



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

Maximize Space on a Small Farm

There are a lot of horse “ranchettes” that are minimal in size, about 2-10 acres in total. The UF/IFAS recommended stocking rate is about 2 acres per horse, and if we are going to push that limit our management must be top notch.

Tips:

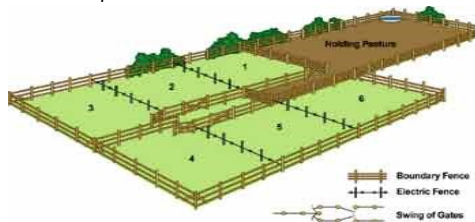
1. Create a sacrifice area.

- a. An area used to turn horses out, accepting that no grass will grow.
- b. Allows horses to be out and enjoy “horse life” without denuding your pastures by overgrazing.
- c. Utilize an area that has ample shade, and one that might not be best suited for grass cover anyways.



2. Rotational Grazing.

- a. Protect your grass by only allowing it to be grazed to an appropriate height before resting it and moving the horses to another paddock.
- b. Cross fencing with electrical tape fencing is a simple way to implement rotational grazing.
- c. Bahia grass pastures should only be grazed to 2-3 inches, then a recovery and regrowth period is necessary.



3. Properly Manage Manure.

- a. Often more manure is produced than there is space available to spread it, so must find alternate avenues for waste management.
- b. A 3-bin compost system works well on small farms and provides a storage system that generates smaller batches of finished compost that can then be spread at an appropriate rate onto pastures.
- c. Employ a licensed manure hauler to periodically remove your manure before it becomes an environmental hazard.
- d. Do not store manure near a water source or in an area susceptible to storm water runoff; nutrients in the manure will easily contaminate the water.



Upcoming Events

Next Board Meeting

January 12, 2018

Next Assoc. Meeting

January 18, 2018

Agenda: TBD

Welcome Baskets will be available at future meetings for new residents.

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By Caitlin L. Bainum

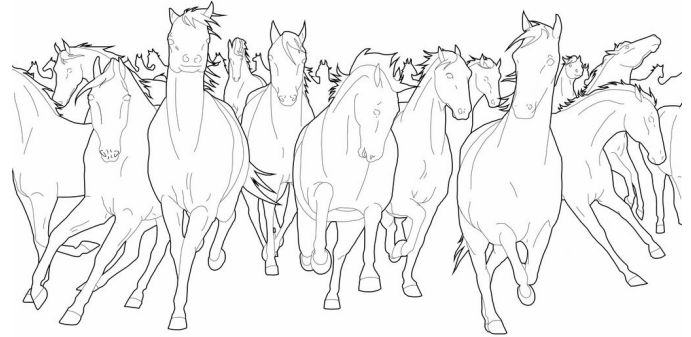
ASSOCIATION INFORMATION

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PRESIDENT'S MESSAGE:



Welcome to 2018! Another year has passed and we prepare to begin a new chapter of our lives here in Meadow Wood Farms. Winter is here, the leaves have fallen from the trees, and even for Florida, we have our frosty mornings. One good thing is we don't have to mow yet! Yard work and mosquitoes are at a minimum. This is why we love living here!



Last year, your Board worked at updating the Control Committee Procedures and Protocol. So far, we've had very good results. This year, we need to look at the By-Laws. They may be in need of a "face-lift". I'd also like to see a written protocol established for the Committee Chairs, like a handbook or "job description". This would help when we welcome a new Committee Chairperson and would provide guidelines of what the position entails.

What is coming up here in Meadow Wood Farms for 2018? We will schedule a spring litter pick up day for the neighborhood. Our annual "Meet and Greet" will be in May so we can come out of hibernation, meet our new neighbors, and welcome them to our community. Then it's back to mowing and yard work. More fun!

I look forward to seeing you at the upcoming General Meeting on January 18, and wish everyone a Happy and Healthy New Year.

