



Mind Your Manor

ORWIN MANOR WESTMINSTER ASSOCIATION – Serving Orwin Manor Westminster since 1983

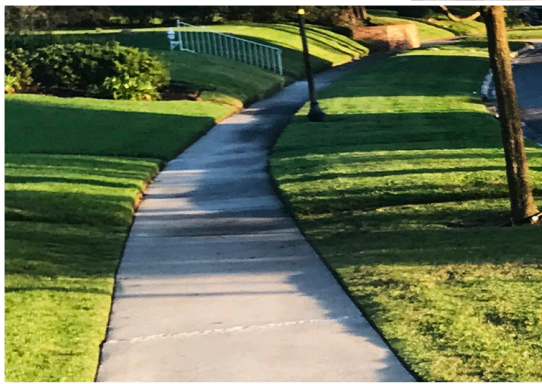
President's Report by Stephen Pategas

All of us have a right of way (ROW) close at hand, and we cross it multiple times a week in our vehicles or feet. Within our neighborhood, the ROW is a tract of land that coincides with city-maintained streets. This type of easement includes the street and an area on either side of the street.

A municipality holds rights to these areas to control work done on and near the streets. The widths of the ROW tracts vary - in our neighborhood the ROW widths were determined by the original subdivision plats - and will contain the street, curbs, a portion of our driveways, a landscape strip, and perhaps sidewalks. The ROW extends beyond the curb to the private property line. The outer edge of a sidewalk (if it exists) is usually at the adjacent private property line.

Rights of way also include controlled access highways, railroads, canals, hiking paths, bridle paths for horses, bicycle paths, the routes taken by high-voltage lines, and utility tunnels.

While a municipality owns the ROW on our local streets, Florida's statutes allow utility providers access to the land. As our neighborhood has repeatedly witnessed, rights of way are often disturbed by utility installations. The companies are required to return the landscape areas and pavement to their prior condition. However, they rarely/never remove excess soil, and the rising soil levels cause additional stormwater to flow onto the sidewalks and streets. The overflowing water includes debris that makes its way into storm drains and water bodies. Adjacent soil



levels should be maintained at least a few inches below curbs and sidewalks. Capturing storm water in lower landscape areas also helps reduce flooding. Report utility company infractions to the municipality that owns the ROW. That may be Orange County, Orlando, or Winter Park.

Utility providers and homeowners are typically required to obtain permits prior to any work taking place in the ROW. Driveways have specific design and material criteria to follow. Landscaping may also be regulated, particularly for maintaining visibility near driveways and intersecting roadways. Sidewalks must be kept free of moss/mildew, overhanging vegetation on the sides, and overhead vegetation - typically eight feet. Snipe/nuisance/campaign (aka litter on a stick) signs are not allowed in rights of way and are often removed by code compliance personnel. Street trees are encouraged, and the regulation of them varies by municipality.

Litter, snipe sign, and utility locate flag free roadways where tree canopies touch, landscape strips are well-maintained, and sidewalks are kept clear reflect on the neighborhood, its property values, and the pride of its residents.

We're thrilled to welcome seven outstanding sponsors for the Orwin Manor Westminster Association! A sincere thank you to Home Boys | Serhant, Delaney Crosscountry Mortgage, AdventHealth, McLaren Orlando, Commerce Bank & Trust, Demetree Global and Park Maitland School for their support. Their partnership plays an important role in helping us foster a vibrant, connected neighborhood we're proud to call home.

Mind Your Manor

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Quarter Page: 3.6215-in Wide
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Deadlines

Winter: February 1

Spring: May 1

Summer: August 1

Autumn: November 1

In The Neighborhood

By board member Penny Potter

Welcome Our Newest Neighbors!

There's nothing better than seeing our neighborhood continue to grow with wonderful new faces, and we're excited to welcome two new families to our community!



1446 Berkshire Avenue, DeForest Davis, Tiffany Lytle & Kinsley

Please join us in giving a warm welcome to DeForest Davis, Tiffany Lytle, and their daughter, Kinsley! The family purchased their home at the end of March 2025 and spent several months lovingly renovating the property before officially moving in at the end of last year. Their care and attention have truly brought new life to the home.

Kinsley, currently in 6th grade, brings a bright and youthful energy to the neighborhood. The family also has three dogs (Buddy, Tinkerbell, and Cookie) who you may see out and about enjoying walks around the neighborhood.

