

The Wedgefield News

A Monthly Publication Produced by The Wedgefield Home Owners Association

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August 1, 2002

Orange County Parks

Representatives from Orange County Parks and Recreation will be on hand August 14, 2002, at our monthly meeting to discuss with residents what it is we would like to see done at the park. Initial feelings are they will fence the entire park and do some repairs to the basketball courts. Keep in mind that plans are made at least one year in advance for budgets to make these improvements. So if you have something in mind for the future you would like to see in the park, now is the time to bring it to their attention. If you as residents of Wedgefield would like to have a voice in what improvements go into the park, please make an effort to attend this important meeting.

Presidents Pen

As we approach the end of the summer vacation season and everyone is thinking about the children returning to school, there is the reoccurring thought of child safety on our streets. It seems that several months ago the Orange County Sheriff Department came out and patrolled the area for speeding in our community. It is a never-ending story, first the deputies come out, people realize that it is necessary to slow down on our streets, and do so for a day or two. After a week it seems that people forget, and go back to the old way, thinking only of themselves and not the people who are walking to school, out for a walk/exercise or just walking to a friend's house. "SLOW THAT CAR/TRUCK DOWN". A few more seconds to get to your destination just might save a life of a child.

C D D Update

In last month's newsletter there was a very informative story about different avenues our community could take in the future. Virginia Cebula will be on hand again this month to answer any additional questions we may have about this and try to get a feel for how the community would or not like to continue looking into these issues. In last month's newsletter it was stated the meeting was on August 7, 2002. That was in error. The meeting is August 14, 2002, at The Wedgefield Golf Club.

Lightning Safety

According to the National Weather Survey, one should keep the following points in mind during our lightning season. A house or other substantial building, especially if adequately protected, offers the best protection from lightning. Unless specifically designed to be lightning safe, small structures, i.e., golf course shelters, do little, if anything, to protect occupants from lightning. They are designed to protect people from rain and sun but not from lightning. There are three ways lightning enters homes and buildings 1. a direct strike, (2) through wires or pipes that extend outside the structure, and (3) through the ground. Regardless of the method of entrance,

once in a structure, the lightning can travel through the electrical, phone, plumbing and radio/television reception systems. Lightning can also travel through any metal wires or bars in concrete walls or flooring. Consider your pets. Dog houses are not lightning safe. Dogs that are chained to trees or chained to wire runners can easily fall victim to a lightning strike. Personal property can receive significant damage. Electrical surges can damage electronic equipment some distance from the actual strike. Summary of their tips for safety inside an unprotected home:

1. Avoid contact with corded phones.
2. Avoid contact with electrical equipment or cords. If you plan to unplug any electronic equipment, do so well before the storm arrives.
3. Avoid contact with plumbing. Do not wash your hands, do not take a shower, do not wash dishes and do not do laundry
4. Stay away from windows and doors and stay off porches.
5. Do not lie on concrete floor and do not lean against concrete walls.

Codes And Covenants

The following is a list of common violations that are seen throughout our neighborhood. The WHOA is constantly monitoring and sending letters to residents informing them of these codes and covenants violations. If you know you are one of these people, please correct the problem and help make Wedgefield a better place to live.

1. If your boat is parked in the driveway of your home or in the front lawn or in the swale.
2. If your trailer is parked in the driveway of your home, in the front lawn or in the swale.
3. If your fence on a corner lot is six feet and not a chain link.
4. If your boat or trailer is not parked on a cement slab behind the front wall line of the home.
5. If you have constructed a structure of any kind, including and without limitation any building, wall, fence, swimming pool, tennis court, screen enclosure without prior plan approval.

These and all other codes and covenants are recorded with Orange County and are enforceable. Please correct any violations you may have .

If you are interested in becoming part of the Codes and Covenants committee, you must be a member in good standing of WHOA. Meetings are held on the last Tuesday of each month, (except July) at 7:00 p.m. The meetings are at 2435 Bancroft Boulevard.

Other important information you should

If you are in violation of the Codes and Covenants for more than one year, you are protected by the Florida Statue. However, if you attempt to maintain, modify or alter the violation (such as a fence) you must be compliant with the Codes and Covenants. Per WHOA Attorney Beth Patrie.

If you are in violation of the Codes and Covenants and you attempt to sell the property, you must be compliant with the Codes and Covenants. Per WHOA Attorney Beth Patrie.

The Guideline section of the Codes and Covenants are recorded and enforceable Per WHOA Attorney, Beth Patrie.

Impact fees for New Home construction are nonrefundable; that is, if the house plans are denied the fee must be paid, Per WHOA Attorney Beth Patrie.

General Violations are up throughout the community.

If you respect your property values, you will be compliant with the Codes and Covenants



A – Accurate Lawn Maintenance



Commercial / Residential – No contract necessary
Lawn service when needed

All Landscape maintenance includes:

Sidewalks - Driveways & Expansion Cracks – Flower Beds – Weed along house & fences – Sprinkler heads
All Edged and kept weed free when serviced weed spray included

Satisfaction A Must

Best prices year round guaranteed

Starting at \$10.00 - Most not over \$18.00 – With full lawn service

Inquire for details about our free lawn service
Mulch & Fertilizer Available

Call Rudy At 407-898-1728

Or please leave a message

Garage Sale !!!

Saturday August 24, 2002

**2558 Ballard Ave.
8:00 a.m. Till 2:00 p.m.**

**Furniture
Light Fixtures
Ceiling Fans
Bath Room Accessories
Carpet
And much more**

**Baypointe
Homes**

Don't Let This Happen To You!!!

