



A MONTHLY PUBLICATION OF MWFPOA , PO Box 77-1896—OCALA, FL 34477

### Flooding Discussed at Meeting with Marion County Engineer

On October 29, Marion County Engineer, Tracy Straub, P.E., met with residents and presented information related to water retention challenges in the neighborhood. The meeting was chaired by the Meadow Wood Farms Property Owners Association (MWFPOA), with contributions from one of our residents to cover expenses. More than 35 residents attended.

Ms. Straub was well informed of the history and problems in our area, and she spoke for more than an hour to address a number of questions and concerns from the audience. She noted that our community was platted in 1971 and 1972, when stormwater management was not mandatory. She also pointed out that, because Marion County had been experiencing a 20-year drought until only 2 years ago, recent rains have flooded areas that many residents have not seen flooded before but that are identified as flood-prone areas.

Reviewing some of the flood maps that she brought along, Ms. Straub pointed out that the community was designed and developed by the original planners to have large areas of natural facilities for water retention, rather than include managed drainage. The County did, however, implement some managed drainage when the roadways were paved, and they continue to maintain and oversee those areas, as well as the conveyance areas to and from the water retention areas. (Note the culverts and drain pipes installed under many driveway entrances.)



Ms. Straub presented and discussed flood maps that were computed in 2017 and that illustrate predicted flooding patterns. The maps, federally required for insurance purposes, were computed using a great variety of input, including such things as rainfall totals and rates, soil absorption rates, and the amount of land throughout the community that is covered by impervious materials (such as pavement, concrete, and buildings). The upshot is that these predictions highlight the very areas that tend to flood after heavy and/or prolonged rainfalls.

[continued on page 4]

#### Upcoming Events

**Next Board Meeting**  
**January 9, 2019**

**Next Assoc. Meeting**  
**January 16, 2020**

Minutes are posted on the website after all Board and Association meetings:  
[www.mwfpoa.com](http://www.mwfpoa.com)

#### Inside this issue:

President's Message	2
Association Info	3
Community News	4-7
Advertisements	8, 9
Out and About	10
Membership Form—Join Now	11

# ASSOCIATION INFORMATION

Page 2

## PRESIDENT'S MESSAGE:



### Hello Neighbors.

It's hard to believe that another year is coming to an end. We certainly are blessed to live in such a lovely community. Meadow Wood Farm's residents are truly special. I'm always impressed that when community projects and social events occur, we just jump right in. The park is cleaned up, the pavilion is pressure washed, and picnic tables are cleaned. Neighbors are helping neighbors. Our volunteers are fantastic! We have our "angels" for neighbors in need. Residents pick up the trash on the roads. Our Maintenance Chair, Ian Reade, keeps us running smoothly. Even MWF's Facebook page has been great getting lost pets back to their owners.

I'd like to thank my Board for another great year. Vice President, Heidi Boynton, has contributed to the new directory, changed the "info" signs at the front entrances, kept up the website, and many other behind-the-scenes-projects. Secretary, Karen Reade (aka superwoman), not only keeps the minutes for our meetings, but she also gets the mail, keeps track of new residents, and makes sure we are all organized. Additionally, she has time for line dancing! And where would we be without our wonderful Treasurer, Lisa Yanes? Lisa pays all of our bills and makes sure the electricity, lawn maintenance, and insurance are paid. My committee chairs have been awesome, too. Together, we have had a great team for 2019! I am thankful for this wonderful neighborhood and send a heartfelt Season's Blessings to each and every one of you.

*Leslie Pope-Hall*  
President MWFPOA

### Officers of MWFPOA

<b>President</b>	Leslie Pope-Hall	352-861-3292	<a href="mailto:BLCTIE@aol.com">BLCTIE@aol.com</a>
<b>Vice-President</b>	Heidi Boynton	253 347-3573	<a href="mailto:Heidi.boynton8@gmail.com">Heidi.boynton8@gmail.com</a>
<b>Secretary</b>	Karen Reade	622-2030	<a href="mailto:at20146@earthlink.net">at20146@earthlink.net</a>
<b>Treasurer</b>	Lisa Yanes	291-0509	<a href="mailto:stokey@cfl.rr.com">stokey@cfl.rr.com</a>

