



MIND YOUR MANOR

ORWIN MANOR WESTMINSTER ASSOCIATION – Serving Orwin Manor Westminster since 1983

No. 4 Autumn 2023

CREATING A LEGACY – THE ORWIN MANOR WESTMINSTER ASSOCIATION

By President Stephen Pategas

The Orwin Manor Westminster Association (OMWA) turned 40 years old this year and offers the best of two worlds – a neighborhood association with voluntary membership but without rules, regulations, or assessments. If our neighborhood was within an HOA, every household would be assessed to cover maintenance costs for roadways, light poles, and the park. Instead, every property owner, whether dues paying or not (annual dues for the calendar year of 2024 are only \$35/10.4 cents per day), has access to:

- The Park at Orwin Manor, which is maintained by the City of Winter Park
- Events such as the Easter Egg Hunt, Oktoberfest, and Witches Walk - over 150 events over the past 40 years
- Programs including Yard of Distinction, Great Pumpkin Contest, Orwin Manor Aglow Contest, and Luminaries
- Quarterly Mind Your Manor (MYM) newsletters. We welcome members to submit items of interest to info@orwinmanor.org.
- Orwin Manor Westminster E-News newsletters. Sign up at orwinmanor.org/omwn
- The OMWA website at orwinmanor.org includes an event calendar, history of Orwin Manor, historic register houses, archived newsletters, and gardening information. Realtors and potential buyers who visit the site discover one of the most vibrant and active neighborhoods in Central Florida.
- Monthly neighborhood gatherings at Dubsdread (second Wednesdays of the month at 5:30)
- A holiday Neighborhood Social (Mid-December) annually
- A January annual meeting with relevant topics of interest (early January) annually
- A voluntary board of directors from the neighborhood

that handles the MYM, Facebook events, and programs and lobbies for neighborhood interests including saving the charm

Why 1983?

Orwin Manor Association was founded in 1983 due to the proposed loss of a neighborhood with the construction of the Calvary Assembly of God megachurch now known as Calvary Orlando on Clay Street. There were serious concerns about increased traffic from a 5,000-seat venue swamping our streets. It was built in 1987 and fortunately, the impact was minimal due to Pinehurst Avenue along the east side of Interstate 4 that aligned with the Par Street exit ramp.

Eighteen forward-thinking members of the neighborhood met on March 6, 1983 at 1510 Berkshire Avenue. What is not known is how everyone fit into Betty Bryan's 1,500 SF home. I suspect everyone knew each other much better after that meeting!

Within a few months, 13 board members incorporated the Orwin Manor Association, which later became OMWA to reflect the Westminster subdivision that encompasses most of the homes in the neighborhood. Since then, 133 different neighbors have served on the board (16 as president) with 508 collective years of service. Many of the houses you live in were owned by former board members, and meetings were hosted there. Having served on the board since 1987, I remember most of those neighbors and their charming homes.

OMWA Tackles Big Issues

Over the last forty years, the OMWA has helped guide

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We are proud to have Katie Bean Travels, Commerce Bank & Trust, and Home Boys of Keller Williams Realty as our Orwin Manor Westminster Association Neighborhood Sponsors for a year.

Mind Your Manor

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Board Members 2023

- President Stephen Pategas, 407.622.4886, spategas@hortusoasis.com
- Vice President Elizabeth Bell, 941.228.2355, elizabeth.wilkins.bell@gmail.com
- Secretary Penny Potter, 407.645.1892, potterp810@gmail.com
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- Frank Malatesta, 407.883.3448, fmalatesta3@gmail.com
- Mark Snedeker, 919.971.1017, marksneds@gmail.com
- Leslie Williams, 407.234.4484, littles7@gmail.com

Mind Your Manor Advertising Rates

- \$100 (\$180 yearly) horiz or vert 3.67" x 4.75" or a pre-printed flyer we insert into the 350 hand-delivered newsletters
- \$50 (\$90 yearly) horizontal or vertical business card size (3.5" x 2")
- \$25 for a classified text ad (approx. 30 words) OR one free 50 word ad per member, your phone number or email required.

Newsletter Item/Ad Deadlines

Mind Your Manor Number I Winter
Deadline – February 1
Mind Your Manor Number II Spring
Deadline – May 1
Mind Your Manor Number III Summer
Deadline – August 1
Mind Your Manor Number IV Autumn
Deadline – November 1

Visit orwinmanor.org for neighborhood
and event sponsorship opportunities and
the advertising form.

