



ORANGE BLOSSOM GARDENS  
PROPERTY OWNERS' ASSOCIATION, INC.

BULLETIN

Jean Tuttle, Editor

MARCH 1990

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Unit 3	GLEN SWINDLER	753-4635
Unit 4	MARVIN & PATSY JACKSON	753-7874
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Unit 6	MARY VITO	753-1101
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Unit 12	HAROLD HELLER	753-9154
Unit 13	KENNETH & MARY MILLER	753-9659

Member of the Federation of Mobile Home Owners of Florida, Inc.



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Parliamentarian	ART EMMERICK	753-7459
Sergeant-at-Arms	DAN MCGRAW	753-2284

## CHAIRMEN OF STANDING COMMITTEES

Blood Bank	CAROL ETHERTON	753-1859
Bulletin Delivery	LEO HAWKINS	753-4838
Bylaws Committee	JEAN TUTTLE	753-3610
Procedures Manual Sub-committee	MARY LOSKE	753-5242
Computer Lists	HUGH MUIR	753-5464
Membership	GLORIA HASEL	753-3162
Negotiating	to be named by board	
Nominating	MIKE GRAY	753-0988
P.O.A. History	to be named/volunteer needed	
Publicity	to be named/volunteer needed	
Refreshments	ELEANOR DUDEK	753-2684

## CHAIRMEN OF SPECIAL COMMITTEES

Community Assistance	GLEN SWINDLER	753-4635
Documentation	PAT CARTER	753-7658

\* \* \* \* \*

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I have been asked to review the points of contention between the P.O.A. and O.B.G. management because, truthfully, the problems affect all of us - - non-members and members alike!

We primarily are concerned with management keeping promises they made as inducements to purchase our homes and lots in Orange Blossom Gardens.

**We want nothing more - - - and nothing less - - - than what we were promised!**

We were promised free storage for our recreational vehicles and, in fact, had free storage until September 1988.

We had free golf on the executive courses and paid no trail fees. Management also advertised that we and our guests could play free golf on these courses.

After a three-month postponement brought about by the P.O.A. due to improper legal notice, management imposed trail fees on the "free" courses as of July 1, 1989.

**Guests** can no longer play with you on the Silver Lake course and you must now pay a fee for them on the Hill Top course.

**ALL OF THESE CHANGES ARE WHAT IS TERMED BY FLORIDA LAW AS "A LOSS OF SERVICES."**

Within the framework of Chapter 723, the P.O.A. attempted

to resolve these grievances by negotiation and mediation.

When management refused to discuss the issues, we were compelled to hire an attorney and proceed to the next step in accordance with Florida law.

Our attorney, Chris Jayson, in a renewed attempt at negotiation, met with management's attorney, Dewey Burnsed, on December 11, 1989.

### MANAGEMENT'S PROPOSALS

As a result of this meeting, the following proposals were received from management dated January 18, 1990.

#### I. RE TRAIL FEES

a) They propose elimination of the trail fee on the **Silver Lake** golf course for at least four (4) years.

If the fee is reinstated after that time, the P.O.A. would have the right to take legal action to challenge the fee.

b) They want to retain the \$120 annual trail fee for the **HILL TOP** course, and they could raise this fee whenever they wished.

c) They refuse to refund any trail fees already paid.

#### II. RE FREE RV STORAGE

Management would agree to provide a fenced-in area for free storage of RVs to residents who



2 - MESSAGE FROM THE PRESIDENT

moved to O.B.G. prior to September 1988.

This would be an unsupervised area for which management would assume no responsibility.

They also stated they could discontinue this service at any time and the P.O.A. would have the right to again take the same action against management as we are presently taking.

With these two proposals on their part, management stated all issues relative to the reduction of services which exist at this time have been resolved.

P.O.A. COUNTER-PROPOSALS

The P.O.A. Board of Directors feels management's proposals are unacceptable and has authorized Chris Jayson to counter with the following proposals:

1. **TRAIL FEES** on the free Hill Top and Silver Lake courses will be eliminated, and will not be reinstated at any time for property owners who were residents prior to July 1, 1989.

Trail fees paid by property owners who were residents before July 1, 1989 shall be refunded in full.

2. **STORAGE FOR RECREATIONAL VEHICLES** will be provided in a fenced area and made available at no charge to property owners who were residents prior to September 1988.

Each resident using the same will be issued a key for the lock to the gate.

This will be an unsupervised area which may be moved from time to time by O.B.G.; and O.B.G. will not assume responsibility for any recreational vehicles stored therein.

3. **USE OF THE RECREATION HALL** shall be for the exclusive use of residents and their guests.

The Hall shall not be used by management or the recreation department for the purpose of holding events for the benefit of non-residents or for commercial purposes.