1500 Berkshire Avenue, Dave & Shaina Reeser, Lucas & Isla

We're also thrilled to welcome Dave and Shaina Reeser, along with their children, Lucas and Isla, who purchased their home at the end of March of this year. Dave and Shaina have been married for 15 years. Shaina works in the non-profit sector, and Dave works in data analytics. Isla stays busy with lacrosse and volleyball and also has a creative, artistic side. Lucas is currently attending boarding school in Connecticut, where he plays football and lacrosse.

The Reeser family includes three pets (Scarlett, their dog, and two adopted cats) adding even more life to their household. Originally from southeastern Michigan, they are proud Detroit Lions fans, and before settling here, they lived in Phoenix, Arizona, and Windermere, Florida.

As always, we encourage everyone to say hello when you see our new neighbors out and about. A friendly wave or quick introduction is what makes this neighborhood so special.

We welcome the 30th Winter Park Historic Register House to our neighborhood - 1303 Canterbury Road. In the spring of 2025, the Historic Preservation Board voted to

Continued on page 3.

About OMWA

The Orwin Manor Westminster Association (OMWA) founded in 1983, offers the best of two worlds – a neighborhood association with voluntary membership but without the rules, regulations, or assessments of a homeowners' association. If our neighborhood was within an HOA, every household

would be assessed mandatory fees. Many volunteers contribute their time and energy to improve our neighborhood. OMWA advocates with municipalities and is responsible for launching The Park at Orwin Manor, creating the bronze identity signs, hosting events, and researching our history.

2026 OMWA Events Calendar

Oktoberfest – Sunday, October 11, 4:30 p.m.-onward
Great Pumpkin Judging – Thursday, October 15, after 6 p.m.
Witches Walk – Saturday, October 31, 6:30 p.m. - 8 p.m.
Orwin Manor Aglow – Monday, December 14 or 21, after 6 p.m. (Most Traditional, Most Creative, Most Lights)
Luminaries – Thursday, December 24, rain date 25, 6 p.m.
Annual Meeting 2027 – Tuesday, January 12, 7 p.m. - 9 p.m. at Commerce Bank & Trust

Upcoming Neighborhood Gatherings

Join us at the historic clubhouse at Dubsdread Golf Course, 549 West Par Street, Orlando every 2nd Wednesday of the month at 5:30 pm. We reserve the long high-top table adjacent to the bar in the Taproom.

From page 2.

approve the registration followed by City Commission approval. The owners Wieck and Pineda Denis purchased the 1951 house in July of 2024. Please note that all structures are considered historic if they are over 50 years old. Following review by the city they may be eligible for registration.

Nominate a Great Neighbor

Orwin Manor Westminster seems to cultivate great neighbors. They are friendly and may help out in many ways. There are toters to remove from the curb, property lines to maintain, sidewalks to keep clear, and eyes to keep watch the house and property when you are away.

Please use the contact form at <https://orwinmanor.org/contact/> to nominate a neighbor (name and address) for recognition in future Mind Your Manors. Let us know if you wish to remain anonymous.

Important Dates for The Hub Project

Community Meeting: May 27th, 5:3-6:30 at The Hub - 1560 Orange Ave.

The E-News (typically sent out once or twice a month) moved to a MailChimp platform which provides more flexibility. We promise you will not want to opt out. So far, we reach about one-third of our neighbors. What are two-thirds of you missing? Sign up at <https://orwinmanor.org/omw>.

Upcoming Dates:

Wednesday, March 13, 5:30 p.m.
Wednesday, June 10, 5:30 p.m.
Wednesday, July 8, 5:30 p.m.
Wednesday, August 12, 5:30 p.m.

Board Meeting Dates

Third Tuesday, 7:00 pm-8:30 pm unless otherwise noted
Tuesday, May 19
Tuesday, July 21
Tuesday, September 15
Tuesday, November 17

Please join us! Call 407-622-4886 for the locations or to place an item on the agenda.

Kudos to Bre-elle Ishtar on Harmon Road who served on our board and has retired.

Planning and Zoning: July 7th, 5:00 at City Hall Commission Chambers - 401 S. Park Ave.

City Commission: July 22nd, 3:30 at City Hall Commission Chambers - 401 S. Park Ave.

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GEM OF A GYM

As reported by Ginny Anderson

In our little neighborhood I have discovered a very welcoming and helpful part of the community. It is the studio called Curves. It can be seen from 17-92 and now has the new restaurant Potbelly next to it. It is beside the Krispy Kreme. Convenient and helpful for those of

us who need to work the muscles a bit more as we mature but find the larger gyms a bit intimidating. There are coaches and it is for women only. I hope that you may try it out as I did and find that it is just what you needed.



