



ORANGE BLOSSOM GARDENS
PROPERTY OWNERS' ASSOCIATION, INC.
BULLETIN

DECEMBER 1989

OFFICERS:

President	EVA M. HAWKINS	753-4838
Vice-President	VINCENT PALMISANO	753-0375
Secretary	DOROTHY HOKR	753-5864
Treasurer	DOROTHY MOREHOUSE	753-0475

LIAISON COMMITTEE:

Unit 1	ARNOLD TREMPER	753-3681
Unit 2	KITTY MANN	753-0174
Unit 3	GLEN SWINDLER	753-4635
Unit 4		
Unit 5	JIM MACHEEL	753-0318
Unit 6	BILL PODVIN	753-1267
Unit 7	JOHN FIORI	753-3808
Unit 8	MARY LOSKE	753-5242
Unit 9	DALLAS BEAMAN	753-5373
Unit 10	GEORGE LOUNSBURY	753-7221
Unit 11	RAMONA GEIGER	753-8044
Unit 12	LEO SCHLATER	753-7545
Unit 13	DOROTHY SMITH	753-2054

Sergeant-at-Arms	DAN MCGRAW	753-2284
Chaplain	REV. LEE OLIVER	753-7105

Standing Committees:

Blood Bank	CAROL ETHERTON	753-1859
Bulletin Delivery	LEO HAWKINS	753-4838
Membership	GLORIA HASEL	753-3162
Editor	JEAN TUTTLE	753-3610



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3

TO ALL RESIDENTS OF O.B.G.:

The election is over and by now everyone knows the final count was Management-Supported Slate: 627, P.O.A. Slate: 1193.

We hope management realizes the Property Owners' Association of Orange Blossom Gardens was not and is not for sale!! The vote was decisive and a clear mandate to continue in the direction in which the organization has been going.

We hope some of the damage and dissension, caused by management in their effort to garner votes, can be repaired. We have to be understanding and tolerant of some of our neighbors who voted management's slate out of fear and downright intimidation.

Prior to the election, Mr. Schwartz touted the Property Owners' Association and his slate on WOBG-TV. He stated it was a valuable organization. Now it's time to put up or shut up! Will Harold Schwartz work with the newly-elected slate or will he attempt to go back to his former stance of not recognizing the P.O.A. because his slate lost? Time will tell.

We are eager to work with management for the benefit of all the residents; and whether Mr. Schwartz likes it or not, the P.O.A. is the only lawful body representing the residents of O.B.G.

On November 15, we all saw democracy in action. Your new officers and I are looking forward to a busy year as we undertake the task of trying to resolve some of the grievances brought to us by residents.

In addition, we have been looking at the needs of some of our neighbors. It has been suggested that we form a **Community Assistance Committee**. Nothing has been decided on the many directions this committee would take to help those who are in need. Any ideas? Would you be willing to serve?? If so, contact me or any officer of the P.O.A.

TO ALL RESIDENTS OF O.B.G. - continued.

The P.O.A. is a viable and progressive organization and there are many positions open on standing committees. If any members have suggestions for other committees, they should bring them forth.

(See elsewhere in bulletin for a list of current standing committees.)

Pat Carter (753-7658) reports she and the members of the DOCUMENTATION COMMITTEE - - Al Jones (753-0036) and Rosemarie Dunn (753-0863) - - have had a good response from residents. It is their responsibility to record specific information relating to deceptive advertising (that which was promised at the time of sale and then not forthcoming) and activities/services once enjoyed free and for which there has recently been or is now a charge.

This information will assist the P.O.A. attorney and officers in their future endeavors on behalf of the residents. Please call a committee member if you think you can be of assistance in this endeavor.

I cannot begin to name the many people who have worked so hard before the election to ensure our success. We had a just cause and you all worked to give us a resounding victory.

This is going to be an exciting and a rewarding year for our organization. Thanks, thanks to all of you for making it possible!

Eva M. Hawkins

EVA M. HAWKINS
President

~ ~ ~ ~ ~
ANNUAL P.O.A. SOCIAL EVENT PLANNED

Something different is being planned for our annual social event. Be sure to watch for the January bulletin announcement for information as to what and when and the price of tickets!!

5

OUR ATTORNEY CONTACTS O.B.G. ATTORNEY

Christopher Jayson, P.O.A. Attorney, has directed the following letter to R. Dewey Burnsed, attorney for Orange Blossom Hills, Inc.

(Mr. Burnsed is a member of the Leesburg law firm of McLin, Burnsed, Morrison & Johnson and secretary of Orange Blossom Hills, Inc.)

"As you may know by now, this office has been retained to represent Orange Blossom Gardens Property Owners' Association, Inc., in relation to several recent developments in the subdivision.

"We would like to arrange a meeting between the developer and the new officers of the homeowners association, with counsel, to discuss the recent imposition of trail fees and other changes in rules, regulations, and policy at Orange Blossom Gardens. The homeowners association believes that negotiation is the best course in this situation if, of course, your client is willing to negotiate.

"Please discuss this with your client and let us know if such a meeting can be arranged."