The Hall will remain accessible to the residents at all reasonable hours in the event no scheduled activities are planned, as required under Chapter 723.022 of Florida Statutes.

In the spirit of cooperation and compromise, we have not dwelt on the fact our guests can no longer play the free courses "free," nor the fact we now pay for the driving range which, until late last year, was offered to us at no cost.

We have asked management to respond to our proposals by March 8th. We will keep you informed of developments as they occur.

*Eva M. Hawkins*  
President



5

## CONTRIBUTIONS NEEDED FOR LEGAL FUND

When our attorney, Chris Jayson, spoke at our annual meeting last November, he recommended making every attempt to re-negotiate our grievances with management; and, as you know, we are in the process of doing so at this time.

At the same time, President Eva Hawkins announced the need for an estimated \$50,000 Legal Fund in the event legal action became a necessity, and requested contributions of \$50 from members. She pointed out this would only be \$20 added to the \$30 saved when the P.O.A. forced postponement of the trail fees for three months.

There was an immediate and gratifying response. Since then, however, it appears many of our members have adopted a **WAIT AND SEE** stance.

### LIAISON COMMITTEE ROSTER COMPLETE

We welcome Harold Heller and Mary Vito as the newly-appointed members of the Liaison Committee to represent Units 12 and 6, respectively.

In keeping with our new policy to have two members share the responsibility of representing each unit, Bill Podvin will now serve as co-representative of Unit 6.

Our thanks to Leo Schlater who did a first-rate job as the previous committee member for Unit 12.

We feel these members plan to come through if legal action becomes a reality; but it is imperative the legal fund goal be reached and available to us against possible need.

We need assurance of both the financial and moral support of our membership as we attempt to resolve current problems and ensure fair treatment for all our residents in the future.

Even now we have legal fees for consultations with our attorney and his consultations with management's attorney.

If our present re-negotiation efforts succeed, the unused portion of the legal fund will be refunded with interest on a pro-rated basis; so please make your contribution soon.

### APRIL AARP MEETING

AARP Chapter No. 4432 will meet on **April 10th** (instead of the 3rd) at **10:00 a.m.** in the **Big Top**.

Registration is scheduled to be held at **9:30 a.m.**

Beverly Morrison, Regional Field Manager for Prudential AARP Insurance, will be the guest speaker.

All members are urged to attend and prospective members are welcome.



COMMUNITY ASSISTANCE COMMITTEE NEEDS VOLUNTEERS

In recognition of the fact some of our O.B.G. residents could use various forms of neighborly assistance, the P.O.A. announced the creation of a very special committee and charged it with lining up volunteers to lend this assistance.

Glenn Swindler, committee chairman, has reported a disappointing response and asked that another appeal be made to members and residents to volunteer.

Most of us have the inclination to be helpful but we don't know what kind of help is needed or who needs it!

Won't you please contact Glenn at 753-4635 and tell him what hour(s) and day(s) you could lend a helping hand and in which of the following areas you could be of the most assistance?

1 - **TRANSPORTATION** to business or medical appointments outside O.B.G., or to a night-time function at the Club House.

[The only transportation some residents have is a bicycle or a motorized cart which cannot be used outside the community or at night.]

\* \* \* \* \*

Retirement can be a catastrophe or a commencement, a rocking chair or a launching pad.

- author unknown

2 - **TO RUN ERRANDS** for residents who are housebound or who are recuperating from surgery or an illness and need groceries, medicine, letters mailed, etc.

3 - **A SITTER** to relieve a resident who needs a brief respite from the confinement of 24-hour care of a spouse or parent.

4 - **KNOWLEDGE** of how to file a Medicare claim or how to locate the proper agency or organization to apply to for information or help.

The committee also needs to be advised if you know of a resident who needs assistance of any kind.

It also is important for residents who need a helping hand - temporarily or permanently - to contact Glenn regarding the kind of assistance needed and, insofar as possible, when it would be needed.

With a roster of volunteers in place, the committee can prepare a schedule of needs and match it against availability of committee volunteers.

SURELY MOST OF US CAN SPARE  
A FEW HOURS TO HELP A NEIGHBOR!

\* \* \* \* \*

**MEMBERSHIP DUES** are renewable as of January 1st each year.

**NEW RESIDENTS** may join during the year at pro-rated dues.



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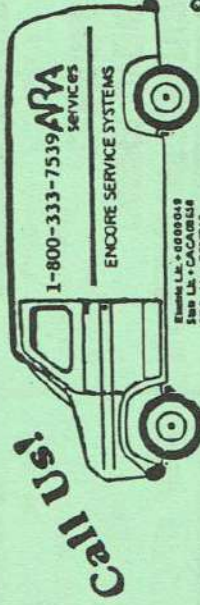
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## NOTICE OF MARCH P.O.A. MEETINGS

- 1 - 9 a.m. - Liaison Committee Meeting  
Lady Lake Community Building
- 8 - 9 a.m. - Executive Session of the  
P.O.A. Board of Directors  
1707 West Schwartz Boulevard
- 21 - 7:30 p.m. Monthly Meeting of  
Members held jointly with the  
Meeting of Board of Directors

Come to the meeting and mingle with members for coffee and doughnuts afterward.

