

ORANGE BLOSSOM GARDENS

PROPERTY OWNERS'  
ASSOCIATION, INC.

THERE ARE NO STRANGERS HERE ONLY FRIENDS WE HAVEN'T MET.

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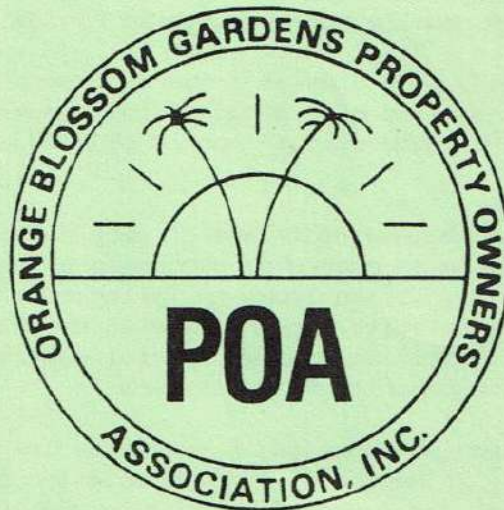
# BULLETIN

## MARCH 1989

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ORGANIZED 1975



A MEMBER OF THE FEDERATION OF  
MOBILE HOME OWNERS OF FLORIDA, INC.

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ALL NEW RESIDENTS, WELCOME!

We think you will agree with us that Orange Blossom Gardens is the best possible place to live in all of Florida!

In addition to becoming a neighbor and friend, we hope you soon will join the ranks of the membership of the **ORANGE BLOSSOM GARDENS PROPERTY OWNERS' ASSOCIATION, INC.** Our membership as of January 13, 1989, numbers 2,349 and is growing steadily!

We are a duly-chartered, non-profit organization incorporated on November 20, 1975, with the following objectives:

(1) **to preserve** the mobile home subdivision lifestyle we have chosen; (2) **to assist** the developer (management), whenever and wherever possible, in establishing a community that will benefit both the developer and the residents; (3) **to inform** residents of current issues which may affect them; and (4) **to protect** the rights and privileges granted to us by Florida Statute under the provisions of **Chapter 723, THE MOBILE HOME ACT.**

Our association is a member of the **FMO** (Federation of Mobile Home Owners of Florida, Inc.). A statewide non-profit organization, the FMO has been dedicated solely to the mobile home population for 25 years.

Like the Orange Blossom Property Owners' Association, the FMO is composed of a group of individual mobile home owners with a membership of nearly 250,000. Their members work:

(a) **to influence** decisions of city and county government agencies with regard to proposals affecting mobile home residents; (b) **to lobby** in Tallahassee to improve statewide legislative programs and to defeat unfavorable proposals; and (c) **to provide special services** and programs for the benefit of its members.

Of particular interest is their special program whereby - - **if needed** - - our association can apply for financial and legal assistance in the event of **disputes with the developer** resulting from violation of our statutory rights.

(please turn to inside back cover)



# ORANGE BLOSSOM GARDENS

## PROPERTY OWNERS' ASSOCIATION, INC.

### OFFICERS:

President	ARTHUR W. SMITH	753-3586
Vice-President	EVA HAWKINS	753-4838
Treasurer	DOROTHY MOREHOUSE	753-0475
Secretaries:		
Recording	MARIE NEAL	753-1862
Corresponding	RITA CHAPMAN	753-0074

### LIAISON COMMITTEE:

Unit 1	ARNOLD TREMPER	753-3681
Unit 2	KITTY MANN	753-0174
Unit 3	GLEN SWINDLER	753-4635
Unit 4	HOWARD JINKINSON	753-0183
Unit 5	(volunteer needed)	
Unit 6	BILL POOVIN	753-1267
Unit 7	WILLIAM RENTZ	753-2424
Unit 8	MARY LOSKE	753-5242
Unit 9	DALLAS BEAMAN	753-5373
Unit 10	GEORGE LOUNSBURY	753-7221
Unit 11	CAYE EKSTROM	753-3113
Unit 12	LEO SCHLATER	753-7545
Unit 13	DOROTHY D. SMITH	753-2054

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Sergeant-at-Arms	DAN MCGRAW	753-2284
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Chaplain	(volunteer needed)	
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### Standing Committees:

Blood Bank	CAROL ETHERTON	753-1859
Sunshine	RUTH VLAUN	753-3083

(Report sickness or hospitalizations to Mrs. Vlaun)

Bulletin Delivery	EARLE SNIDER	753-2189
Editor	JEAN TUTTLE	753-3610

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TRAIL FEES FOR SILVERLAKE AND HILL TOP GOLF COURSES

On February 11th a letter was directed to Mr. Harold S. Schwartz, President of Orange Blossom Gardens, from the president of O.B.G.P.O.A., Arthur W. Smith.