Leslie

Officers of MWFPOA & Standing Committees

President	Leslie Pope-Hall	352-861-3292	Control	Chair: Elaine Hager, Zach Zachary, Tom Corrow	857-4825
	BLCTIE@AOL.com				
Vice-President	Heidi Boynton	253 347-3573	Directory	Chair: Elizabeth Waller	304-8871
	Heidi.boynton@staples.com		Membership	Chair: Linda Lemisch	267 218-2448
Secretary	Karen Reade	622-2030	Newsletter	Chair: Dorothy Henry MWFPOAnewsletter@gmail.com Jodie Gebhard, Sandy Mollberg	
	at20146@earthlink.net				
Treasurer	Dick Woodrome	861-2364	Parties	Chair: Connie Story & Sandy Mollberg	369-0809 861-9622
	rdw218w@aol.com				
Beautification	Chair: Vacant		Recycling	Chair: Rachael & Lillian Workman	
			Refreshments	Chair: BK Sawyer, Janice & Art Eide	861-8883
			Sunshine	Chair: Jennie Adams	854-1914
			Welcome	Chair: Della Brock, Linda Lemisch	873-2726

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

www.meadowwoodfarmsocala.com

Directory Information

Update Info to Directory:

The 2017-2018 Meadow Wood Farms Telephone Directory will be available at upcoming Association meetings, or you can contact Elizabeth Waller, Elizabeth@slowturningfarm.com 352 304-8871 to find out how to get one. One copy free to members. Non-members can purchase a copy for \$5 and members can purchase additional copies for \$2 each.

Ownership Changes in MWF Nov. & Dec. 2017

New

Pleasant Gay 14 Count Fleet Dr. /

Pat & Ginny Modglin, 11 Wintergreen Way/

David & Darlene Pensinger, 45 Wood Ridge Dr /

Kevin Givjack & Karincole Hurst 19 Needles Dr /

Jay & Catherine Vignola, 30 Never Bend DR./

Michael Ross & Shelly Simpson 24 Needles Dr/

Gone

Manley Jones, Linda Welburn

Michael Ross & Shelley Simpson

Shelley Smith

Kevin & Dr. Angela Parlato

Robert & Diana Wolf

Esther Noerr

Membership & Newsletter

The newsletter is ALSO available in color on the website. www.mwfpoa.com

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**

****NOTICE: Residents who summer outside of Meadow Wood Farms please advise Dick Woodrome to update your subscription from home delivery to the mailing list.****

THANK YOU NEWSLETTER DELIVERY PEOPLE!

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

Also

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



Sunshine Report

If you are aware of someone who could benefit from receiving a card, whether due to illness or other reason, please notify: Jennie Adams 854-1914



Recycle Your Aluminum Cans

A Portion to Benefit MWFPOA Treasury

Thank you Rachael and Lillian Workman!

Dave Wagner has graciously offered to help the Worksmans with the aluminum can recycling at the park.

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!



Come to the Meeting and Win \$125

The 'It Pays to Come to Meetings' jackpot is up to \$125. A drawing will be held at the next MWFPOA General Meeting for \$125.00, adding \$25 each meeting until a name of a present resident is drawn. **It REALLY pays to come to the meetings.**

MEADOW WOOD FARMS DEED RESTRICTIONS QUESTIONS AND ANSWERS

The Meadow Wood Farms POA has received several inquiries pertaining to our Deed Restrictions.

The first questions come from a Mr. A. Lincoln, Esq. of Hodgenville, KY.

Q: I am interested in purchasing a wooded lot in Meadow Wood Farms, clearing most of the trees and using them to build several small one room log cabins to be used as vacation residences. I also plan to construct a centrally located communal outhouse as well as a church. Additionally, on a recent trip to the Middle East, I acquired a slightly used Bedouin tent and a camel. I plan to erect the tent as one of the vacation residences. Can you tell me if any of these plans would be permitted under the Meadow Wood Farms Deed Restrictions?