The above letter was dated November 22 and we hope to be able to advise you, at our December meeting, that management's response has been favorable to the proposed negotiation.

+ + + + + + +

TICKETS FOR SWEATER GOING FAST!

Mary Campbell has donated a very beautiful hand-knit Fisherman's sweater (ladies size 36) to be raffled off to raise money for our legal fund.

Tickets are \$1.00 each and the drawing will be held at the December P.O.A. meeting.

Contact Mary at 753-2605 for a ticket or the names of other members with tickets.

VOLUNTEERS NEEDED

Any organization's volunteers are its backbone, and the P.O.A. is no exception! In the exciting year ahead under our new charter, we will need enthusiastic and dedicated volunteers in several areas.

In addition to existing Standing Committees, a few new ones are being created to enable us to better assist and represent our residents and members.

Please look over the following list of Standing Committees to see if you would be interested in appointment as a member to one or more:

Publicity --- P.O.A. History --- Membership Rolls (by computer) --- Community Assistance --- Bylaws and Procedures Manual --- Negotiating --- Nominating.

All of our committees are important to us, but our Liaison Committee (as representatives of each unit) is essential in that its members often are the first contact of residents with the P.O.A. They also provide Complaint Forms for residents who have exhausted other means of solving problems.

We plan to initiate an "assistant-in-training" program for each Liaison Committee member to ensure continuity in our representation of residents in the event any member needed to step aside.

We always have a need for Bulletin Carriers. Anyone who likes to walk and meet new people would enjoy delivering our bulletin once a month.

We are in the process of re-vamping our carrier routes so no route will be burdensome and easier to cover in case of illness or absence.

If anyone is interested in serving in any of the above capacities, please contact any officer or board member or liaison committee member.

(Our Refreshments and Blood Bank committees presently are covered, but may need assistance in the future.)

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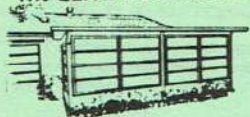
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NOTICE OF DECEMBER P.O.A. MEETINGS

- 14 - 2:00 P.M. - Executive session of newly-elected Officers and Board of Directors
1707 West Schwartz Boulevard
- 20 - 7:30 P.M. - Regular Monthly Meeting of Members held jointly with the Monthly Meeting of the Board of Directors
O.B.G. Recreation Club House
- 28 - 8:00 A.M. - Liaison Committee Meeting
Lady Lake Community Building

FLORENCE HUNTER TO SPEAK AT DECEMBER MEETING

Florence Hunter is one of our favorite speakers. She will tell us about the October session of the Silver-Haired Legislature where she served as President of the Senate this year.

Florence has been working for rights of older persons for years and says seniors keep the economy going and deserve to be heard!

1990 MEMBERSHIP DUES DUE

Your 1989 dues expire on December 31st! You can renew your dues at the December 20 meeting and new members can pay December and 1990 dues for only \$6.50!

LEGAL FUND

Our legal fund is growing. If you have not contributed as yet, won't you please send your check to DOROTHY MOREHOUSE, Treasurer, 1640 West Schwartz? Or if more convenient for you, you can give it to any officer or board member. This fund will be needed if renewed attempts at negotiation fail.

12

PETITION FOR CONSTITUTIONAL AMENDMENT

Ed Havill, Lake County Property Appraiser, contacted President Hawkins recommending a petition to have a constitutional amendment placed on the statewide ballot in 1990.

Mr. Havill also is Chairman of the FLORIDIANS FOR TAX RELIEF and the Lake County Coordinator for the SAVE OUR HOMES COMMITTEE.

The 1980 just value legislation requires Florida Property Appraisers to assess all property at 100 per cent of fair market value. This has created inequities in certain ad valorem tax assessments and a tax burden on homeowners.

The SAVE OUR HOMES AMENDMENT would limit increases in assessments on homestead properties to 3% per year or less.

The committee has set a goal of 400,000 signatures over the next year; and signed petitions are the best insurance to get the amendment on the ballot.

A petition has been inserted into the bulletin for your use if you care to help in this effort.

* * * * *

SPECIAL NOTICE

1989 P.O.A. membership cards for those residents whose membership dues were paid personally by Harold Schwartz were delivered to Chuck Kristofek for distribution.

If you have not received yours, it means:

- 1) you had already paid your dues and a card was issued earlier in the year; or
- 2) you were a member in 1988 and, therefore, owed \$6.00 for 1989 renewal (and the \$1.00 has been refunded to Harold); or
- 3) Chuck has not had a chance to deliver your card to you.

We have elected to discontinue the listing of new members in our monthly bulletin for the following reasons:

- 1) to avoid inadvertent listing of members who have requested anonymity, and
- 2) to effect a savings in the cost of printing.

* * * * *

FLAGS AND FLAGPOLES

The Lady Lake American Legion Veterans' Memorial Post No. 347 sells American flags (and flagpoles) at a nominal cost.

Proceeds from this project are used for programs of service in the community.

Post No. 347 will take your dirty, torn or very faded flag and dispose of it properly for you.

