Orange Blossom Gardens

PROPERTY OWNERS ASSOCIATION, INC.

To Further the Good Will and Friendship of All Residents

NEWS



The Association asks its members to patronize the establishments advertised in this bulletin. It is because of their contributions that we can provide you with the News.

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LIAISON COMMITTEE

(U-1) John Yosko

(U-3) Melvina Daigle

(U-3) Ray Clarke

SPECIAL COMMITTEES CHAIRMAN: Fred Diana NOTE: Please contact any of the above for any assistance or information regarding our Association.

MEETING WITH MR. SHAY

Al Slinkman and Harold Dodd met with Mr. Shay on Wednesday, August 15, at 11:30 AM in his office.

The following questions were asked:

- Are you in the process of landscaping the main entrance to the gardens?
 Ans. Yes. It will be rather extensive making the entrance very attractive.
- 2. Do you plan to have a telephone installed in gate house at the main entrance so in case of an emergency during the night the party in need could call for help? Ans. No. The gate house is a returning point for the security guard.
- 3. For the last few months we have asked you about getting the lake cleaned up - apparently nothing much has been done - why the delay? Ans. Man power. However, there has been a man work-

ing on it this past week.

4. Why does the color of the water in the swimming pool change?

Ans. In the morning when we add water to the pool it could get a greenish appearance, but by the afternoon the chlorine will have taken effect giving it a nice blue color.

5. How many homes are there in OBG? Ans. 362.

How many model homes are there? Ans. The only models are those located near the office.



Through the efforts of the Association, free Blood Pressure checks will be available to all residents of OBG.

Rosemary B. Kurtz, a Registered Nurse, 12 Vermont Ave., has offered her professional services for the purpose of giving the Blood Pressure checks.

Rosemary is retired now, but she was formerly Professor of Nursing at Queensborough Community College, City University of New York

Starting in September the Blood Pressure checks will be taken the 1st and 3rd Wednesday each month from 10-12 Noon in the card room of the clubhouse.

No doubt many residents of OBG will want to take advantage of this service. It is in the interest of everyone - regardless of age.

NEW WELCOME KITS READY FOR DISTRIBUTION

Through the efforts of Dave Grant and Bill Souza, our membership committee, a set of new Welcome Kits are ready to be presented to all new residents of OBG.

There are at least twelve different items included in the Kit, including such important things as "Guidelines for Establishing Legal Residence in the State of Florida", "Florida Facts, useful information for new residents of the Sunshine State," "BY-LAWS of the OBG Property Owners Association," a booklet on "Leisure Living", and other vital information.

If any new resident of OBG has not received one of these free kits, just get in touch with Bill or Dave and they will be happy to deliver one to your home.

MAY THE GOOD LORD TAKE A LIKEN TO YOU.



The question for this month is, "If you had your life to live over, would you live it the same way or would you do something differently?"

Jack Combs - I would have done a couple of things differently. First, I would have liked to have met Val (my wife) sooner and secondly, I would not have taken the last job I had before retiring. Evelyn Sandre - I would have lived it the same except for one thing. I wish that I had gone ahead with my education and got a collge degree. Art Kurtz - My life has been very happy and satisfying. I would live it again as it has been. I've been fortunate to have a wonderful family and now Rosemary and I are living a very contented and beautiful life together. John Younge - Conditions being the same, I guess I would not have done anything differently. Getting my college education, marrying a wonderful wife and having two fine children, I definitely would not have changed. However, if I had access to unlimited funds, no doubt I would have done a few things differently, like traveling a lot. Karl Burre - I experienced many a rough time in my life, but if I were to live it over again, I wouldn't change a thing. Being born in Germany and later a prisoner in World War I, then later traveling in most counties in Europe. America has been good to me. I earned a good living and saved enough to be able to retire here in OBG and I love it. I thank the good Lord for looking after me.

MR. ARNETT TALKS AT ASSOCIATION MEETING.

An open meeting of the OBG Property Owners Association was held Tuesday, August 14, at 7PM in the Weirsdale Presbyterian Church with over fifty people in attendance.

The meeting was conducted by Al Slinkman, Vice-President. After the various reports by the Secretary, Treasurer and committee chairmen, the Association Attorney, Mr. John Arnett of Ocala was introduced.