Editor reserves the right to edit.

AROUND THE CORNER

AROUND THE CORNER

• We love our toters which are durable, easy to maneuver, and keep raccoons out. However, Orlando and Winter Park require them to be brought in promptly and stored out of sight when not at the curb. Please place them behind a structure, fence, or hedge so they are not visible from the street or sidewalks.

• New sidewalks! Sidewalks have finally been installed on the west side of Clay Street. If you are fond of walking the neighborhood, enjoy the ability to use sidewalks along both sides of Clay Street.

• Expect coyotes to be a permanent fixture in urban neighborhoods including ours. Keep pets indoors, especially at night and note that coyotes have been seen jumping six-foot fences. Are bears next?

• The Park at Orwin Manor has received an upgrade by the City of Winter Park with a Pollinator Garden. Enjoy the native plantings and watch for an increase in pollinators (butterflies, moths, and bees).

• Still hearing the roar? On July 1 of 2024 gas-powered leaf blowers are banned in Winter Park. Homeowners will be fined even if it's their landscape maintenance company breaking the law - alert them now or change to an environmentally-responsible company.

• Automobile Burglaries Rising - dozens of automobiles in the area have recently been burglarized. They have been parked in the street, in driveways and in the Berkshire Apartments parking garage. Solution? Remove all valuables and lock the vehicle! Even visible loose change is an incentive for a break-in.

• Plastic bags of any type are not recyclable at the curb and are contaminants. Do not place recyclables in plastic bags and recycle bags at grocery stores.

• Avoid a ticket from the police. By code, vehicles must not block sidewalks which are for pedestrians and not parking.

• New Event Signs - Our old signs have dwindled. We are in great need of donations to cover the \$550 cost of new event signs with our logo and a QR code linked to our website. When our new signs are in use, please help preserve them until they are picked up by one of our volunteers. If one needs to be rescued, please store it safely and contact info@orwinmanor.org.



Sidewalk installation along Clay Street.

OMWA ANNUAL MEETING – MEET YOUR NEIGHBORS

Our Annual Meeting will once again be held in the lobby of the Commerce Bank & Trust on January 9, 2024 from 7-9 PM. There will be a Neighborhood Watch update from the Winter Park Police, election of board members, update on OMWA activities, and an enhanced presentation on Walter W. Rose and the development of Orwin Manor. All households who have paid their dues of \$35 are eligible for a door prize.

PLEASE JOIN OUR BOARD!

Please contact our Vice President Elizabeth Bell at 941-228-2355 or elizabeth.wilkins.bell@gmail.com if you would like to serve on the OMWA board of directors for a two-year term. Requirements include being a current dues-paying member of OMWA, compliance with city/county rules and regulations without outstanding fines or fees, attendance of a minimum of four of the six scheduled board meetings during each one-year term, service on a committee, assistance at some of the social events, being a part of our history, and most importantly – having fun. The election is at the Annual Meeting on Tuesday, January 9 starting at 7 p.m.



Love My Manor

100 reasons for Living in Orwin Manor – Share your thoughts about why it's great to live in Orwin Manor and we will post them on Facebook. Email them to info@orwinmanor.org.

LAWN MAINTENANCE INFORMATION

TO HELP SAVE OUR LAKES

Use a mulching mower to recycle the clippings back into the lawn where they add nutrients or add them to a compost pile. When mowing or landscaping, remember to bag your yard waste. Don't blow it onto a paved surface like streets, driveways or sidewalks. Leaves, grass clippings, and other yard waste are carried by stormwater to the closest storm drain, which flows directly into the lakes. The debris creates excess nutrients which cause algae blooms, destroy wildlife habitats, and decrease recreational value.

