has requested the County Engineer to require Storm Water to correct the issues. Assuming the bids are received by the end of February and 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 May, lasting approximately 6 weeks.

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: Jim Bain, MWF Road Project Liaison Person

jbain2@cfl.rr.com

UNITY OF TITLE

In consideration of Marion County treating the following described real property as a single unit for the purposes of assessing the property pursuant to the duly authorized Meadowood Farms Recorded Subdivision Assessment Project and for other good and valuable consideration, the undersigned hereby agrees to restrict the use of the property described as: (list contiguous properties with Parcel numbers for each and Lot and Block numbers for each)

In the following manner:

- 1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land.
2. The undersigned further agrees that this condition, restriction, and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, his heirs and assigns, until such time as the same may be released in writing by the Marion County Board of County Commissioners.
3. The undersigned further agrees that this instrument shall be recorded in the public records of Marion County, Florida.

Signed, sealed and acknowledged this ___ day of ___, 2014 in ___ County, Florida.

(Signed name of witness)

Property Owner

(Printed name of witness)

Property Owner

(Signed name of witness)

(Printed Name of witness)

State of Florida
County of Marion

The foregoing instrument was acknowledged before me this ___ day of ___, 2014 by

_____ Personally Known _____ OR Produced Identification _____

_____ Type of Identification Produced.

Signature of Notary Public - State of Florida

Commission Expires: _____

Additional instructions:

All owners of the properties listed must sign the application. Each of the signatures must be witnessed. The entire document must be notarized. This form must be completed in its entirety and submitted to the MSTU Department ONLY. Submittals to other departments will not alleviate the owner or owners from paying for any additional properties within the community that they may own that are contiguous to each other. All lots requested to be included in the Unity of Title must be contiguous to each other. Additionally, the Board of County Commissioners must approve all requests for Unity of Title in order for the request to be valid and legally binding.

RETURN COMPLETED AND NOTARIZED FORM TO:

MSTU/Assessment - Growth Management Building
2710 E. Silver Springs Blvd. Ocala, FL 34470

ADVERTISEMENTS

Page 8

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.

TOTAL FARM MAINTENANCE, LLC



ONE CALL DOES IT ALL

EARNING YOUR BUSINESS THE OLD FASHION WAY

AFTER HOUR CALLS AND EMERGENCY CALLS ARE FINE

- | | |
|---------------------------------|---------------------------|
| TREE TRIMMING & REMOVAL | FARM CLEANUP OF ANY KIND |
| FENCING NEW & REPAIRS | BUSH HOGGING & SEEDING |
| HOME REPAIRS OF ANY KIND | CONCRETE WORK & GRADING |
| WATER LINES & DRAINAGE PROBLEMS | BARN BUILDING AND REPAIRS |
| FARM MANAGEMENT & CARETAKING | ARENAS AND CUSTOM JUMPS |

JOHN AND DENISE THOMPSON

CALL FOR FREE ESTIMATE AND LIST OF REFERENCES

352 425-3578



*Meadow Wood
Lawn Care Inc.*

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

mlc@ocala.com

Gary Sonneberger
352.362.9278

MEADOW WOOD FARMS
HOUSE SITTING CRITTER SITTER
SANDY MOLLBERG
861-9622

LENELEW@AOL.COM

NEIGHBORHOOD
RESIDENT SINCE 1997



PET SITTER

Pamela Hebert

Fully Insured/Bonded
Dogs, Cats, Horses, Birds,
Exotics. Feed, clean, get
mail, water plants, etc.



1-410-708-6475
pam@ezsignsonline.com
OCALA, FL
Years of horse & vet tech experience.
M.W.Farms Resident

I come to your house.
Less stress for your pets!

Security Officer Training
Firearms Safety Courses
NRA Instructor Training
Private Lessons & More
NRA Courses
DS1300013

352-350-2855

Richard P. Mahar
Certified Firearms Instructor

To book an appointment:
(352) 350-2855
Check our website -
click on calendar

THE RIGHT TRAINING

www.therighttraining.com

Year End Real Estate Review—Mike Hajjar

It has been a very up and down year here in Meadow Wood Farms. The year started out very promising with 5 closed sales in the 1st Quarter with an average sales price of \$294,800. The 2nd Quarter also saw 5 closed transactions, but the average sales price dropped by more than half to \$144,760. The 3rd Quarter exploded with 9 closed transactions at an average sales price of \$184,911, but we limped home with only 4 closed transactions in Q4 at an average selling price of \$164,300. The good news is that we had 23 closed transactions for the year, the most since the go-go days of the mid-2000's. Unfortunately, the average sales price for the year dropped from \$217,625 in 2012 to \$196,487 in 2013, a decrease of 9.7%. The median sales price was \$180,000. This is the price where half the homes sold for more and half sold for less than the \$180,000. Since the average selling price is higher than the median price, this suggests that the prices of the houses on the upper side of the median were skewed higher than those below the median.

Here are the results for the last 4 years:

Year	# sold	Average Price	Median Price
2010	14	\$202,629	\$204,250
2011	16	\$208,278	\$168,250
2012	16	\$217,625	\$225,000
2013	23	\$196,487	\$180,000

These are very sobering numbers especially when we read and hear how the real estate market in general has advanced so far this past year. This proves the axiom that "all real estate is local". I don't know how 2014 will fare, but I can only hope for some improvement.

