



ORANGE BLOSSOM GARDENS
PROPERTY OWNERS' ASSOCIATION, INC.

BULLETIN
MAY 1990

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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.

APPOINTED OFFICERS

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REV. LEE OLIVER 753-7105
Parliamentarian
ART EMMERICK 753-7459
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DAN MCGRAW 753-2284

CHAIRPERSONS OF STANDING COMMITTEES

Blood Bank
CAROL ETHELTON 753-1859
Bulletin Delivery
LEO HAWKINS 753-4838
Bylaws Committee
JEAN TUTTLE 753-3610
Bylaws sub-committee on Procedures
MARY LOSKE 753-5242
Computer Lists
HUGH MUIR 753-5464
Liaison
TERRI BERUBE 753-5314
Membership
GLORIA HASEL 753-3162
Negotiating
to be named by board
Nominating
MIKE GRAY 753-0988
P.O.A. History
volunteer needed
Publicity
volunteer needed
Refreshments
ELEANOR DUDEK 753-2684

CHAIRPERSONS OF SPECIAL COMMITTEES

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

WE HOPE OUR MEMBERS WILL PATRONIZE THE BUSINESSES ADVERTISED HEREIN. REVENUE FROM THE ADS HELPS TO DEFRAY A PORTION OF THE COST OF PRINTING THE BULLETIN AND MAKES IT POSSIBLE TO DISTRIBUTE IT TO ALL RESIDENTS.

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Recently, approximately 2,000 residents of the Villages of Orange Blossom Gardens received notice that a class action suit had been filed against them. The Plaintiffs in this class action are Orange Blossom Hills, Inc. and Martin L. Dzuro. The Defendants are Clarence B. Sorensen and all of the residents whose property is situated within the boundaries in which OBH is seeking relief from certain restrictive covenants.

Mr. Sorensen was chosen to act as our class representative by the management of OBH and their attorneys. Michael Croak was selected by Mr. Sorensen on the advice of Mr. R. Williams (Lady Lake Town Attorney) to represent him and all of us if we choose to be part of the class. Mr. Croak's legal fees are being paid by Orange Blossom Hills, Inc.

The notice upset many people and I received hundreds of phone calls expressing their concern. I advised them the Property Owners' Association was relaying this information to our attorney, Chris Jayson, so that he could investigate and advise us if there was any need for concern.

The notice you received from OBH stated quite simply that the restrictive covenants on the affected property did not allow for recreational amenities or any commercial development, and strictly forbids multiple dwellings.

As you know, we do have recreational amenities and a lot of land being used commercially. There has been talk of multiple housing (townhouses, garden apartments) on the other side of the highway; and these restrictive covenants must be lifted in order to legally quiet the title to permit these things.

If you have not received the Notice of Class Action, your property does not lie within the affected boundaries.

On April 20th, we received a letter from Jennifer L. Boone, Sales Manager and Mr. Schwartz's granddaughter, advising us to "Do Nothing" in conjunction with this suit. She assured us we have nothing to be concerned about. She further stated that the deed restrictions only had to do with recreational facilities. She made no mention of commercial use or multiple dwelling restrictions.

Regardless of what the notice says and what Jennifer wrote, the real concern is what is listed in the actual suit filed in the Circuit Court of the 5th Judicial Circuit in and for Lake County.

In the complaint, the first count appears innocuous in that they are simply seeking to have the 1962 restrictive covenants declared null and void.

(please turn to next page)

However, it appears the park owners are attempting through Count II to obtain carte blanche permission to modify the restrictive covenants at their own whim and desire.

We feel the affected residents must object to the court allowing carte blanche authority to the developer to unilaterally modify the restrictive covenants.

The restrictive covenants are a contract between the residents and the developer which both sides are required to abide by. In general, the developer does not have the authority to unilaterally modify the restric-

tive covenants once the property has been transferred to purchasers, such as the residents of OBG.

To protect the P.O.A. members' interests, the P.O.A. has moved to intervene and become a party to the class action suit.

If the court allows the P.O.A. to become a party, no settlement or deal can be made without the P.O.A.'s approval. We will keep you advised of all future developments.