### Committees

<b>Control</b>	Chair: Elaine Hager Zach Zachary Dale Kennedy	857-4825
<b>Directory</b>	Chair: Toni Kimball	861-4934
<b>Membership</b>	Chair: Herb Albritton	954 260-2233
<b>Newsletter</b>	Chair: Sydney Smith Dorothy Henry	<a href="mailto:MWFPOAnewsletter@gmail.com">MWFPOAnewsletter@gmail.com</a>
<b>Parties</b>	Chair: Connie Story Sandy Mollberg Dave Kane	369-0809 861-9622 509-7754
<b>Refreshments</b>	Chairs: Janice & Art Eide	861-8883
<b>Sunshine</b>	Chair: Jennie Adams	854-1914
<b>Welcome</b>	Chair: Lee Albritton	954 260-2223

## Community Matters

Perhaps it would help to think of the Control Committee as your Community Support Team. Here, we'll try to clarify what issues are considered the responsibility of the Committee and those that are not.

Contact the Committee if you are putting in a new fence or replacing an older one but **ONLY** if the design is different from photos in the MWF Directory.

You don't need Control Committee approval to put hurricane or decorative shutters on your home, build an enclosure for your well, paint your house, install a small tool shed, or design a run for your dog. Security lights and cameras are okay, too. Paved driveways and new landscaping improvements make homes more valuable and, although they may need County permits, they don't require approval from the Committee.

If you are having work done on your property, the contracted company may put signage on your property while the work is being done. But be sure to remove the signs once the work is completed.

If there is speeding or unreasonable vehicle noise, contact the Marion County Sheriff's Dept. With loose dogs or other lost pets, post a note on the Facebook site, MWF email ([Meadowwoodfarms1@aol.com](mailto:Meadowwoodfarms1@aol.com)), and/or on Nextdoor.com. Call Animal Control concerning wild animals and loose dogs that are a problem.

Hopefully, this helps to clarify some of the Control Committee services for the MWF community.

## Sunshine Report

The following individuals received cards:

- ◆ Sympathy—Mary Halleck
- ◆ Thank you to Tom Burke for organizing the meeting with the County Engineer and for donating funds for the venue
- ◆ Thank you to Dave & Deb Kane for their work with the Veterans & First Responders BBQ

*If you are aware of someone who could benefit from receiving a card, please notify Jennie Adams at 854-1914.*

## Newsletter Delivery

**The Newsletter will be delivered to everyone in MWF who has requested it.** Mailing tubes have been attached to your mailbox stand to make these deliveries legal in the eyes of the USPS. If you're not getting one, contact Pat Van Nostrand at [vannospa@gmail.com](mailto:vannospa@gmail.com). If you need a tube, contact Ian Reade at [at20146@earthlink.net](mailto:at20146@earthlink.net). Please include your contact phone number or email.

Please send or email items to be published to Sydney Smith  
email: [mwfpoanewsletter@gmail.com](mailto:mwfpoanewsletter@gmail.com)

Send payment for ads to Lisa Yanes  
MWFPOA, P.O. Box 771896  
Ocala, FL 34477

## Meadow Wood Farms Website

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

- ◆ Neighbor to Neighbor Directory: From main page, click on **Neighbor to Neighbor**
- ◆ The newsletter is ALSO available in **color** on our website: From main page, click on **Newsletter**, and then select the month

To join the Meadow Wood Farms email blasts and conversation, send a note to [Meadowwoodfarms1@aol.com](mailto:Meadowwoodfarms1@aol.com) and ask the site master to add your email address. Please respect the rules... no politics, or religion, or any attachments or offensive material. This site is offered by a private member of the association. It is an extremely useful tool, and we are grateful to that person.



Thank you to our generous members who contribute delicious goodies to our meetings, helping to make them festive and social!



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](mailto:MWFAngels@gmail.com) or call Jim Bain (352) 615-2572. The Angels will contact you and obtain additional information in order to evaluate the request.

## Flooding Discussion (*continued*)

Maps are available on the County website ([www.marioncountyfl.org](http://www.marioncountyfl.org)). From the Home page, select ***I Want To... > View > Maps***, as shown below. Then, select the link for **Online interactive map**, under **GIS/mapping services**.



Unfortunately, it would be prohibitively expensive for the community to attempt to establish a new drainage system, even if we could gain approval and permitting through the various county, state, and federal departments that regulate this.