A: Dear Mr. Lincoln, The following deed restrictions apply to your plans:

- a. 1. No more than one residential structure and non-contiguous guesthouse may be constructed or maintained per platted lot, plot or tract.
- b. 2. The ground floor area of any single-family residence shall be not less than one thousand (1,000) square feet. For computing the 1,000 square feet requirement, the owner may include one half of the square footage of garages, carports, screened porches, covered entries, covered patios that are attached to the residence.
- c. 6. No church or religious home shall be constructed on the above-described property without the consent of all adjoining property owners, together with the written consent of three-quarters (3/4) of the property owners within two thousand (2,000) feet of the location of said church or religious home.
- d. 8. No tent, construction shack or barn shall be erected on the property and used for residential purposes.
- e. 11. All lavatories and toilet facilities shall be located inside the main residential buildings, or structures provided for herein, and connected with outside septic tanks constructed in accordance with the standards and requirements prescribed by law and local and state health authorities at the time of construction. The laws of the State of Florida and the County of Marion as well as the rules and regulations of their administrative agencies, now and hereafter in effect, with regard to sewage disposal, water supply and sanitation, are hereby incorporated herein and made a part hereof.

As you can see most of your plans would be in violation of the Meadow Wood Farms Deed Restrictions and as such, would not be permitted. It would be your responsibility to obtain the necessary consents from property owners to build the church. Thank you for your interest in Meadow Wood Farms.

Sincerely,

MWF Control Committee

Robert Zachary



Do you know of a Meadow Wood Farms neighbor in need? The Meadow Wood Farms Angels is a group of anonymous volunteers who are ready to help with those small, one-time projects that our neighbors cannot do by themselves by reason of age, illness, disability, or lack of funds.

To submit a request for assistance, email: MWFAngels@gmail.com or call Elizabeth Waller. The Angels will contact you and obtain additional information in order to evaluate the request.



LINE DANCING — Sandy Mollberg

Line dancing is performed by a number of people all facing in the same direction and moving in lines. Partners are not needed to enjoy this style of dance.



Regular line dancing is offered Mondays at 7 pm. Friendship Park.

Everyone invited to join in on the fun! We review all dances first, so beginners are welcome.

By Catlin L. Bainum

Manure Management 101

The average, 1000lb horse will accumulate nearly 10 tons of manure and stall waste each year. Multiply that number by the amount of horses in your herd and that is your annual manure contribution. The unfortunate link between the nutrients in horse manure (Nitrogen and Phosphorus being the key components of concern) and our livelihood is the degradation of our clean and dwindling supply of water.

What is **eutrophication**? A condition in an aquatic ecosystem where high nutrient concentrations stimulate algae blooms, and these algae blooms create a barrier for the sunshine to reach aquatic life under the surface of the water leading to the demise of aquatic life and poor water quality.

With the exponential population growth expected to occur in Florida by 2030, natural resources such as water will become increasingly vital to protect through educational efforts and implementation of Best Management Practices. The eutrophication of our Central Florida water sources poses a great threat to the quality of life in this area and far beyond. Agriculture has a major responsibility to uphold in protecting our water with improved farm management practices and proper manure handling.



To mitigate nutrient runoff and leaching on horse farms:

1. Do not stockpile your manure in an area susceptible to storm water runoff.
2. Locating the pile away from nearby water sources and on an impervious surface is ideal.
3. Providing a cover over the waste pile will prevent rain events from causing the pile to leach extra nutrients.
4. Composting manure is a feasible way to stabilize nitrogen in manure, and produce a useable soil amendment that can be spread at an IFAS recommended rate on pastures.
5. Avoid at all cost the dumping of manure in or around sinkholes on your property.
6. Employ a licensed manure hauler to remove your manure stockpile if the volume exceeds an amount that can be managed properly.

MEADOW WOOD EQUINE CLUB —Carol Shockey

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MWEC - Meadow Wood Equine Club Inc. (not affiliated with MWFPOA) is a social group of horse oriented people. Join us for discussions, find someone to ride with, camaraderie, potlucks, store discounts, etc.. Guests are always welcome.

Membership is open to anyone – you do not have to live in Meadow Wood Farms or even own a horse to join. Membership is \$5.00 a year 1/1 to 12/31. 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 information - Call or Text Secretary-Treasurer Kathy Rohlwing at 895-9977, or President Leroy Conro at 873-2153.