**DUES RENEWALS and NEW MEMBERSHIPS** can be taken prior to the meeting from 6:30 p.m. to 7:30 p.m.

### MEETING RE LAKE COUNTY INCINERATOR

An important meeting between the Lake County Commissioners and Ogdon-Martin officials has been scheduled to be held on March 6th at 9:00 a.m.

The meeting will be held on the fifth floor of the new Lake County Court House in Tavares and is open to the public.

One of the issues is the cost of the building of the incinerator and the affiliated landfill expenses since the cost will be borne by Lake County home owners and businesses.

Another area for concern is the unresolved matter of the environmental impact on people, animals, vegetation and groundwater.

Concerned citizens who have been following the pros and cons of the proposed incinerator may want to attend and be heard.

## REPRESENTATIVE KELLY TO SPEAK 3-21

State Representative Everett Kelly will be the guest speaker at the March 21st P.O.A. meeting.

The **Mobile Home Study Commission**, of which Representative Kelly is a member, has filed its report and has introduced a bill in the Florida Legislature supporting the findings of its study.

Representative Kelly will be prepared to discuss this report and the proposed legislation at the meeting.

A question and answer period will follow this discussion.

**1990 DUES WERE DUE JANUARY 1ST  
DID YOU REMEMBER TO RENEW YOURS?**

### LEESBURG HUMANE SOCIETY NEEDS

The society's February newsletter requested that we put a hold on saving coupons for dog and cat food for the time being.

There is, however, still a need for coupons for detergents and all other cleaning products.

Thanks to the generosity of its patrons, the shelter was able to share "bedding" with Lake County Animal Control!

Knickknacks, utensils, small appliances, bed linens, glassware, games, toys, etc. are needed for the bargain store on Haines Creek Road.



### HOUSE NUMBERS MISSING

It has been called to our attention that some of the homes in O.B.G. are not displaying house numbers as required by Lady Lake Town Ordinance No. 88-30.

The ordinance, which was passed in preparation for implementation of the 9-1-1 emergency system, requires numbers four (4) inches high and one-half ( $\frac{1}{2}$ ) inch wide [ $4\frac{1}{2}$  x  $\frac{1}{2}$ ] and to be of contrasting color to the background color of the house.

Residents may choose stick-on, wood, plastic or metal numbers as long as they meet the above requirements as to size and color.

The numbers should be clearly visible from the street, preferably under front lights; and they should not be placed behind outdoor furniture or above foliage which could grow to conceal them.

ONLY THE NEW NUMBER should be displayed and the lot number, which is needed only in legal matters, should be deleted.

Failure to display the correct house number is punishable as a misdemeanor!

Residents who have questions about this matter may contact the Lady Lake Building Department at 753-2212.

PRECIOUS SECONDS COULD BE LOST while an emergency vehicle searches for your house!

### 542 HOMES NOT VERIFIED FOR 9-1-1

When Sgt. Larry Conniff of the Lake County Sheriff's Department spoke at our January meeting, he stressed the importance of verifying your name, address and telephone number for the 9-1-1 emergency system.

According to Sheriff's Department personnel, 542 homes in O.B.G. had not done so as of February 22nd.

Please consider the consequences of not being entered into the emergency system! Call 343-2101 today and provide the information that could very well save your life or your property!!!

### AARP ASSISTS WITH TAX RETURNS

Don't forget! The Lady Lake Chapter of AARP will assist you in preparation of your federal tax return as a free service.

This service will be available through April 15 at the following convenient locations:

MONDAYS - 9 am to 1 pm at the Chamber of Commerce Building.

TUESDAYS - 12 noon to 4 pm at the Lady Lake Community Building.

THURSDAYS - 12 noon to 4 pm at the new Barnett Bank branch.

If you have any questions or need the service at your home, call Art Emmerick, program coordinator, at 753-7459.



# P.O.A. ANNUAL SOCIAL EVENT

The P.O.A.'s dinner-dance in February was a huge success.

The food was excellent and the music the best we have ever heard. Our thanks to Howard Kelly for a job well done.

Bill Podvin and his American Legionnaires served the meal. Thanks, guys.

The cooperation of Phyllis of the recreation department and that of Ron of the maintenance department was much appreciated.