We are also limited as individuals in what we can do to solve flooding problems. “You can’t move your problem and make it someone else’s,” Ms. Straub remarked. Large amounts of fill dirt are prohibited, but regrading is allowed, provided the same amount and type of soil is removed from one area and replaced in another. Ms. Straub also offered and encouraged those individuals whose properties have chronic flooding issues to contact her office for specific guidance. Ms. Straub’s office number is 352-671-8686; email is [tracy.straub@marioncountyfl.org](mailto:tracy.straub@marioncountyfl.org). She has and will continue to work with individual homeowners to identify potential mitigations. However, you should note that the County does not assist with financing or with performing the work.

*Karen Reade & Sydney Smith*



## CHANGES for Line Dancing at Friendship Park!

We are currently meeting on **Wednesday** evenings only, at 7:00 p.m.

There is always room for new dancers! Join us for great exercise and great fun! We also walk through with instructions before each dance, as needed.

## Wow! Meadow Wood Farms, you did it again!

We had approximately 130 people show up for the 6th Annual Veterans and First Responder Appreciation BBQ. It was a great turnout, and Deb and I thank all of you who showed up and helped make it possible. You all deserve a pat on the back for making it special.

There are just too many folks to thank to list them here, but basically, if you were there, go look in the mirror to see a person worthy of being called a hero for helping honor our Veterans and First Responders.

These BBQs have been a labor of love for Deb and me for the past 6 years. This neighborhood has always shown up in force to honor our Veterans and First Responders. It is humbling to see so many of you come to honor the sacrifices of these men and women AND those of their families. Early on, one of our own veterans commented to me when asked if he was going to attend: "Why? Nobody cares anyway!" You have proven that statement wrong, and he too has seen that you do care. Thank you for being so special, Meadow Wood Farms. You truly are a great place to live, and it has been my honor to have played a small part in that.

All that being said, this is the last year Deb and I are going to do this. It is time to pass the baton on to someone else. We would be willing to help someone organize this event and pass on our little bits of knowledge gained over the past few years. You have helped us show that, for \$5 from about 2/3 of the attendees, we can put on a quality event and honor those who so richly deserve it.

Deb and I thank you for your support, and I encourage you to continue to support this event by either taking the reins, helping those who do, or continuing to attend in the future like we will be.

*Dave and Deb Kane*



---

### Bring the Harvest Home Holiday Food Drive

It's time again for the annual food drive to help local food pantries restock their shelves. All donations stay local, benefiting Brother's Keeper, Interfaith Emergency Services, and the Salvation Army. There are a number of places where you can drop off food donations. For a complete list of early drop-off locations, visit [BringTheHarvestHome.com](http://BringTheHarvestHome.com). You can also drop off your donations at the Ocala Downtown Square on December 6 (from 7:30am—1:30pm)!

### True Community in Meadow Wood Farms



I can recall feeling an instant attraction to Meadow Wood Farms as we were house hunting. True, the fact that it is an equestrian community was an instant draw, but there was something more to it than that. And to be honest, I couldn't put my finger on it even after we closed on our home. Now that we've been here 9 months, it's obvious to me that we live in a true Community. That is good news for all of us! According to Dave Runyon, coauthor of *The Art of Neighboring*, "Knowing your neighbors affects everything from the crime rate to life expectancy."\*

I remember in our first month after moving in saying to my husband (and others), "We already know more of our neighbors here than we did after a year of living in a small neighborhood in Rockledge." Here in MWF, multiple neighbors stopped by or waved past the fences to offer their hellos, as well as assistance. We were invited to the social gatherings at the community park. I was personally invited to join in with the line dancers. I was even encouraged to take the role as community newsletter editor. And all of those invitations were in addition to the formal Welcome Committee. We have been welcomed by many and do indeed feel 'at home.'

It really is true that the feeling of home extends beyond one's house. Online social networking helps (asking for assistance, sharing upcoming events, seeking and providing recommended service providers, etc.). But the face-to-face interactions are where true connection happens. The Real Simple article cited above offers some great ideas for connecting with neighbors:

- Start a book club or activity club based on common interests. (Attending horse shows or classic car shows are two ideas that come to mind.)
- Organize a multi-family yard sale.
- Volunteer to help with a project in the neighborhood, either an Angel project or one of the Community Improvement projects.
- Host a "friendraiser" open house. Ask the neighbors you know to invite a neighbor you don't know.
- Check in on nearby neighbors after a storm or if you notice changes in behavior that make you wonder if they're okay—for example, mail piling up or a car that hasn't been moved in a while.
- Lend your neighbor that special ointment that has worked well for your horse with the same issue.
- Bake cookies or other dessert to thank a neighbor for lending you some of their farm equipment.
- Make a list of new places to go and things to do each weekend. Invite one of your neighbors along or suggest that you meet there.