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Tingles Painting

**Blue Haven
Pools**

Massages By Giovanni

Taekwondo

What is A Firewise Mitigation Community?

The Firewise Communities program was introduced to Wedgefield Homeowners Association by the Orange County Fire/Rescue Division in March 2001. At that time Orange County Fire/Rescue Division applied to be a part of a beta test for a national program called Firewise Communities USA. Under the direction of the National Wildland Urban Interface Working Team, several meetings were held with Fire/Rescue staff where it was determined that Wedgefield Estates Area would be ideal for the beta test site. Wedgefield Estates encompasses over 5,000 acres of planned 2-5 acre homesites. Surrounded by forests, this area has a history of periodic wildfires typical of Florida's pine flatwoods. In April 2001 an assessment was conducted with involvement from Division of Forestry, Orange County Fire/Rescue Division Fire Marshal, and Division of Emergency Management and Wedgefield homeowners forming a Firewise Risk Assessment Team. At the time of the assessment only about 200 homes had been completed, with an additional 30 in various stages of construction. The remaining lots are undeveloped and many belong to people living out of state or outside of the United States. The Wedgefield Firewise Risk Assessment Team randomly selected six homesites and six undeveloped lots for evaluation. The assessment was completed and indicated that the overall subdivision rates near the bottom of the high hazard category (70-112.) The average for the homesites was 69 and the average for undeveloped lots was 76. The firewise assessment was sent to the national team and a proposal for invitation for Wedgefield to become a beta test site was sent to Orange County Fire/Rescue. A meeting was held with the community and buy in was sought and readily given by the homeowners and a Wedgefield Firewise Mitigation Communities Board was formed involving a number of homeowners, Division of Forestry, State Division of Emergency Management, Orange County Fire/Rescue, Planning, Emergency Management and Ranger Drainage District.

The Wedgefield Firewise Mitigation Communities Board broke into task groups working on three specific areas of concern for the community: 1. Education 2. Mitigation 3. Codes & Regulations

Within the past year this Board has worked to put together a program to Educate, Mitigate and Change some of the Codes & Covenants.

Remember you as a resident and homeowner need to support and be part of Wedgefield Firewise Communities Board.

Legacy Homes

Bobs Towing

Allysons Barber Shop

RWR Water

Sunshine Heating

Christmas Pet

Maxim Homes

***Prudential Florida Real Estate Center and Steve Crosby, ABR, GRI
continue into 2002 listing/selling homes and vacant lots***

Wedgefield Sales Totals:

To date: 91 homes sold / 58 lots sold

Welcome aboard to all our new neighbors!

As your resident neighborhood Realtor, I live here and care about Wedgefield and look forward to assisting you with your relocation needs Please call 407-568-0433 for prompt service



Mary Kay

Business Advertising Rates

Size	Monthly	Quarterly
Business card size	\$14.00	\$ 38.00
¼ page	\$25.00	\$ 70.00
½ page	\$40.00	\$115.00
Full page	\$80.00	\$230.00

**ADS MUST BE RECEIVED AND PAID BY THE
15TH OF THE MONTH**

Classified ads (for members) are free for the first three lines,
non members only \$3.00 per line for the initial 3 lines

**Ad Submission: Please note-all ads should
be delivered to my NEW address at 20228
Melville St., Dianne McLean, 407-568-7638**

Sew Nice

Neighborhood Service Directory

If you reside in Wedgefield, you could be listed here! Call Dianne McLean at 407-568-7638

ORS

A/C & HEATING

Ruggles - (407) 282-6885

Auto/New/Used

Pirret - (407) 766-0294

Building Contractors

Goderis - (407) 568-8555

Minter - (407) 568-8025

Monty - (407) 568-0079

Cleaning/Homes, Windows

Jewer - (407) 568-4242

Perez - (407) 568-2968

Weber - (407) 568-4470

Cleaning Pressure

Jewer - (407) 568-1774

Shawn - (407) 568-8539

Computers

Alvarez (407)568-1771

Dance

Perez - (407) 568-2968

FURNITURE REFINISHING

Kitsch - (407) 568-4427

LIGHTNING PROTECTION

McLean- (407) 568-7638

Lawn Maintenance

Dailey - (407) 353-5205

HANDYMAN

Breazzano - (407) 568-7528

Thompson - (407) 568-3496

MASSAGE

Betancourt - (407) 568-3702

MARY KAY

Fox - (407) 568-4036

NOTARY

Perez - (407) 568-2968

President

Chuck Leader 568.6330

PEST CONTROL

Weber - (407) 568-4470

Pet Sitting

Lynn - (407) 568-8484

Piano & Voice

Sandra - (407) 568-1734

PRINTING

Minter - (407) 568-5504

REAL ESTATE

Crosby - (407) 568-0433

Prescott - (407) 568-7762

Penny - (321) 689 5343

Soares - (407) 568-8568

Real Estate Inspections

Quill (407) 568-0883

SEWING

Breazzano - (407) 568-7528

Embroid Me

K Hill Ranch

Spectrum Mortgage

American Dynasty

Miscellaneous

For Sale
Patio Set – table 4 chairs
with new cushions. Great
Condition. \$100.00
407-568-7638

For Sale
Child Craft Crib
Breaks down into toddler bed
Misc. Baby items
407-568-3969

Sweet 8 lb. Puppy
Needs Good Home
407-568-4465

HorseOwners &
Lovers

Tile Deco



James R. Prescott
Licensed Real Estate Broker P. A.

Living & Working In Wedgefield

If you or someone you know is interested in property in
the Wedgefield area, give us a call

Mary Prescott
Realtor

407-568-7762

Ruth Moore
Realtor

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