

The Wedgefield News

A Monthly Publication Produced by The Wedgefield Home Owners Association

Volume 1, Issue 6

July 1, 2002

The Future Of Our Community - It's Up To Us

By Virginia Cebula

At the June meeting of the Wedgefield Homeowners Association homeowners were challenged to think in new ways about the community. Virginia Cebula presented different methods to reach the same results: an improved community.

The first way is to establish an MSTU or a Municipal Services Taxing Unit. The MSTU is a special assessment on each benefited landowner's tax bill. In order to create an MSTU, you first must establish what it is you want to do. In this example let's say we wanted to maintain the entrances and medians. Next you have to identify just who is going to benefit. Then you have to develop a budget and estimate the cost for each landowner. The next step is to have all the people who will be taxed vote on it. If 2/3^{rds} of the people who respond are in favor, then the MSTU is created.

For each service you want to provide, a separate MSTU is required.

Another way to do the same thing and also do more than one thing is to add powers to the existing Ranger Drainage District. For this example say we wanted to maintain the entrances and medians and also provide for fire prevention services. In order to add powers to RDD, you would have to have a Local Bill approved

by the local delegation and the Florida legislature and then signed by the Governor. Once the bill was signed by the Governor, it would then be voted on by the landowners within the District. The Board of RDD would stay the same, and the election would be held the same way it is now: one acre or portion thereof, one vote

There are many services that could be added to the existing District, and all landowners would pay for them at the same per acre charge.

Another way to reach the same result and more is to convert the existing Ranger Drainage District into a Community Development District. (CDD). A CDD has many powers that are identified by law. It is not necessary to do all of them. Each CDD may choose which powers they want to adopt. One of the attractive powers of a CDD is the authority to provide water and sewer services. If a CDD was created, it could own and operate the existing water and sewer company for the benefit of the community. The cost of operating and improving the plant would be paid for out of the user fees from those on central water and sewer. A CDD is created by petition to the Governor and Cabinet. There are public hearings in both the county and in Tallahassee; and if the

hearings are successful, then the CDD is created. A CDD has a five member board, and it is elected by popular vote of the registered voters in the district.

Within the district there are currently 1637 registered voters.

Many of you have gotten together to help identify what problems we face as a community. Now we have begun to identify possible solutions. Each of these methods has benefits and drawbacks. We need to talk together to evaluate these options and find out what is the best route for us as a community.

There will be no WHOA membership meeting in July. The next scheduled meeting will be held at Wedgefield Golf Club on Wednesday, August 7, 2002, at 7:00 p.m. The guest speaker will again be Virginia Cebula answering any questions that residents may have regarding the article in this newsletter. It appears from the response from residents that attended last month's meeting that we mostly agree that something has to be done to protect our property values. Please find time in your schedule to attend and be part of this important meeting. We look forward to seeing you in August

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. Meeting are held on the last Tuesday of each month, (except July) at 7:00 p.m. The meeting are at 2435 Bancroft Blvd.

Statistics for April

Violations/General

Letter #1	37 (12 resolved)
Disputes	none
Injunctions	1
Atty. Asst.	none

Orange County Violations

41 (14 resolved)

Violation/New Home Const.

Driveway Permits	16
Welcome Letters	5
Violation Letter # 1	13
Violation Letter # 2	23
Plans reviewed	11
Disputes	none
Injunctions	1
Atty. Asst.	0

Miscellaneous

Villa For Sale – 2 Bdm/ 2Bath.
By Owner – Asking \$87,500
407-568-4978 / 407-484-9436

For Sale – Heavy Duty Trailer Hitch – Class C – Like New
Fits GM / pickup 1992 – 2000
407-568-7638

Baby Sitter Needed – Infant
2 or 3 days per week
Call 407-568-7638

For Sale – Jon Boat with like new trailer, Includes 4 HP Mercury Outboard, Minn – Kota trolling motor, fish finder and life vest. Owner motivated
Call Sheri at 407-568-6153



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

President's Letter

The Park is now Owned By Orange County

This month there are two items of interest to all residents of the Wedgefield Community. The first item is a "Thank you" to all residents who showed an interest in the Community Park. A lot of people have spent many hours at the park on "Saturday workday in the park". Now that the park belongs to Orange County Parks & Recreation Bureau, we can look to the future of upgrades to the park. It will all start in August when the management group from Orange County Parks comes to our meeting to listen to the residents as to what they would like to see in the park, what is the priority list for the park. If you have any thoughts on the subject, be there on August 14, 2002.