OMWA Events Calendar

- Witches Walk - Tues, Oct. 31, 6:30-8pm
- Orwin Manor Aglow – Mon, Dec. 11 after 6pm, (Most Traditional, Most Creative, Most Lights)
- Luminaries – Sun, Dec. 24, rain 25, 6 pm
- Annual Meeting - Tues, Jan. 9, 2024, 7-9 pm at Commerce Bank & Trust



OMW CENTENNIAL CELEBRATIONS

- OMW Centennial 2023 Block Parties: (see details elsewhere): on November 4 (10-2 with Chili Cook Off at noon), December 9 (10 – noon), February 3 (10 - noon), March 9 (10 – noon), April 20 (10 - noon)
- OMW Centennial Celebration – Sat., Nov. 16, 2024, 11-3 at The Park at Orwin Manor. **SAVE THE DATE!**

OMWA BOARD MEETING DATES

- Third Tuesday or as noted 7:30-9pm
- Dec. 12

Please join us! Call 407.622.4886 to place an item on the agenda.

NEIGHBORHOOD GATHERINGS

Join us at the historic clubhouse at Dubsdread Golf Course, 549 West Par Street, Orlando every second Wednesday of the month at 5:30 p.m. We have reserved the long high top table adjacent to the bar in the Taproom.

Upcoming Dates:

- Wednesday, November 8, 5:30 pm
- Wednesday, December 13
- Wednesday, January 10, 2024
- Wednesday, February 7, 2024

100 Years Ago in 1923...

- The Woman's Club of Winter Park provides Winter Park's first community Christmas tree and downtown celebration
- "Yes We Have No Bananas" tops the Billboard charts for five weeks. Later Louis Prima records it in 1967. He voices King Louie in Disney's movie Jungle Book.
- Adolf Hitler launches his first attempt at seizing power in Germany with a failed coup in Munich that came to be known as the "Beer-Hall Putsch"
- Louis Armstrong makes his first recording, "Chimes Blues," with King Oliver's Creole Jazz Band
- The Florida Legislature creates the Orlando Utilities Commission (OUC)
- Alan Shepard, the first American to travel into space is born (dies 1998)
- Walter W. Rose plats the Waikiki Beach subdivision at the NE corner of W. Colonial Drive and the future Good Homes Road

OMWA CENTENNIAL UPDATE

*Join a Centennial Committee:
Events, Projects, Historical Research,
Public Relations or Sponsorships
by emailing Stephen Pategas at
info@orwinmanor.org.*

The OMWA board has set the Centennial Sponsorship levels and benefits for 2023 and 2024:

- Level 1: Knight - \$75 w/ recognition (MYM, Facebook, and message board recognition)
- Level 2: Noble - \$250 w/ above plus web ad, t-shirt, recognition at our events
- Level 3: Crown - \$500 w/ above plus 1/4-page MYM ad
- Level 4: Royal - \$750 w/ above plus booth space at five block parties and the Centennial Celebration on Nov. 16, 2024

Funds are needed for: Block Parties, the Centennial Celebration, rebuilding the missing gateway arches, event signs, and T-shirts.

Donations may be sent as checks to Orwin Manor Westminster Association at P. O. Box 2367, Winter Park, FL 32790-2367 or visit www.orwinmanor.org/membership and use PayPal or a debit or credit card.

ODDS & ENDS

Community Calendar

- Pumpkin Compost Drop-off Saturday, 11/4; 10 - noon off W. Comstock Ave. at Rollins softball field at MLK Jr. Park. WP proof of residency required. Info 407.5993479.
- Winter Park Fall Cleanup; Thursday 11/9/23. Place bulk items at the curb after 5 pm on Wednesday. Info 407.774.0800.
- Florida Friendly Landscaping Workshop Thursday, 11/9; 5 PM WP Library
- Winter Park Household Hazardous/Electronic/Textile/Sneakers Waste Drop-off; Saturday 11/11/23 from 8 - noon at Cady Way Pavilion (2525 Cady Way). WP proof of residency required.
- Mead Gardens Invasive plant species removal Saturday 11/18; 9 AM
- Planning ahead – Earth Day in Winter Park Saturday, 4/27/24

Kudos

- Board member Laura Alphonso responded to our request and has joined the cadre of 16 other MYM deliverers. Laura is now a deliverer to a portion of Orange Avenue. Here's to more steps!
- Kelly's Ice Cream is donating ice cream for the Buckingham Road Block Party
- Einstein's Bagels donated bagels for the Devon Road Block Party
- Shawn Layton and Jimmy Hendrickson created an entertaining and tasty October block party on Devon Road. It was a well-attended launch of our Centennial Celebrations.
- Hortus Oasis Landscape Design joined the Centennial Crown level with a donation for the new logo
- Oktoberfest in the park had a great turn out along with wonderful weather and tasty brats and sides. Thank you to Scot Bowers and Frank Malatesta for organizing the event.