The letter was sent in response to the volume of complaints being received by the O.B.G.P.O.A. regarding the charge of trail fees for the executive golf courses scheduled to be implemented April 1st.

Dear Mr. Schwartz:

Re: Trail fees for Silverlake and Hill Top Golf Courses

It is incumbent upon the Orange Blossom Gardens Property Owners' Association, Inc., as the statutorily designated representative of the residents of Orange Blossom Gardens, to advise you of the extremely unpopular decision to charge the subject fees.

We are receiving more complaints on this issue than on any other in our collective memories, and they are being voiced by non-members as well as members.

The bases for these countless complaints, which are well-founded, are:

1) National advertising in many publications over a period of several years (and as recently as the February-March 1989 issue of Modern Maturity) has used **free golf** as an inducement to buy property in Orange Blossom Gardens.

2) Orange Blossom Gardens has long been advertised as an "active adult **retirement community**" which signifies your acknowledgement that the majority of buyers would be living on retirement income. With continued additions of new fees, our average retired residents will find it impossible to live within the "monthly living cost" which is estimated in your brochure.

3) Buyers are advised in your brochure that "services and amenities are provided at no additional costs" with the payment of a maintenance fee.

4) Golfers who would be physically unable to play golf if they had to walk the courses feel the fees are discriminatory as walking golfers are allowed to play for free.



5) Golfers who choose to walk at the present time have expressed concern about the time when they might be unable to do so and wonder at the cost facing them when that day arrives.

All residents are aware the Hill Top course was built at considerable expense. However, they are equally aware of the fact it was a necessary expenditure if Orange Blossom Gardens was going to be able to provide golf as an accommodation to the demand for it by an ever-increasing population expecting free golf.

The consensus is the decision to implement trail fees for the use of the "free" golf courses is not in keeping with the image Orange Blossom Gardens hopes to project - - nor the image we have been led to expect.

In view of the fact a very large percentage of residents were promised free golf with no trail fees, it is felt reconsideration of this matter in favor of maintaining the free golf status of the executive courses would serve to further enhance your stature.

We respectfully request your response in the very near future.

Sincerely,

/s/ ARTHUR W. SMITH  
President

There had not been ample time for Mr. Schwartz to favor us with a reply in time to include it in the bulletin.

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FIRST ANNUAL COFFEE FOR O.B.G.P.O.A. VOLUNTEERS

Fifty-plus volunteers were treated to a thank you coffee on February 16th at the Lady Lake Community Building.

Many years of service were represented and early association experiences were shared with "younger" workers.

If any volunteers (past or present) were overlooked, it was unintentional and we are asking them to come forward by contacting our vice-president, Eva Hawkins.

MARCH MEETINGS and DATES TO REMEMBER

- 2 - 7:00 p.m. - V.F.W. - The Big Top
- 8 - 7:00 p.m. - American Legion  
O.B.G. Club House
- 9 - 10:00 a.m. - O.B.G.P.O.A. Officers  
216 Maple
- 9 - 7:30 p.m. - Marine Corps League  
V.F.W. Hall No. 4705 - Leesburg
- 14 - 7:30 p.m. - O.B.G.P.O.A. MONTHLY  
MEETING - O.B.G. Club House
- 15 - Ides of March
- 17 - St. Patrick's Day
- 19 - Palm Sunday
- 20 - 9:00 a.m. until 3:00 p.m. - Blood  
Mobile - O.B.G. Club House
- 23 - 10:00 a.m. - O.B.G.P.O.A. Liaison  
Committee Members - Lake Lake  
Community Building
- 24 - Good Friday
- 26 - Easter
- 28 - 7:00 p.m. - D.A.V. - O.B.G. Club  
House

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LAKE COUNTY AMERICAN LEGION COLOR GUARD

The O.B.G.P.O.A., by unanimous vote taken at the February monthly meeting, has donated \$100 to the Lake County American Legion Color Guard which officiates at the funerals of veterans at the new national cemetery in Bushnell. The money is to be used toward the purchase of uniforms.