Upcoming Events

January 11 - 14, 2018 - Bureau of Land Management Wild Mustang Sale - at the Southeastern Livestock Pavilion - 2232 NE Jacksonville Road.

January 13, 2018 - Tractor Supply Farm Swap - Saturday - 9:00 am - 2:00 pm - (RAIN OR SHINE) - Buy-Sell-Trade Anything and Everything Poultry, Livestock or Farm related (NO yard sale items). Bring your own setup - tables, cages, corrals, etc. at Dunnellon Tractor Supply, 11242 N Williams St aka US41

January 16 - March 25, 2018 - HITS Ocala Winter Circuit - for information <http://hitsshows.com/ocala/>

January 23, 2018 - 28th Annual OBS Championship Stakes Races - aka OBS Day at the Races - Tuesday Post Time: 1:00 PM. Eleven Quarter Horse Races and Six Thoroughbred Horse Races are scheduled. at Ocala Breeders' Sales Co - 1701 Southwest 60th Avenue. (352) 237-2154. For more information <http://www.obssales.com/>

January 24 & 25, 2018 - OBS Winter Mixed Sale - 10:30 am at Ocala Breeders' Sales Co - 1701 Southwest 60th Avenue. (352) 237-2154. For more information <http://www.obssales.com/>

Support Your Local Merchants. They're Supporting Us.

Our Newsletter is distributed to Meadow Wood Farms Residents both in Paper Format & Online!



Blessings for 2018!

St John's United Methodist Church Cotton Plant

12390 W Hwy 328, Ocala, FL 34482

Pastor Christine Webb

A Place to Call Home

Love God, Love People, Serve Our Community

NEW a 2nd Service 8 am-9 am w/Holy Communion every Sunday

Adult Sunday School 9:15 am

Sunday Worship & Children's Sunday School 10:30 am

Fun Youth Activities Wednesdays 6 pm, includes Dinner

Breakfast Buffet - sponsored by Men's Club

Sat Jan 6th 7:30 am-9:30 am Every 1st Saturday!

Pancakes, Eggs, Bacon, Sausage, Grits, Biscuits'n Gravy, OJ

\$6/Kids \$3 /under 10 FREE

Soup'n Sandwich

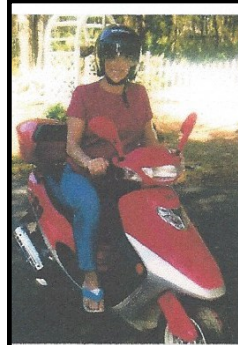
Sun Jan 7th 11:30 am Fellowship Hall

\$4 each / Kids FREE

to benefit Summer Youth Camperships

ALL are Welcome!

www.stjohnscp.com



Critter Sitter

Meadow Wood Farms pet sitter since 1997

SANDY MOLLBERG

861-9622

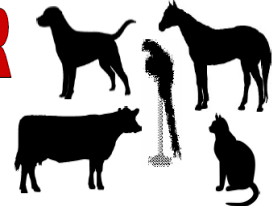
lenelew@aol.com

PET SITTER

Pamela Hebert

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

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



1-410-708-6475

pam@ezsignsonline.com

OCALA, FL

Years of horse & vet tech experience.

M.W.Farms Resident

YOU COULD HAVE YOUR AD HERE!

Member rates:

Business Card - \$10/month-\$50/6 month rate

1/4 Page - \$20/month-\$100/6month rate

1/2 page - \$45/month-\$150/6 month rate

Full page - \$70/month-\$350/6 month rate

Carriage House Hair Salon

Gina Lori Kathy Rita

Perms. Color. Cuts. Blow dry

(352) 620-2111



5148 N.W. Highway 27

Ocala, FL 34482



Dorothy Henry

352 817-7494

Pegasus Realty & Assoc. Inc.
5685 W Hwy 40, Ocala, FL 34482



2 Acres , 3 stalls, large tack rm,
full bath, 2 paddocks with run in
\$162,500 in MWF



Wooded lot 1.6 acre on Lakewood Circle \$24,900
Wooded lot 1 acre on Lake View Dr W. \$17,500 **SOLD**

MWF
3 Acres
3 BR
2 1/2 Bath
2 Car garage
3 Stall barn
\$219,000



Ocala M.L.S., Inc

4 Bedroom, 3 Bath, 3150 SF
2 plus acres
\$265,000 in MWF

Desirable Meadow Wood Farms— Let me help you find your dream home in this friendly horse community where your neighbors know you by name!