Thanks, too, to all our members who helped with setting up and cleaning up the hall.

Special thanks to our vice-president, Vinnie Palmisano, who did such a great job lining up door prizes.

As we left the hall - - well fed and toes still tapping - - our thoughts were in anticipation of next year's annual social event which we are sure will be even bigger and better.

EVA HAWKINS, PRESIDENT

## DON'T QUIT!

When things go wrong, as they  
sometimes will,  
When the road you're trudging  
seems all up hill,  
When the funds are low and  
the debts are high,  
And you want to smile, but  
you have to sigh,  
When care is pressing you  
down a bit - -  
Rest if you must, but  
don't you quit.

Life is queer with its  
twists and turns,  
As every one of us some-  
times learns,  
And many a person turns  
about  
When they might have won had  
they stuck it out.

Don't give up though the  
pace seem slow - -  
You may succeed with  
another blow.

Often the struggler has  
given up  
When he might have captured  
the victor's cup;  
And he learned too late  
when the night came down  
How close he was to the  
golden crown.

Success is failure turned  
inside out,  
So stick to the fight when  
you're hardest hit.

It's when things seem worst  
that you mustn't quit.

- author unknown -



14  
People who are late are often so much jollier than the people who have to wait for them. (Edward V. Lucas)

There's a difference between good, sound reasons and reasons that sound good.

The chance of bread falling with the butter side up is directly proportional to the cost of the carpet. (Arthur Black)

Love cures people - - both the ones who give it and the ones who receive it. (Karl Menninger)

Those who think they know it all are very annoying to those of us who do. (Robert K. Mueller)

Our language is funny - - a fat chance and a slim chance are the same thing. (J. Gustav White)

If it's true that men are such beasts, this must account for the fact that most women are animal lovers. (Doris Day)

Somebody figured it out - - we have 35 million laws trying to enforce our Ten Commandments. (Earl Wilson)

Most of us must learn a great deal every day in order to keep ahead of what we forget. (Frank A. Clark)

People seem to get nostalgic about a lot of things they weren't so crazy about the first time around. (Webster's Crosswords)

To figure your cost of living simply take your income and add 10 percent.

To keep your marriage brimming - with love in the loving cup - whenever you're wrong, admit it - - whenever you're right, shut up. (Ogden Nash)

Junk is something you keep for years and then throw out two weeks before you need it.

Patience often gets the credit that belongs to fatigue.

Housework is what a woman does that nobody ever notices unless she doesn't do it.

You can have such an open mind that it is too porous to hold a conviction. (George Crane)

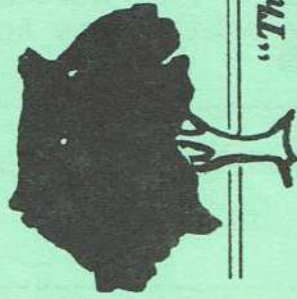
While equality of the sexes is a fine ideal, it's unlikely that women would ever allow it. (Franklin P. Jones)



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## MEMBERSHIP and 1990 DUES

As the legal representative of property owners under Chapter 723 (The Mobile Home Act), we cordially extend an invitation to all property owners (Units 1-13) to join the Orange Blossom Gardens Property Owners' Association, Inc. (P.O.A.)

**ALL RENEWALS ARE DUE JANUARY 1st EACH YEAR.**

You may send your check or cash to:

DOROTHY MOREHOUSE, TREASURER  
1640 West Schwartz Boulevard

Beginning in 1990, our custom of pro-rating dues to new members at **50¢ per month** will apply **only to new residents** who join during the year.

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

The usual rate of **\$6.00 per calendar year per household** will be due from all other new members and for membership renewals.

You may also pay your dues at any P.O.A. meeting.

If paying by check, please make it payable to the O.B.G. Property Owners' Association.

Please complete the following form and include it with your payment (whether a new membership or a renewal).

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### MEMBERSHIP FORM (please print)

Name(s) \_\_\_\_\_  
Address \_\_\_\_\_ Unit \_\_\_\_\_ Phone 753-\_\_\_\_\_

I (we) hereby consent to membership in the Orange Blossom Gardens Property Owners' Association, Inc. pursuant to the provisions of Chapter 723 (The Mobile Home Act).

\_\_\_\_\_ New \_\_\_\_\_  
\_\_\_\_\_ Renewal \_\_\_\_\_  
\_\_\_\_\_ Reinstated \_\_\_\_\_  
Signature(s) \_\_\_\_\_

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**FOR POA USE:** Amount paid \$ \_\_\_\_\_ by \_\_\_\_\_ cash \_\_\_\_\_ check  
Membership card issued \_\_\_\_\_ yes \_\_\_\_\_ no