Connection is possible in all sorts of ways and circumstances. It can be challenging for those of us who are more introverted, but it can also be a lot of fun and is a real key to Community.

*Sydney Smith*

\*Cited in the September 2019 edition of *Real Simple Magazine*

## Our Volunteers Make a Difference

There are a number of neighbors who work “behind-the-scenes” to keep the community looking tip-top, and we want to acknowledge a few who recently came out to fix the front fence at the east entrance. Many thanks to fence menders Ian Reade, Bob Coveney, Tim Smith, Brian Magras, and Mark Chapdelaine for their time and energy. What a great improvement!



**THANK YOU**



**Do you want to recognize someone in the community? Have creative ideas to share? Know of helpful tips & tricks?**

**Please email your ideas to :**

**[mwfpoanewsletter@gmail.com](mailto:mwfpoanewsletter@gmail.com)**

**Support Your Local Merchants. They're Supporting Us.**



**St John's United Methodist Church of Cotton Plant**

12390 W Hwy 328, Ocala, FL 34482

*A Place to Call Home, Love God,  
Love People, Serve our Community*

Adult Sunday School 9:15 am

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

Family Breakfast Buffet - Sponsored by Men's Club

Saturday Dec. 7 8 am-10 am \$6/ Kids Free

**Christmas Services**

Saturday Dec 21 6 pm Blue Christmas

Feeling down this Christmas come honor those feelings & find comfort

Sunday Dec 22 Musical Cantata "Adore" during 10:30 service

Tuesday Dec 24<sup>th</sup> Christmas Eve

4 pm Contemporary Christmas Service w/Communion

11 pm Traditional Candlelight Service w/Communion

*ALL are Welcome!*

[www.stjohnscp.com](http://www.stjohnscp.com) 352-237-5777



**Critter Sitter**

Meadow Wood Farms pet  
sitter since 1997

**SANDY MOLLBERG**

861-9622

lenelew@aol.com

**PEGASUS REALTY & ASSOCIATES INC**



**Dorothy Henry**

Realtor®

(352) 817-7494

Fax (352) 629-0296

DOROTHYH2008@yahoo.com

OCALARANCHES.COM

5685 West Highway 40  
Ocala, Florida 34482

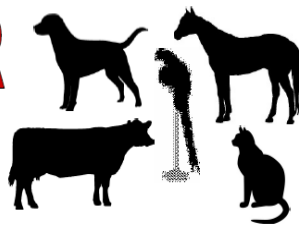


**PET SITTER**

**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](mailto:pam@ezsignsonline.com)

OCALA, FL

Years of horse & vet tech experience.

**M.W.Farms Resident**



**For Lease**

**2-horse property in MWF**

2/2 w run in shed, tack/feed shed

Contact Mike at Homerun Rlty, LLC

624-0935

**HOW TO PLACE CLASSIFIED ADS**

Classified ads (40 words maximum) **must be received by the 20th of each month.**

Send information in Word, email, or PNG format to:

[MWFPOAnewsletter@gmail.com](mailto:MWFPOAnewsletter@gmail.com)



Our newsletter is distributed to Meadow Wood Farms residents in both paper and online formats!



# Dorothy Henry

352 817-7494

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



MWF 4 BR 2 Bath home 2 + car garage on 4.4 acres Fully fenced elec gate Salt Pool + Jetted tub Quiet St



MWF 4 BR 2 Bath home 3 car garage on 5+ acres Salt Pool 3 Stall Barn Tack Rm Complete Package



MWF 3 BR 2 Bath home Garage 1.6 acre 2 Stall Barn Salt Pool Quiet street Well Maintained

MWF 3 Br 2 Bath home 1 car garage 1.6 acre Needs work!