The regular monthly meeting of the O.B.G.P.O.A. will be held on Tuesday, March 14th at 7:30 p.m. in the O.B.G. Club House.

Amy (Walker) Winn, head of the Leesburg Blood Bank, has been invited to speak.

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BLOOD MOBILE

The Blood Mobile from the Leesburg Blood Bank will be at the O.B.G. Club House on Monday, March 20th from 9:00 a.m. until 3:00 p.m.

A record number of residents donated blood at the last drive in November, and it is hoped we can set another record this month. A larger bus will be sent so it should not be necessary to turn anyone away.

Anyone needing a specific time scheduled can contact Carol Etherton, Blood Bank Chairman (753-1859), and an appointment will be made.

We'd like to inform new residents of the fact donations of blood are credited to O.B.G., making blood available to both residents and employees free of charge in the event it is needed.

We'd like to remind all residents that the age limit of 65 no longer applies; and we have just learned persons who have had malaria can donate.

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BOB HASEL REMEMBERED

Bob Hasel, former treasurer of the O.B.G.P.O.A., passed away the latter part of January. He will be sorely missed.

Bob was devoted to his time-consuming job as our treasurer. He worked at it during the months of his treatment and discomfort and managed to maintain his cheerful and helpful attitude all the while.

In his memory, the O.B.G.P.O.A. has made a contribution to the American Cancer Society; and officers and committee members are making a contribution to Lake Hospice which was exceptionally supportive to his wife and family.

Complaints were heard regarding: the \$20 "country club" monthly charge, the \$10 trail fee for the "free" executive golf courses, and lack of regular street cleaning.

It was learned a petition is being circulated regarding the trail fees; and members were informed a request to O.B.G. Maintenance Department will get streets cleaned.

Ed Havill, Lake County Property Appraiser, who has held the office for 12 years, distributed a pamphlet prepared by a local bank and a letter to taxpayers reporting on the performance of his office. (A copy of the pamphlet is inserted into your bulletin.)

Lake County ranks 21st in size among the 67 Florida counties and is rated the most efficient. In all, only four counties ranked higher and they were smaller.

Mr. Havill reviewed qualifications for exemptions. He pointed out the new ~~widower~~ exemption law needs amendment by the 1989 legislature to make eligibility effective as of 1-1-89. (Savings: \$6 to \$9 per year.)

He pointed out appraisals are affected when appreciation of properties goes up faster than depreciation goes down. He said improvements are appraised at added value rather than the cost to improve. Locational factors (such as a \$70,000 home next to a junkyard) do not affect appraisals but percentages are allowed in the assessment. The area your property is located in also affects appraisals, with demand being a factor; and areas of Lake County, such as O.B.G., are very much in demand.

An audit is conducted every two years by the Department of Revenue which sends its people into counties to take an independent look at properties.

The homestead exemption, in Mr. Havill's opinion, is a "mirage" because the initial benefit ultimately will be lost as appraisal rolls increase as demanded by the Department of Revenue. (Homestead exemption renewals are automatic once property owner qualifies).

While the department uses the three common appraisal factors, it uses the highest approach. By law, Mr. Havill can, and does, use the lowest approach to value.



The following residents have joined the Orange Blossom Gardens Property Owners' Association, Inc. between January 13th and February 15th, bringing the total number of members to 2,476.

Names	Unit
M/M Glen Adams	12
M/M Roy Adams	3
M/M Robert Allee	6
M/M John Atkins	12
M/M Edward Benko	8
M/M John Blackburn	2
M/M Floyd Boatman	10
M/M Arnie Bradt	11
M/M Michael Brelick	12
M/M Raymond Brousseau	3
M/M Walter Cliffe	8
M/M Dan Dandrea	6
M/M Formosa Degre	10
M/M Albert DiCiurcio	7
M/M James Douglas	11
M/M James Farr	12
M/M Ronald Finney	12
M/M Ken Frasier	11
M/M Phil Fuller	6
M/M Ted Furlipa	8
Mrs. Rose Giangrande	3
M/M William Gill	9
M/M Howard Hoermle	10
Mr. John Hoyt	12
M/M Larry Hubbel	2
M/M Everett Jackson	7
M/M Stanley Janus	12
M/M Richard Johnson	8
M/M James Kessler	12
M/M Lawrence Landstrum	10
M/M Joseph Larocque	11
Mr. Bud Lash	3
M/M George Lockner	2
M/M Peter Mackanin	10
M/M Raymond McMullen	12
M/M James Masterson	12
M/M William Matthews	8
M/M Irvin Mays	3
M/M James Morris	4
M/M Tony Mulinare	10

NEW MEMBERS - continued.