The Devon Road Block Party



OMW history display at the block party.

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ORWIN MANOR WESTMINSTER LUMINARIES

Join us for the 32nd year of an Orwin Manor Westminster Luminaries Christmas Eve Tradition

Ten luminary bags fit a 50-foot-wide lot with five foot spacing. Wider or corner lots will need more. 10 bags w/10 candles: \$12 (cash or check)

Fold down tops of bags and fill w/ 2" of sand available by Dec. 18 in The Park at Orwin Manor. If sand is damp, only place it in bags just before lighting. Place your luminaries on the curb by 6 p.m. on Dec 24. Rain date Dec. 25

FIND LUMINARIES AT 3 CONVENIENT LOCATIONS

1. Matt Daley - 3350 N Orange Ave, Orlando (next to the park) 407.247.3666/ mattdaley99@hotmail.com
2. Stephen Pategas - 1425 Berkshire Ave. (across from the park) 407.622.4886/ spategas@hortus oasis.com
3. James Warner - 1424 Cavendish Rd., 901.282.4060/ James.Warner@foxtv.com

Check with your neighbors to see if they need assistance and ask about luminary deliveries to your home: info@orwinmanor.org

CREATING A LEGACY – THE ORWIN MANOR WESTMINSTER ASSOCIATION

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development on numerous neighboring parcels and projects including later uses of the Florida Gas Building (nixing a bank drive through), 600 Wilkinson Street/SE corner at Orange Ave. (size, traffic), The Berkshire Apartments (height, landscaping, setbacks, sidewalks, signage), and most recently with FDOT on the Orange Avenue Lane Reduction planned for late this year or early 2024 (reduced speed limit, elimination of two lanes, signaled raised crosswalk at the park, bike lanes).

Sadly, the association was not in place in the 1960s when a portion of Orwin Manor Westminister between Orange Avenue and the railroad tracks was rezoned to allow the destruction of houses and allow the construction of the Florida Gas Building, now named The Hub. Community activism does make a difference.

Neighborhood Improvements

The board has also taken the lead on a number of projects including the establishment of The Park at Orwin Manor, which was dedicated in 1994. The four empty lots were purchased by the City of Winter Park from Stella Rose, the wife and heiress of Walter W. Rose. Dozens of neighborhood volunteers raised funds and worked alongside the city to install irrigation, landscaping, the brick circle, and play equipment. Having a park within easy walking distance continues to be a great asset for the neighborhood. OMWA organized two Home & Garden Tour fundraising/awareness building events. The next project included raising funds for a matching grant to design, manufacture, and place bronze identity signs at the periphery of our neighborhood.

Current projects include the ongoing plans and projects for the 1924 Centennial:

- Plant 100 Trees for 100 Years on public and private property
- Adding houses to the historic register to protect our charm, uniqueness, and property values
- Six block parties with everyone invited to each one (Oct., Nov., Dec., Feb., Mar, Apr. – check the online Events Calendar or a MYM newsletter)
- Installing two historic markers
- Restoration of the two missing gates at the north end of Orange Avenue
- 100-Year Centennial Celebration on November 16, 2024 - almost 100 years to the day (November 24th) that the Westminister Section of Orwin Manor was plotted by Walter W. Rose
-

How We Do It – It's with Your Help

Dedication and enthusiasm go a long way amongst the 13 board members and other volunteers. Funding is also critical since we need to cover significant expenses (\$4,579.99 last year). Meanwhile, expenses have increased significantly and they include: storage unit \$1,946 (+25%) annually, post office box \$354 (+40%) annually, newsletters \$1,760 annually, event supplies, website hosting, and new event signs (sporting our new logo).

Twenty-seven percent of our 354 households pay dues and at \$25.00 per household. Dues generate non-taxable income of less than \$2,500 per year. Currently we have three of six potential annual sponsors that adds \$1,500 of taxable income. Our income last year exceeded expenses by a mere \$71.00 and as noted above, some expenses have significantly risen.

Without additional memberships, sponsors, or dues increase, we will be operating at a deficit. In October the board reviewed all expenses and income and voted overwhelmingly to increase dues to \$35 per year for 2024 and work to gain more sponsors.