For information regarding purchase or disposal of old flags, call Bill Podvin (753-1267).

* * * * *

BILL RENTZ IMPROVING

We are pleased to report Bill Rentz is much improved since his triple bypass surgery.

He asked that we express his appreciation for your cards and prayers and to tell you he welcomes visitors at 1616 Lauren Lane.

Keep up the good work, Bill!

* * * * *

SUGGESTED BUMPERSTICKER

I DON'T CARE WHO IS ON BOARD, WHAT YOU LOVE, WHO YOU BRAKE FOR OR WHAT YOU'D RATHER BE DOING.

14
The meanings of Christmas are many...
How brightly they blend, touching our
lives with incomparable beauty, our
world with the essence of wonder.

Listen for the joy that laughs and
sings its way around our homes.
Hear heaven in each hymn, comfort in
each carol, care in every warming
word of cheer...

Look to the faith that shines like a
newborn star, filling the soul with
hope and inspiration...

Feel the love that holds friends
and families close in spirit,
whether around a festive table
or across the miles and years...

Share the peace and the promise,
the heart and the harmony of the
most marvelous of seasons.

- Ed Cunningham

May the meaning of Christmas
enrich your life...
The beauty of Christmas
bring you happiness...
And the peace of Christmas
fill your heart with lasting joy.

MERRY CHRISTMAS

and

HAPPY NEW YEAR

Orange Blossom Gardens Property
Owners' Association, Inc.
Officers and Board of Directors

CONSTITUTIONAL AMENDMENT PETITION FORM

104.185-It is unlawful for any person to knowingly sign a petition or petitions for a particular issue or candidate more than one time. Any person violating the provisions of this section shall, upon conviction, be guilty of a misdemeanor of the first degree, punishable as provided in s. 775.082, or s. 775.084.

NAME _____

Please print name as it appears on registration records

STREET ADDRESS _____ CITY _____

PRECINCT NO. _____ CONGRESSIONAL DISTRICT _____ COUNTY- _____

I am a registered voter of Florida and hereby petition the Secretary of State to place the following amendment to the Florida Constitution on the ballot in the general election.

Ballot title and summary : **HOMESTEAD VALUATION LIMITATION**

Providing for limiting increases in homestead property valuations for ad valorem tax purposes to a maximum of 3% annually and also providing for reassessment of market values upon changes in ownership.

Full text of proposed amendment: (c) All persons entitled to a homestead exemption under Section 6 of this Article shall have their homestead assessed at just value as of January 1 of the year following the effective date of this amendment. This assessment shall change only as provided herein.

1. Assessments subject to this provision shall be changed annually on January 1st of each year; but those changes in assessments shall not exceed the lower of the following :

(A) three percent (3%) of the assessment for the prior year.

(B) the percent change in the Consumer Price Index for all urban consumers, U. S. City Average, all items 1967=100, or successor reports for the preceding calendar year as initially reported by the United States Department of Labor, Bureau of Labor Statistics.

2. No assessment shall exceed just value.

3. After any change of ownership, as provided by general law, homestead property shall be assessed at just value as of January 1 of the following year. Thereafter, the homestead shall be assessed as provided herein.

4. New homestead property shall be assessed at just value as of January 1st of the year following the establishment of the homestead. That assessment shall only change as provided herein.

5. Changes, additions, reductions or improvements to homestead property shall be assessed as provided for by general law; provided, however, after the adjustment for any change, addition, reduction or improvement, the property shall be assessed as provided herein.

6. In the event of a termination of homestead status, the property shall be assessed as provided by general law.

7. The provisions of this amendment are severable. If any of the provisions of this amendment shall be held unconstitutional by any court of competent jurisdiction, the decision of such court shall not affect or impair any remaining provisions of this amendment.

Date signed

Signature

DS-DE 19 (1-85)

Pd. Pol. Adv.

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Ed Havill, Chairman



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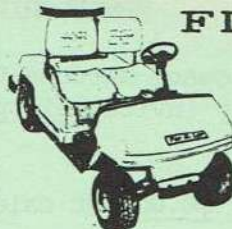
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12
MEMBERSHIP AND DUES

The Orange Blossom Gardens Property Owners' Association, Inc. cordially invites all property owners to join our association.

Dues are only \$6.00 per calendar year for each household.

Dues to new members who join during the year are pro-rated at 50¢ per month.

ALL RENEWALS ARE DUE JANUARY 1st OF EACH YEAR THEREAFTER.

You may send a check or cash to:

DOROTHY MOREHOUSE, TREASURER
1640 West Schwartz
Lady Lake, FL 32159

Please make your check payable to the O.B.G. Property Owners' Association.

Remittance also may be made to any officer or liaison committee member listed on the bulletin cover.

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

MEMBERSHIP FORM
(please print)

Name(s) _____

Address _____ / _____
lot street

Telephone number 7 5 3 - _____ Unit number _____

_____ New _____

_____ Renewal _____

Signature(s)

I (we) hereby consent to membership in the O.B.G.P.O.A., Inc. pursuant to the provisions of Chapter 723.

[Membership card issued: _____ Yes _____ No]