

The Ranch Life

Our little Slice of Paradise



National Gratitude Month

Welcome to the first week of November! This weekend we set the clocks back. Although it may take some about a week to adjust to the time change, who doesn't like "gaining" an hour to your day? However, we will miss the longer days of light.

November is known as the gratitude month, and in the United States, it's the month we celebrate Thanksgiving. Gratitude is the simplest way to change one's perspective of the world. It allows us to appreciate the positive, rather than focus on the negative aspects of our lives.

Gratitude has been proven to generate a positive impact on psychological, physical, and personal wellbeing. Practicing gratitude or reflecting on what you're grateful for is an effective way to deal with life's chaotic, stressful and tense moments. Grateful people tend to sleep better, have lower stress levels, exercise more often, and eat healthier.

My challenge to you for the remainder of the month is to write down each day three to five things that you're grateful for.

Happy November

WHAT'S NEW

Please welcome our
New Board of Directors

- ◇ **Darren Preiss**
 - *President*
- ◇ **Tom Egner**
 - *Vice President*
- ◇ **Tom Hamilton**
 - *Treasurer*
- ◇ **Shana Crespo Whitehead**
 - *Secretary*
- ◇ **Ksenia Kulynych**
 - *Director at Large*

Yard of the Month

Congratulations to 399 Tintamarre

Your Halloween Spirit didn't go unnoticed!

Please head to the Café to claim your \$25 Gift Card.



November & December YOM Committee will be looking at Holiday Décor in addition to yard maintenance.

YOM will break from Jan - Mar for the Winter.

Thank you to our YOM Volunteers

Trunk or Treat 2023

Congratulations to the Matheny Family and the Mohn Family for winning the Pumpkin Carving Contest and Best Decorated Trunk Contest.



Thank you to all those who participated! Our WR kiddos definitely appreciate it

November 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p>Office Hours Mon & Thurs - 10:30AM - 5:30 PM Tues & Wed - <i>CLOSED</i> Friday - 10:30AM - 4PM</p> <p>Café Hours Friday - 5:00 - 8:30 PM Sat & Sun - 10:30AM - 5:30 PM</p>			<u>1</u>	<u>2</u>	<u>3</u> BINGO - 7PM Food Truck Friday 5-8PM	<u>4</u>
<p><u>5</u> DAYLIGHT SAVINGS</p>  <p>FALL BACK SET YOUR CLOCKS BACK AN HOUR</p>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<p><u>10</u> Movie by the Pool 6:30PM Food Truck Friday 5-8PM</p>	<p><u>11</u></p>  <p>happy VETERANS day</p>
<p><u>12</u></p>  <p>YOGA</p> <p>12 PM - 55+ Yoga 1 PM - Beginner Yoga</p>	<u>13</u>	<u>14</u>	<p><u>15</u> Wine Night! 5-8PM BUNCO - 7PM</p>	<u>16</u>	<p><u>17</u> Food Truck Friday 5-8PM</p>	<u>18</u>
<u>19</u>	<u>20</u>	<p><u>21</u></p>  <p>5-7 PM Pie Pick Up Food Donation Drive</p>	<u>22</u>	<p><u>23</u></p>  <p>HAPPY thanks giving</p>	<p><u>24</u> Food Truck Friday 5-8PM</p>	<u>25</u>
<u>26</u>	<u>27</u>	<u>28</u>	<u>29</u>	<u>30</u>	<p><u>1</u> Holiday Market 4 - 8PM Food Truck Friday 5-8PM</p>	<u>2</u>

November Food Trucks

November 3

Uncle KCs & Munchie's Latin Flavor

November 10

Backwood Meat Smokerz

November 17

Rositas Latin Flavor

November 24

BF'ND



Food Trucks will be Parked on Anguilla Blvd
(by the Pickleball courts) from 5-8pm!



Important Contacts

ARC

Architectural
Review
Committee

Contact for ANY Changes you would like to make to the exterior of your home

EMAIL: ARBStJohns@LelandManagement.com

CAM

Community
Association
Manager

Emily McKoy - Questions regarding the community, suggestions, etc.

EMAIL: WindwardLifestyles@LelandManagement.com

BOD

Go to LelandMGT.com, scroll down to Contact a Board Member, and fill out the form to submit your inquiry.

ENVERA

Gate Questions/Envera App Issues/Envera Account Issues

Call: 1 (877) 936-8372

Website: MyEnvera.com

Gate Access

Car Decals / Amenity Center Gate Passes

Email: WindwardLifestyles@LelandManagement.com

Amenity Cards

Replacements & Issues

Email: WindwardLifestyles@LelandManagement.com

ACTIVITIES

Email: WindwardActivites@Gmail.com

CAFÉ

Call: 904-295-3747

GIVING TREE



2023 St. Johns CARES 17th Annual Giving Tree Initiative

We are participating as a donation host site for the Giving Tree Initiative again this year!

**Our Giving Tree will be up and ready for donations
Saturday November 4th.**

It will be set up at the Amenity Center under the TV by the Cafe.

On the tree will be tags with a “Wish Item” listed on it. Each tag contains a client wish from one of 40 non-profit organizations serving the Elderly, Veterans, Homeless, Abused, Children and Animals in St. Johns County. Most of the gift requests are small items, toys, clothing, toiletries, baby supplies, etc. You can take a tag of the item you wish to donate and bring the item unwrapped to be placed inside the donation box.