During Mr. Arnett's talk he explained some of the current problems which involves many residents of OBG. In Particular, he spoke about the increase on the contractual agreements which is determined by the Consumers Price Index. To make matters more complicated, some residents have received notices of increases based on the total monthly amount while others have received

LEGAL INFORMATION

Printed below is a portion of a letter written by Mr. Steven Richey, Attorney for Orange Blossom Hills, Inc., to Mr. John Arnett, Attorney for our Property Owners Association.

6

"I have reviewed the Final Declaratory Judgement 1978, Mr. Campbell's June 5, 1979, letter, your May 18, 1979, letter to James Shay, and your June 28, 1979, letter to me regarding increases in the monthly maintenance charge. This letter is to advise you that Orange Blossom Hills, Inc., will be applying the cost of living increases times the total monthly maintenance charge contracted for by the individual homeowners at Orange Blossom Gardens and the corporation will not be deducting the water and sewer charges prior to making the cost of living adjustment."

I hope you are able to pursuade the Homeowner's Association that the October 1978 agreement we entered into for an automatic increase in the credit given for water rate increase granted by the P.S.C. is a two way sliding scale which justifies our position in the matter."

COMMENT - It is understandable why the OBG Property
Owner's Association is protesting the 'stand' that management is taking on this matter. It is our contention
that only the P.S.C. has the authority to raise water
rates. Furthermore the Final Declaratory Judgement
agreed to by management and our Association is still
in effect and it does not stipulate the cost of living
adjustments should include water and sewer charges.

(ASSOCIATION MEETING CONTINUED)

increases based just on the maintenance portion (minus the water and sewer charges).

There were many questions from the audience - discussion followed. It was decided not to take action or vote on anything until the next meeting in September when all the officers would be back and more members present.

LAKE LOT OWNERS

If you have a problem of weeds washing up on your shore line or settling at the bottom of the lake causing a pollution problem you may call the Lake County Pollution Board, 343-9738, and ask for Mr. Lewis. He can advise you what to do and also assist you with your problem.

YOUR HEALTH - Rosemary B. Kurtz, Ed.D., R.N.

Heart disease affects more individuals in the United States than any other ailment. Few people, if any, are not aware of the fact that "heart trouble" is a common complaint - whether it is a friend, a neighbor, or a relative - and that many of these individuals often require hospitalization.

Whether you are that individual with a heart ailment or not, it is advisable to know the general facts that can help when a heart problem exists. Below are a few suggestions that may prove helpful.

1. Whenever posible, avoid physical and emotional tension and strain.

2. Follow your diet - it is an important part of your doctor's plan for helping your heart. Eating fatty foods or fried foods, or using too much salt will also place an extra burden on your heart. After eating, relax for a while - your heart is working to digest the meal you just ate.

3. Stop smoking as this is a "no-no". It affects not only your heart but your lungs and other body

functions as well.

4. Participate in physical activities in moderation. Walking is beneficial for your heart as well as your general health. Walk in the temperate part of the day. Do not continue any activity if you develop a heavy feeling in your chest or have actual pain.

5. If your doctor has prescribed medication for your condition - make sure you take them as ordered. Don't take more or less than you have been instructed

to take.

Remeber, it could be your health or your life, and that "an ounce of prevention is worth a pound of cure".

WELCOME NEW MEMBERS Lucy & Larry Richards, 107 Royal Palm, 753-4149 Ray & Alice Harber, 132 Truman Ave.

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That an Insurance Guide titled, "Florida Consumers' Guide to Accident and Health Insurance", is now offered by the Dept. of Insurance as a buying guide in purchasing health and accident insurance. A FREE copy of this may be obtained from the State of Florida, Dept. of Insurance and Treasury, Orlando Fla. 32800.

LET US KNOW

If a new neighbor moves in near you, we would like to deliver a Welcome Kit to them. By so doing, we can be more helpful and render a real service.

IF YOU DON'T

Receive your copy of the News Bulletin, each month, notify your Block Captain or call Harold Dodd, 753-3296 and a copy will be brought to your door.

TELL YOUR FRIENDS AND NEIGHBORS THAT YOU READ IT IN THE NEWS BULLETIN.

SLOW DOWN: WATCHUR YOUR HURRY - THERE ARE TOO MANY FAST DRIVERS IN OBG.

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