COMMUNITY MEETING NOTICE

Proposed Project Site

A conditional use permit application has been filed with the City of Winter Park for property located at 1441, 1451, 1461 and 1560 Orange Avenue, Winter Park, Florida 32789.

The Applicant is seeking to redevelop the first floor as a café (50 seats) and restaurant (301 seats).

The development team is hosting a community meeting to present information about the proposed project on Wednesday, May 27, 2026, from



5:30 p.m. until 6:30 p.m. in the lobby of the Hub Building, located at 1560 Orange Avenue, Winter Park, Florida 32789.

If you have any questions and/or cannot attend, please contact Kathryn Isaac via email at kathryn.isaac@lowndes-law.com. We look forward to talking to you.

Please note this matter will be heard at the following Public Hearings at – City Hall Commission Chambers, 401 S. Park Ave.

Winter Park: P&Z July 7, 2026, 5:00 P.M. City Commission July 22, 2026, 3:30 P.M.

Noteworthy Events

Winter Park Celebrates America 250 Decorate Your Doorstep Competition

In celebration of America's 250th anniversary, Winter Park residents are invited to decorate their doorsteps with patriotic flair—while keeping sustainability in mind. This festive competition celebrates creativity, community spirit, and environmentally thoughtful design.

Decorations should be visible from the street and may include porches, stoops, railings, steps, or entryways. All displays must be family-friendly and respectful. Showcase your style while highlighting beauty, patriotism, and sustainability.

Display dates:

June 1 – July 4, 2026

Prizes: Two \$250 awards for *Most Beautiful* and *Most Sustainable* displays.

For more information, go to <https://cityofwinterpark.org/>



31st Annual 4th of July Celebration Honoring America's 250th Birthday Central Park Main Stage, 11 South Park Ave, Winter Park, July 3, 2026, 6–9 p.m. Free

Bring blankets and lawn chairs, wear your red, white, and blue, and enjoy a festive evening for all ages!

The celebration begins with remarks from Mayor Sheila DeCiccio and the National Anthem, followed by patriotic music from the Bach Festival Choir & Brass Ensemble led by Dr. John Sinclair.

Kids can enjoy a fun-filled zone with games, bounce slides, face painting, and Kona Ice. Free mini pies, cookies, and water will be available (while supplies last), plus cake after a crowd singalong of "Happy 250th Birthday America!"

Want to get more involved
(and have a little fun while
you're at it)?

We're always looking for
great neighbors to join the
OMWA Board of Directors for a two-year term! If you're
interested, reach out to our Vice President, Elizabeth
Bell, here: <https://orwinmanor.org/contact/>

Be part of shaping our community's story and most
importantly... have fun doing it. Come help keep Orwin
Manor the amazing place we all love!



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Around The Corner *by Orwin Manor neighbor Kerry Merrigan Falconer, Katie Bean Travels*

TRAVEL, SUMMER 2026

Why We Go

The trips look different. The reason is always the same. Summer arrives and something shifts in us. The calendar clears, or we make it clear. Someone mentions a place they have been thinking about for years. Most of us would say we travel because we need a break. That is true. But it is not the whole story. The whole story is that we go because the version of ourselves that stays home is only part of who we are. Travel calls out the rest.



We do not travel to escape our lives. We travel to remember what our lives are actually for.

With Your Partner

Long partnerships have a rhythm to them. A comfortable, earned rhythm.

Travel interrupts it. New settings reveal new versions of each other. The way someone navigates an unfamiliar city, how they look at something beautiful, what they say about it. You learn things on a trip that years of ordinary life will not show you. That is worth planning around.

With Family

Children do not catalog destinations. They catalog feeling. The feeling they absorb on a good family trip is simple: the people I love most are completely present. Nobody is distracted. Nobody is somewhere else. We are here, together, and that is the only thing happening right now.

That feeling becomes part of how they understand family. It becomes part of what they will one day try to give their own children. The trip is temporary. What it plants is not.

With Friends

Friend trips return you to an earlier version of yourself. The one that existed before the responsibilities accumulated, before the titles and the schedules. When something goes sideways and you end up somewhere unexpected and better, that evening becomes a reference point for years. Not because it was elaborate. Because it was real, and you were all there for it, together.