Eva M. Hawkins

P.O.A. President

NOTICE OF MAY P.O.A. MEETINGS

- 3 - 9 a.m. - Liaison Committee Meeting
Lady Lake Community Building
- 10 - 9 a.m. - Executive Session of the
P.O.A. Board of Directors
1707 West Schwartz Boulevard
- 16 - 7:30 p.m. - Monthly Meeting of
Members held jointly with the
Meeting of Board of Directors
Recreation Club House

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

NOMINATIONS FOR NOVEMBER ELECTION

Any member who wishes to be considered for nomination for office should contact the Nominating Committee Chairman no later than September 1st.

JUNE - JULY - AUGUST P.O.A. MEETINGS

- 1) There will be no joint Meetings of Members with the Board of Directors during the summer hiatus.
- 2) The Liaison Committee will meet on June 7th at its regular time and place. Members will be notified if meetings in July and August become necessary.
- 3) The Board of Directors will meet during the summer months on its regular meeting date.

SUGGESTIONS FOR BYLAWS CHANGES

Any member who has suggestions for amendments to the P.O.A. bylaws needs to submit them in writing to our Bylaws Committee Chairman no later than August 1st.

EDITORIAL COMMENTS

It appears the position the POA has taken by picketing has alienated some of our residents.

We find it difficult to understand why our efforts to resolve the differences between management and our association are regarded with such disdain when we are trying to protect the rights of every resident as their only legal representative under the provisions of Florida's Chapter 723.

By picketing, we are merely exercising our rights under the First Amendment of the Constitution to protest unfair treatment.

We obtained the necessary permit to picket. We are picketing on public property as required, and we are not obstructing traffic.

We are proud of the fact members of the TV media have found our picketing unnewsworthy for the reason we are not behaving in an unlawful or unruly manner.

We found it necessary to undertake picketing because our attempts to negotiate our grievances - - which began a year ago this month - - have not produced satisfactory results.

Management wants to retain the trail fees for the Hill Top course, but we cannot accept their decision for the following reasons:

a) what now is Hill Top was the only course available when many of us moved to OBG and our guests played free;

b) without a country club golf membership, Hill Top is the only course where we can take our golfing guests who now must pay to play;

c) management has stated there will be no cap on trail fees;

d) the Silver Lake course cannot possibly accommodate all the golfers who want to play the free golf we were promised; and

e) managements' agreement to rescind the fee for Silver Lake amounts to a doubled fee for Hill Top.

Some residents are of the opinion we are only concerned about trail fees and our golfing residents; but **THIS IS NOT THE CASE!** The trail fees were, however, the catalyst - - or the proverbial straw that broke the camel's back, if you prefer - - which made it necessary for the POA to take action to protest the indiscriminate charging of fees at the whim of OBG's management.

Our grievances include the promise of free storage for RV's which was provided for a short time. (Management has agreed to restore free storage to property owners who were residents before September 1988.)

Also included is the fact management rents our club house to outsiders, breaching security for residents and making the club house inaccessible for our use during those times.

We have heard rent also is charged to

2 - EDITORIAL COMMENTS

those persons who come to OBG to take your blood pressure, etc. Like us, you may have thought management allowed the use of the club house for this purpose as a service to residents.

This raises the old question of what the considerable amount of revenue generated from the maintenance/amenities fees we pay is being used for??

For those residents who (a) do not play golf, (b) are able to walk to play, (c) do not own an RV; and (d) do not have any occasion to use the club house for anything other than scheduled activities, it's true none of the above affects you!

Even so, we ask you to bear in mind the fact the inducement for many of us to buy in OBG was the promise of playing golf free for the rest of our lives!

We are reproducing a portion of OBG's ad which appeared in Modern Maturity in the August-September 1988 issue as an example of their many ads placed in nationally circulated publications aimed at retirees.

Retire to Sun-Kissed And Play Golf FREE

...for the rest of your life on our two Executive Courses. Or, pay only \$5 green fees to play our 18 hole Championship Country Club Course. Use your own cart FREE! No trail fee!

Live and Play in a Country Club Setting.....

Ideally located in the lush citrus and lake section of Central Florida, Orange Blossom Gardens is a private, adult, water-front Country Club Community. Our 4,000 friendly retired residents play golf and enjoy countless leisure activities year-round. Just 45 miles from Walt Disney World.