ARE YOU INTERESTED IN SELLING.....
MAYBE YOU HAVE FRIENDS OR FAMILY THAT WOULD LIKE TO OWN A HOME IN
MWF

IT'S ALL ABOUT YOU AND IM READY, WILLING, AND ABLE TO HELP YOU

CALL ME TODAY 954-249-9423

WHEN SELECTING A REAL ESTATE AGENT, YOU NEED SOMEONE WHO SEES YOU AS A PERSON.

NOT A PROFIT YOU NEED AN AGENT WHO:

- LISTENS AND UNDERSTANDS YOUR PARTICULAR NEEDS
- KNOWS THE LOCAL MARKET
- COMMUNICATES ON A REGULAR BASIS
- HANDLES ALL THE DETAILS
- GETS YOU THE BEST VALUE WHETHER YOUR SELLING OR BUYING

REASONS TO LIST WITH MARIA:

- SHE KNOWS YOUR NEIGHBORHOOD, SHE LIVES HERE IN MWF
- SELLSTATE NGR IS #1 HERE IN MARION COUNTY
- WHEN HIRING MARIA YOU ALSO GET MAXIMUM EXPOSURE, SELLSTATE NGR SYNDICATED WITH ZILLOW, TRULIA, HOMES.COM AND HUNDREDS MORE SEARCH ENGINES
- SELLSTATE NGR OFFERS AN IN HO USE TITLE COMPANY, REAL ESTATE ATTORNEYS, PROPERTY INSPECTORS, LENDING INSTITUTIONS AND INSURANCE COMPANIES.



MARIA MEUNIER, REALTOR
CELL: 954-249-9423
OFFICE: 352-387-2383
WEBSITE: MARIASELLSINFL.COM
EMAIL: MARIA@MARIASELLSINFL.COM
1720 SE 16TH AVE BLDG#200
OCALA, FL 34471

A TRUE FULL SERVICE BROKERAGE



Happy New Year-2018

We hope you all survived the hustle and bustle of the holidays and enjoyed celebrating them with your family and friends. Sadly, we have been unable to do an interview for this month's newsletter but hope next month we'll have a story.

We would appreciate it very much if anyone who would like to share their hobby, profession or adventure with the Meadow Wood Farm's families, please e-mail your name, contact number and subject to: MWFPOAnewsletter@gmail.com and we will get in touch to arrange an interview.

We are sure there are many people in Meadow Wood with interesting activities and we hope they would enjoy sharing them with us.

Thank you,

Sandy and Allison



We are once again reminded why this community is so great. Many of you know we are taking care of Irma and her 4 healthy and happy kitties. Ruff, Tumble, Simon and Otto. They bring us much joy and occasionally worry us to death.

For two days we received a surprise delivery of cat food. It's an enormous amount of both dry and canned. We can only assume it's from one of our neighbors who understand what it takes to feed 5 cats.

We have not been able to find the unselfish donor but truly want to express our gratitude for this kind and most grateful gift.

Thank you who ever you are!
Roger and Denise Buetow
Never Bend Dr.



We have a plethora of interesting and creative people among us . We thought you would like to meet them or get to know them better. Likewise if you have someone you think we should feature, let us know at mwfpoanewsletter@gmail.com



Membership Form & Information to Access Our Website, etc.

Please send or email items to be published to:
Dorothy Henry
email: mwfpoanewsletter@gmail.com

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.mwfpoa.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, 2017) 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 members at no charge. It may be purchased by non-members for \$5.00. Additional copies for members = \$2.00.

www.meadowwoodfarmocala.com

Photos always look
better in our online
edition.

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



*happy
new year*

2018