**The collection box will be available
Thursday - Sunday 10:30-5pm until December 8th!**

Lets see if we can clear the tree like we did last year. The generosity our neighborhood will be greatly appreciated by those in need and by the non-profit organizations.

Thank you all!

WINDWARD RANCH VENDOR MARKET



Holiday MARKET

Windward Ranch

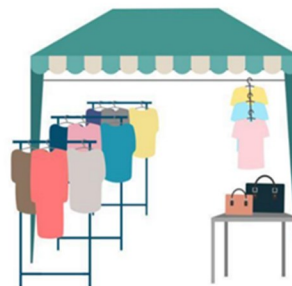
Friday December 1, 2023

4:00 - 8:00pm

Vendors Wanted

Please email to sign up by November 22.

WindwardActivities@gmail.com



Amenity Center Rental

October - April (Off Season)

- The Board has motioned and APPROVED the following party rules for the Café Area/Rental
 - Rental Fee - \$750.00
 - This is for the coverage of a Pool Monitor, additional food costs, additional staff costs and janitorial costs.
 - There will be an enforced 20 person limit for all parties.
- The rental is for the covered patio ONLY. The use of the pool is not allowed.
- Please ensure your guests know that there is additional parking on Anguilla so they do not get towed.



Pool Rules

HOURS – DAWN to DUSK

- Bath Load: 87 Persons
- No Lifeguard on Duty! Swim at your own risk.
- Adults must accompany children under 12 years old.
- Residents and Guests Only (4 Guests per household)
- No Food, Beverage or Alcohol in Pool
- NO GLASS by the pool
- NO ANIMALS by the pool, on the pool deck or in the café area.
- NO SKATEBOARDS/BIKES/SCOOTERS/ROLLER BLADES allowed within the pool area.
- NO RAFTS OR FLOATS
- Smoking is prohibited
- Do not swallow the pool water
- Please Clean up area after use and please put the chairs back how you found them.
- No Ball Throwing

UPOMING EVENTS!

December 13th

Cookie Swap

San Sebastian Winery

December 15th

Golf Cart Parade

Holiday Party

Gym is open 24/7

Deep Cleaning will take place on the 1st Wednesday of every month from 5:00 - 7:00PM.

The gym will be closed during this time.



REAL ESTATE



KELSEY EBARB-REMBOLD

NOVEMBER 2023



Use this QR code to sign up for an Apple or Pumpkin Pie in exchange for food donations!



SOLVE THE RIDDLE!

ANSWER CORRECTLY AND MESSAGE ME ON MY INSTAGRAM BELOW OR AT MY EMAIL ADDRESS TO BE ENTERED IN A MONTHLY RAFFLE FOR A \$25 VISA GIFT CARD!

WHY DID THE TURKEY CROSS THE ROAD?

SPECIAL EVENT IN NOVEMBER



When: Tuesday, November 21st
Time: 5:00 pm to 7:00 pm
Where: Amenity Center
What: Choose from a complimentary pumpkin or apple pie in exchange for donations for the local Food Pantry!

Keep an eye on Facebook/Newsletter for more details, sign-up link, and list for needed items.

WHAT'S GOING ON IN REAL ESTATE?

It's a time to give thanks and be grateful, but is it a time to buy or sell a home?

I truly believe that the answer to this question is situational for everyone. If your life circumstance calls for you to list your home during the winter months, then there's strategic marketing, planning, pricing, and negotiating that goes into making it YOUR time to sell your home.

If you're looking to buy during the holiday season, and the thought sounds daunting, it is my goal to make this process as efficient, seamless, and stress-free as possible for you.

No one house is alike, no one situation is alike, and I guarantee I am unlike any other Realtor. My team and I will get you moved by consistently and fiercely marketing your property, negotiating for top dollar, and advocating for you every step of the way.

If you're thinking of buying or selling before the end of the year, let's grab a coffee & chat!

Your neighbor,
Kelsey

224.237.1325 - kelsey@lewkepartners.com

@KELSEYEBARBREMBOLDREALTOR



Your hometown home & auto team

Scott Hopson, Agent
10440 US 1 N Ste 107
St Augustine, FL 32095
Bus: 904-479-9000
www.scotthopson.com

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a call and get a quote today.

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Ranch. We look forward to meeting you!

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The Market is Shifting, but Inventory is Still Low Overall. That means it's still a sellers' market.

It is my goal to exceed your expectations in helping you fulfill your real estate needs with a business philosophy based on trust, integrity, discretion and excellence.

Call me today so I can sell your home next!

Debbie da Silva *Broker Associate*

Chairman's Circle Gold 2021, 2022 (Top 2%)

Certified International Property Specialist

Cell 904-823-5777 • www.DebbiedaSilva.com

Debbie.daSilva@FloridaNetworkRealty.com

Fala-se Português, Se habla Español, On Parle Français



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Memory is your neighbor, residing in Windward Ranch. She is consistently a top producing real estate consultant helping more than 1000 clients achieve their real estate investment goals.

Her market focus is the Greater St. Augustine area, extending from Jacksonville Beach to New Smyrna and everything in between.



Memory Hopkins
A Name You Can't Forget!



MEMORY HOPKINS

REAL ESTATE
SELLING LIGHTHOUSE TO LIGHTHOUSE

93B Orange Street, St. Augustine FL 32084

Contact Memory
Office: 904-900-0990
Mobile: 386-931-9464
memory@memoryhopkins.com