Solo

Solo travel has a reputation it does not entirely deserve. It sounds lonely to people who have not tried it. It sounds liberating to people who have. When you travel alone, you become entirely responsible for your own experience. No negotiating. No accommodating. People who do it regularly describe it as recalibration, a return to their own instincts. It tends to make them better at every other kind of trip.

What All of It Has in Common

The family trip, the friend trip, the partner trip, the solo trip. They look nothing alike. But they are all reaching for the same thing: presence. The sense that time is being used for something that really matters. Travel is not a reward for the life you have built. It is part of how you build a life worth having. Summer is the reminder most of us need that it belongs on the calendar.

Go. Take someone with you, or do not. The trip does not have to be perfect to matter. It just has to happen.

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Scan here to RSVP for our open house(s), request information on school-year enrollment, or schedule a private tour!

Yard Of Distinction

Visit <https://orwinmanor.org/programs/>

Congratulations to Brandy and Jason Shapiro at 1565 N. Orange Ave. for earning the March/April Yard of Distinction.



Congratulations to Bette-Jo Foster for earning the May/June Yard of Distinction. Especially poignant that one of Orwin Manor's Designated Historic Homes wins in



May. In honor of Historic Preservation Month, why not explore putting your home on the City of Winter Park Historic Registry? It's an easy, no-cost way to protect your home's character and contribute to preserving the unique spirit of our neighborhood while also taking advantage of city-supported incentives.

“Tails” In Orwin Manor

Have you run into Karma and Clark on their morning or evening walks?

Karma is a white-and-brindle pitbull who believes everyone should get out as often as possible, which is how she managed to land herself in the slammer four times in her first year. The fourth time, her then-family decided they couldn't deal with her escape artist personality any longer and relinquished her to the Portland, Maine, shelter. Karma loves everyone and their dog, too. But be warned, if you stop to pet her, you may get a kiss. Karma can't hold her licker.

Clark is a strapping, tuxedo-colored pointer-pitbull mix who was found as a stray in South Carolina. He's a natural hunter and quite critter crazy, so adapting to Orwin Manor's ten-squirrels-per-tree ratio was a challenge. On the up side, he successfully dispatched a rat, so go Clark! Clark finds humans rather dull, so don't be offended if he ignores you in favor of a lizard. It's not personal.

Karma and Clark live with their staff, Meg and John, at 1475 Berkshire Avenue.



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Orwin Manor Membership 2026

It's easy to become a 2026 Orwin Manor Westminster Association Member. Thanks to all of our existing and new members for supporting our neighborhood events and newsletter. OMWA dues fund our events, this newsletter, our P.O. Box, and so much more. Our dues are only \$35 per year. If you would like to join, simply scan the QR code below or mail a check to Orwin Manor Westminster Association, P.O. Box 2367, Winter Park, FL 32790-2367, or pay online at www.orwinmanor.org, under resources tab select membership. Contact us at <https://orwinmanor.org/contact> with any questions.

Please see a hand delivered copy for the list of paid members.



It's Easy to Become an OMWA Member!

Scan the QR code at left, make your \$35 payment, and consider a donation.
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Not Getting the OMWA E-News? Visit <https://orwinmanor.org/omwn/>

Kudos!

If you've ever wondered who's consistently working behind the scenes to help keep Orwin Manor the special place it is, it's Stephen Pategas.

Stephen and his wife Kristin moved to Orwin Manor in 1985 and he joined the neighborhood association board shortly thereafter. Since then, Stephen has dedicated decades of service to our community, including two terms as Board President - first from 1996-2004 and again from 2021 to the current day.



Stephen Pategas,
President/Historian, Orwin Manor

During his leadership, Stephen has taken an active role on key neighborhood issues, including the Berkshire Apartments and the proposed Minnesota Apartments - making sure our community's voice is heard.

He's also brought our history to life by researching, writing, and coordinating two historic markers. One through the City of Winter Park and one through the State of Florida. These have been installed in The Park at Orwin Manor and along Orange Avenue, creating a lasting tribute to our neighborhood's story.

Stephen has been a strong advocate for the return of our gateway arches and an early supporter of the Orange Avenue lane reduction project to improve safety.

And then there are the everyday moments, like Stephen and Kristin walking the neighborhood each morning, picking up trash and quietly helping keep Orwin Manor beautiful.

On a personal note, when I'm traveling for work and short on time, Stephen has stepped in more than once to help keep this newsletter going - something I truly appreciate.

Stephen shows up for this neighborhood again and again, and we're lucky to have him.