<u>Names</u>	<u>Unit</u>
M/M Hugo Murro	3
M/M Bill Neal	9
M/M Robert Neeld	7
M/M Joseph Niznik	8
M/M John Petticrew	6
M/M Raymond Porambo	11
M/M Carlos Purcell	7
M/M Alvin Rankin	7
M/M Kenneth Rinesmith	8
M/M John Ross	10
M/M Richard Sawdey	10
M/M John Smith	10
M/M Robert Smith	9
M/M Robert Snyder	10
M/M Fred Strahler	12
M/M Matt Streidler	8
M/M Gordon Taylor	8
M/M Ronald Taylor	8
M/M Pat Tierney	4
Mr. George Trout	5
M/M Patrick Vecchio	5
M/M Robert Walker	12
M/M Walter Weatherman	9
M/M Robert Wilson	3
M/M Walter Zak	11
M/M George Zonger	3

TIME TO RENEW MEMBERSHIPS!

One of the most important cards in your billfold is your **O.B.G.P.O.A. membership card**. If you have not already done so, it is time to renew it.

Using the form on the back outside cover of this bulletin, you may either mail in your dues or present them to any officer or liaison committee member.

In either case, you will be issued a new and more attractive membership card for the 1989 calendar year.

Be proud of your membership and be active in your organization!



TO: ALL NEW RESIDENTS \_ continued.

With the combined efforts of our association and the developer (management), residents and management will derive mutual benefit from our community's continual growth and development.

Many of you have moved here from communities where property (or home) owners' associations have actively protected your interests and you know the advantages of membership.

**MEMBERSHIP** in the Orange Blossom Gardens Property Owners' Association, Inc. (O.B.G. P.O.A.) is open to all O.B.G. property owners who wish to join.

Information regarding **membership dues** can be found on the outside back cover, together with the membership form.

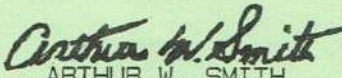
**O.B.G. P.O.A. MEETINGS** are held in the O.B.G. Recreation Club House at **7:30 p.m.** on the second Tuesday of each month from September through May. However, since O.B.G. residents vote in the Club House, meetings will be re-scheduled for the third Tuesday in any month in which an election is scheduled.

Meetings are open to all residents except the annual meeting in November at which time the officers are nominated and elected by the membership.

We make every effort to obtain speakers whose subjects will be of interest to you. To succeed in this endeavor, we would like to hear your ideas and suggestions.

Don't hesitate to contact the liaison committee member for your unit to offer **any** suggestions you might have which will enable us to better represent you.

We hope to see you at our next monthly meeting. Come and meet your new friends and neighbors at the social hour which follows the meeting.

  
ARTHUR W. SMITH  
President

O.B.G. P.O.A. MEMBERSHIP AND DUES

All property owners are cordially invited to join the Orange Blossom Gardens Property Owners' Association, Inc.

Membership dues are **only \$6.00** per calendar year for each household.

Dues to new members who join during the year will be pro-rated at **50¢ per month**. All renewals will be due **January 1st** of each year thereafter.

Your may send a check or cash to:

DOROTHY MOREHOUSE, TREASURER  
1342 - 1640 West Schwartz  
Lady Lake, FL 32659

((Please make your check payable to O.B.G. Property Owners.))

Remittance may also be made to any officer listed in the bulletin.

Please complete the following form and include it with your payment.

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MEMBERSHIP FORM  
(please print)

Name(s) \_\_\_\_\_

Old Address \_\_\_\_\_

New Address \_\_\_\_\_

Telephone: 753 - \_\_\_\_\_ Unit Number \_\_\_\_\_

\_\_\_\_\_ New \_\_\_\_\_

\_\_\_\_\_ Renewal \_\_\_\_\_

Signature(s) \_\_\_\_\_