The second item of interest is a two-fold situation. There is a lot of illegal dumping going on in the Wedgefield Community. This past Saturday as I was out walking, I saw a resident loading up his pickup truck with a load of old carpet and he drove into the Estates area and deposited them on a lot on a street that does not have much traffic flow. I started to follow him; but, because he had a head start, I was not able to see which street he dumped the carpet on. I know this because he was not gone long enough to go to the dump off of Curry Ford Road. In driving around to track him down, I saw many dump sites in Wedgefield. Every- thing from water heaters, sofas, mattresses, to a washer & dryer. This is a situation that concerns all of us. If you see illegal dumping going on get the description and license plate for the vehicle and call RDD or the Orange County Sheriff.

July 4th Old GLory

Here's what you need to know to buy a new flag or refresh one that has seen heavy use since 9/11. Flags come in many weights, and prices range from about \$4 to more than \$30 for a flag roughly 3 x 5 feet. What to buy depends largely on where you plan to fly it.

Outdoor use - Nylon is a good choice because it's strong. Choose a lightweight flag for a sheltered area with little wind. Heavier weights hold up better in strong winds. Quadruple-stitched edges are best at preventing tatters. None of the nylon flags tested faded in bright light; however, one polyester flag did.

Indoor Use - Cotton and cotton-polyester blends lack nylon's strength, but they are a fine choice for indoor or occasional use.

Inexpensive flags are usually a pattern printed on fabric. With better flags, strips of fabric are sewn together to make the stripes, and the white stars are either embroidered or applied on the blue background.

Little known fact: Many dry cleaners will clean your flag free of charge. Dry cleaning is the safest way to go because of the potential for dye to bleed in water.

When an American flag is no longer serviceable, it should be destroyed by burning it in a dignified manner. Some American Legion or Veterans of Foreign Wars, posts will do so for you.

Don't Let This Happen To You!!!

Free Estimates

McLean
**Lightning
Protection**

Call Today
407.568.7638
Toll Free
1.888.889.0868.

Infront Auto B/C

**Quality
Used Cars & Trucks**

Wedgefield Resident

407-766-0294

Located about 1/2 mile west of the speed-

We Specialize In Affordable Vehicles With Emphasis On Customer Satisfaction

Family Owned And Operated

**The Interior
Redign Group**

Massages By Giovanni

Taekwondo

Legacy Homes



Mr. Mow Lawn Maintenance



**A Complete Lawn Maintenance Company
Licensed & Insured**

**Mow – Edge – Trim – Landscape
Call for free estimates**

(407) 353-5205

(407) 568-8760 – fax

mrkcsdailey@msn.com

Allysons Barbershop

Massey

RWR Water Treatment



Cleaning Lady
Honest & Reliable

Marie Weber

407-568-4470

Carie Accounting

**Your Business Card Ad
Could Be Here**

Sunshine Heating

Avon

Maxim Homes

Kundalini Yoga
Every Saturday In Wedgefield

Adult Classes **\$7.00** – 10:00 – 11:00 a.m.
Adult Classes **\$7.00** – 12:30 – 1:30 p.m.
Children Ages 9 – 12 **\$5.00** – 12:00 – 12:30 p.m.
Children Ages 6 – 9 **\$5.00** – 9:30 - 10:00 a.m.
Children Ages 3 – 6 **\$5.00** – 11:30 a.m.– 12:00 p.m.
Next to Town Star At Wedgefield Montessori
For more information Call 407-568-0894

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

Sew Nice

**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**

Neighborhood Service Directory

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

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

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

PEST CONTROL

Weber - (407) 568-4470

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

SEWING

Breazzano - (407) 568-7528

**Spectrum Mortgage/All American
Dynasty Realty**

K Hill Ranch

K Hill Ranch



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

Our experience speaks for itself

- ◆ We have marketed and sold land in Wedgefield for over 20 years
- ◆ We are your neighbors as well as realtors
- ◆ We are family owned and operated
- ◆ We are now a *full service* office
- ◆ We will serve your residential needs as well as vacant land
- ◆ No Gimmicks, No Pressure, No Hype

**Give us a call we look forward to meeting
all of your Real Estate needs**

407-568-7762

Mary Prescott, Broker: Vacant Land Specialist

Ruth Moore, Realtor: Residential & Vacant Land Specialist

Mary Prescott

Ruth Moore