Update

I was a tiny bit premature with my previously published "Real Estate Year End Review". There was a closing on December, 31st, a short sale property. I guess the bank wanted to get it off the books by year's end.

Also, I have received comment about the results of my survey; most people are concerned about the significant drop in home values here in MWF. Well, with the final sale last week, there were 24 properties that sold last year, a full 50% more than the 16 properties closed in both 2011 and 2012, and the most since I have been tracking these statistics. Unfortunately, this last sale, being a short sale, lowered the average price of a home sold to \$193,508 from \$196,487. This final average price is 11.1% lower than in 2012. This is the first year since 2003, when I began tracking prices, that the average price sold dipped below \$200,000.

I think that we can get a more realistic picture of the averages if we back out those properties that were considered distressed; either a short sale, in foreclosure, or bank owned. In addition, there were properties that sold for distressed prices although they were not technically "distressed". These are harder to identify, but include those that had been noticed by the lender via a "Lis Pendens", not officially "distressed" or were sold at below market prices for other reasons; mostly for estate liquidation purposes. I can identify 7 such properties with a combined total value of \$945,000 or an average price of \$135,000. If we back out those sales we are left with a more realistic sale of 17 properties at an average selling price of \$217,600, almost exactly the same as last year, \$217,625. So, not as bad as initially perceived.

I look forward to making 2014 a better year. Mike Hajjar— 299-0171 29 Never Bend Dr.



Services Provided:
 Interior, Exterior & Commercial
 Specialty Painting - Faux Finishes
 Pressure Cleaning
 Base Boards - Crown Molding
 General Home Improvements
 Garage & Driveway Coatings
 Water Proofing & Seal Coat



Meadow Wood Equine Club (not affiliated with MWFPOA) —Carol Shockey



MWEC - Meadow Wood Equine Club Inc. is a social group of horse oriented people. Join us for discussions, find someone to ride with, camaraderie, food, etc.. Guests / Visitors are welcome.

Membership is open to anyone – you do not have to own a horse or live in Meadow Wood Farms 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. - some restrictions apply – some items are not discounted, such as feed, hay, shavings, and warehouse items. Ask store for their details. You must show your membership card to receive the discount..

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

Our next meeting in planned for March with an equine nutritionist as our speaker, the date is not set yet.

Upcoming Horsey and Other Events

February 15 - 16, 2014 - Sunshine State Lure Coursing Event - at the Florida Horse Park, 11008 S Highway 475, Ocala. For more information, contact Sue Kort, 352-357-0383

February 21 - 23, 2014 - Kingdom of the Sun Combined Driving Event - at the Florida Horse Park, 11008 S Highway 475, Ocala

February 22, 2014 - Horses for Hospice Trail Ride - at the Florida Horse Park, 11008 S Highway 475, Ocala

March 8, 2014 - Horse Rescue Benefit Ride - Sun Country Trail Blazers Poker-Ride to benefit Beauty's Haven Farm Equine Rescue - at Shangri-La, trailhead is at 12788 S.W. 68 CT., OCALA. REGISTRATION starts at 8:30 AM. \$5 a hand. Ride at will. Bring your horse, lunch and drinks, be ready for a fun day. Bring as many friends as you can round up. Current coggins required.

Meet at the trailhead by noon for lunch, raffles, and where the poker hand winners will be announced . 1st prize, 25%, 2nd, 10%, 3rd 5%. THE REST - 60% - goes to Beauty's Haven. They will have items donated by local tack stores, the ones mentioned here donated the last time they had a benefit ride; United Hay, The Tack Shack, J&J Tack, Winning Edge, Feedmark, Equine Medical Center, Berretini, TT Distributor, Purina and many more. We will also raffle a Parelli clinic with Christine Massinger. For more information contact Nancy Alford @ (352) 245-2837 or Iris Diaz @ (352) 362-9527.

Beauty Haven rescues, protects, and fosters abused and unwanted horses. Many of these horses have seen horrific conditions and through the efforts of Beauty's Haven they recuperate to live a meaningful life. For more information about Beauty Haven, go to their website, <http://www.bhfer.org> or **Facebook: HYPERLINK "/do/redirect?url=http%253A%252F%252Fwww.facebook.com%252Fbhfer.tb"http://www.facebook.com/bhfer.tb** Phone: (352) 258-9309

Bible Study — Della Brock

Hi Neighbors,

Did the thought cross your mind that maybe this is the year you would like to start reading the Bible but either you didn't have one or you couldn't remember where you put the one you used to have? Don't miss out on what God has to say to you in His love letter. Neighborhood Bible study begins Monday evening, January 20th and **you** are invited!

Men's group meets at the home of Kevin Workman, 13 Northern Dancer (log home) 6:45 p.m.
Call 873-2895 for more information. Join in on any Monday night.

Women's group meets at the home of Della Brock, 3 Wagon Wheel Way (white fence) 7:00 p.m.
Call 873-2726 for more information. Join in on any Monday night.
Y'all come! Della Brock 3 Wagon Wheel Way



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.

www.meadowwoodfarmsocala.com

Photos always look better in our online

OCALA, FL 34477-1896

P.O. BOX 77-1896

PROPERTY OWNERS ASSOC.

MEADOW WOOD FARMS



**Pack It In
Pack It Out**

Please

Pack Out All Trash