**REDUCED \$10,000**  
MWF 3 BR 2 Bath home FULL 2 BR APARTMENT On a quiet side street. Fully fenced 3 acres

Ad Size	Member Rate	Non-member Rate	6-month Rate (Member)	6-month Rate (Non-member)
Business card	\$10/month	\$15/month	\$50	\$75
1/4 page	\$20/month	\$30/month	\$100	\$150
1/2 page	\$30/month	\$45/month	\$150	\$225
Full page	\$70/month	\$80/month	\$350	\$400

**YOU COULD HAVE YOUR AD HERE!**

Send ads in PNG or JPG format to: [MWFPOAnewsletter@gmail.com](mailto:MWFPOAnewsletter@gmail.com).

Send payment to:  
Meadow Wood Farms Property Assoc., Inc., P.O. Box 771896, Ocala FL 34477.

Wow! What a month it has been. While there are occasional months that I am searching for something with which to amuse you, this month has been packed with activity. My topic choices include hiking Acadia National Park in Maine, seeing another talented performance at the Ocala Civic Theatre, a cultural adventure at Opera Orlando, a weekend at the Mission Inn in Howey-in-the-Hills, and finally, Light Up Ocala, the annual Christmas lighting festival in downtown Ocala. Yes, all of that since last month's column. While all of these events have met every expectation of fun and entertainment, in the interest of brevity, I'll just focus on what I feel are the most interesting two, Opera Orlando and a weekend at the Mission Inn.

Neither Merry Lee nor I had ever been to an opera. Nor were we ever likely to change that. As it happened, my voice coach (I'm taking singing lessons as a lark) is a very talented young mezzo-soprano – whatever that is. All I know is that the girl can sing. In the midst of the semester, she had to take a couple of weeks off to play a major role in *The Marriage of Figaro* in Orlando. I simply wanted to see her perform. Frankly, Merry Lee and I both expected that we might be quietly vanishing at intermission. When the first act ended, we looked at each other and said, "We're staying!" First, the vocal talent was exceptional across the board. Second, we had no idea how much acting happens in an opera. Third, while the entire show is sung in Italian, subtitles appear on an inconspicuous screen above the stage. And finally, the show was marvelously funny. We were mesmerized by the performance. It helped that we took the time to read the complete synopsis before we went to get some idea of what was happening as the show went on, but without knowing more Italian than "spaghetti" or "ciao," we were able to not only follow along, but to thoroughly enjoy the experience. In short, we loved it!

On the occasion of our anniversary, we opted for a quick weekend trip to the Mission Inn, about an hour's drive from MWF. We spent two nights at a gorgeous facility tucked neatly into Central Florida just south of Leesburg. We played a round of golf. We shot clay pigeons at the trap & skeet range. We each took advantage of the on-site spa with a massage. We took a short hike on the Trail of the Conquistadors. We dined in four different restaurants, all of which were outstanding. And we never left the property.

Off-site, the Mission Inn also operates a small marina on Lake Harris. Finally, only a half mile away is the historic Howey Mansion. In the final stages of renovation, it offers a peak into the history of Florida, as does the entire Mission Inn property. I will admit that this little weekend adventure was not inexpensive, but it was well worth every nickel we spent. If you are looking for a great getaway with plenty of things to do, the Mission Inn is only about 60 miles away. We'll be going back for sure.

So, that wraps up another month of being Out & About for us. It was busy. It was active. It was fun. A lot of it was spent with friends. It doesn't get much better than that, does it? Enjoy getting Out & About. We certainly do.





## **Membership Information**

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 find out if you've paid?** Contact Lisa Yanes at 291-0509 or email her at [stokey@cfl.rr.com](mailto:stokey@cfl.rr.com).

*Your MWFPOA thanks you!*

## **Please Join**

**MEADOW WOOD FARMS PROPERTY OWNERS ASSOCIATION, INC.**

(Annual Dues Effective June 1, 2019, through May 2020)

Please send your check for \$55.00 with this form to:  
Meadow Wood Farms Property Assoc., Inc., P.O. Box 771896, Ocala FL 34477

Please print to provide the information below :

**Name(s):** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**YES**     **NO**    Put my/our information in the directory.

**YES**     **NO**    Deliver my/our newsletter to my/our address.

(Otherwise, it is available 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.

[mwfpoa.com](http://mwfpoa.com)

Photos always look  
better in our online  
edition.

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