OMWA Centennial Sponsorships

- **Level 1:** Knight - \$75 w/ recognition (MYM, Facebook, and message board recognition)
- **Level 2:** Noble - \$250 w/ above plus web ad, t-shirt, recognition at our events
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What's not to like about your Orwin Manor Westminister Association, and what it has accomplished? If you have been a loyal member, sponsor, or board member, THANK YOU. If you wish to join, donate to help fund us, and/or become a sponsor, please visit orwinmanor.org/membership and use your preferred method of payment. Join for 2023 at the current rate of \$25 or bump it up a bit to help us continue our work. Please note that beginning January 1, 2024, dues will go up to \$35 annually per calendar year so we can continue our good work.

CENTENNIAL BLOCK PARTIES

The celebrations for the OMWA Centennial continue in November. Actually, they are “neighborhood block parties” with OMW divided into five zones that include numerous streets (see map). Each monthly block party, on Saturdays from 10-noon (10 – 2 in November), will have streets blocked with one lane available for controlled and emergency access. For details see the Summer MYM at <https://orwinmanor.org/newsletters/> and note the upcoming dates below. All residents are invited to each block party but flyers will only be delivered within each zone.

BLOCK PARTY ZONES/DATES

Zone 1 – Devon, Canterbury, Pelham WP, Clay to Westchester & Harmon from Wisconsin to Clay; party on Devon Rd., October 7, 10-noon. Organizers Jimmy Hendrickson, 321-302-2618/jimmyhendrickson@icloud.com & Shawn Layton 321-514-8055/shawnlayton@icloud.com

Zone 2 – Buckingham, Cavendish, Suffolk & Harmon from Orange to Wisconsin; party on Buckingham Rd. Nov. 4; 10-2 p.m. w/ chili cookoff. Organizers Richard & Vanessa Verkaik, 352-308-7036/richardverkaik@gmail.com

Zone 3 – Leith, Norfolk & Westchester from RR; party on Norfolk Ave., December 9, 10 a.m.-noon. Organize Tracy Hadley, 1515 Norfolk Ave.

Zone 4 – Westchester & Orange from Orlando to Westchester; party on Westchester Ave., March 9; 10-noon Mark Snedeker 919-971-1017/marksnedes@gmail.com

Zone 5 – Berkshire & Orange from Wilkinson to Berkshire; party on Berkshire Ave., Feb. 3; 10-noon Stephen Pategas 407-579-9352/spategas@hortusoasis.com & Leslie Williams 407-234-4484/littleles7@gmail.com

Zone 6 – Westminster, Pelham Road, Orl & Clay from Westminster to Orange; party on Pelham Rd. at intersection with Westminster St., *April 20; 10-noon Matt Daley, 407-247-3666/mattdaley99@hotmail.com & Kerry Merrigan Falconer 407-970-1258/kmerriganarim@gmail.com

* City of Winter Park not participating



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CLASSIFIED AD:

Kristin and Stephen Pategas are looking to hire a part-time gardening assistant mainly on weekends for their garden. As experienced gardeners they are eager to share their knowledge. Call 407.622.4886.

Orwin Manor Membership 2023

Become an Orwin Manor Westminster Association Member

Thanks to all our existing and new members for supporting our neighborhood events and newsletter! OMWA dues fund our events, this newsletter, our P.O. box, rental unit fees, and so much more. Our dues are only \$25 per year.

If you would like to join, simply mail a check to:

Orwin Manor Westminster Association, PO Box 2367, Winter Park, FL 32790-2367

Or pay online at www.orwinmanor.org, under resources tab select membership.

Email us at info@orwinmanor.org with any questions.


99 PAID AS OF OCTOBER 22, 2023

Members are shown in hand delivered copies.

Help us reach 100 members for
100 YEARS!!

sound of trickling water vine
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color shade fern pent light y plants Japanese color shady reality dwarf crevices trellis yaupon lush

covered cottage holly sun dappled light ferns climbing vines patio harbor native bird bath pots of hollies water full weeping mystery topiary

Centennial Sponsor - Crown



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We are proud to have Katie Bean Travels, Commerce Bank & Trust, and Home Boys of Keller Williams Realty as our Orwin Manor Westminster Association Neighborhood Sponsors for a year.