Please note the words "Use your own cart FREE! No trail fee!"

***** The words "FLORIDA Living" appeared in the heading of this ad in a second column, and had to be omitted for lack of space.

Do you not remember OBG's brochures which listed services and amenities as being provided at no additional cost with the payment of a monthly maintenance fee? "**Unlimited golf**" on the two executive courses was included in their list!

Did you forget that just last October management imposed fees on many of our activities? They wisely rescinded them; but what assurance do we have they would not reinstate them? **NONE!**

Perhaps these reminders will serve to jog the memories of those residents who have forgotten the nationally advertised promises, and also serve to explain to our newer residents what all the hullabaloo is about!

We only want what was promised to us! We also want to ensure against future unjust charging of fees which could mean some residents with limited income would have to forego favorite activities.

We have never objected to management making a profit, for no one goes into business to lose money. We do, however object to the reneging on promises in order to net larger profits!

Once again. Our grievances are not just about golfing. They are a matter of broken promises and what our Florida Statutes term **A LOSS OF SERVICES!**

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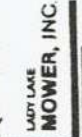
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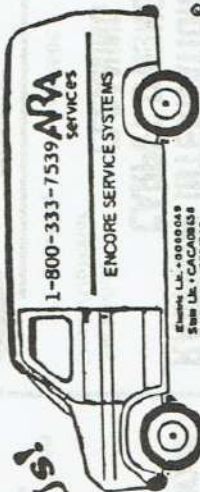
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Lady Lake

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ESTIMATES

753-1442

There will be no P.O.A. bulletin published during the months of June, July and August.

We will keep our membership informed by placing items in the **Lady Lake Magazine** and, if possible, in **The Village Sun**. If necessary, a special bulletin will be issued.

Otherwise, please be sure to check our bulletin board in the Club House for important messages and information.

We hope you have a very enjoyable summer, and we look forward to seeing you at our September meeting!

CO-EDITOR(S) NEEDED

The February bulletin carried the announcement that Jean Tuttle was retiring as editor of our monthly bulletin upon completion of the May issue.

Since no members have volunteered to assume this post, Mrs. Tuttle has agreed to continue as editor providing she receives assistance with the typing portion of the job.

The bulletin is published only nine months of the year as we do not hold regularly scheduled meetings during the months of June, July and August.

With the summer hiatus upon us, there would be more than ample time to explain the procedures before resuming publication in September.

David Branson, District Manager for Florida Power Corporation at Oklawaha, will speak to our membership on **HURRICANE PREPAREDNESS** at our May 16th meeting.

Most of us are aware the hurricane season starts **June 1st**. More and stronger hurricanes are predicted for this year; and it has been suggested Florida is overdue!!

Here is a check-list to help you prepare for hurricanes:

(a) collect containers for storage of water now; (b) check supplies [portable radio, flashlights, batteries and candles]; (c) refill prescriptions for a two-week supply; (d) stock-up on non-perishable foods, including pet food; (e) put together a first-aid kit; (f) fill your car with gas and check the battery, oil and water; (g) tape doors and windows and brace garage doors; (h) clear your yard of loose objects; (i) when storm approaches, set refrigerator/freezer at maximum for from 4 to 6 hours; (j) plan your evacuation route; and (k) keep advised of the storm's progress with media bulletins.

If someone in your home is dependent on medical equipment requiring electricity, call Florida Power now. You should, however, arrange to have an alternate power source available.

If you will be going to a public shelter, remember pets are not allowed, so plan ahead.

This will be our last regular meeting until September. Please make plans to attend and stay for the social hour after the meeting.

TIPS FOR STAYING SAFE

Lora Whereell, consultant for CITIZENS AGAINST CRIME, made a lively and interesting presentation at our April meeting of 46 tips for you to stay safe around your home, away from home, if confronted by a criminal, and with a weapon.

We wish everyone in O.B.G. could have heard these important tips, and that space permitted enumeration of all of them. Instead, we are offering the following summary:

- 1) Around your home. Raise the criminal's risk of getting caught by taking measures to slow him down with locks, etc. Request I.D. from delivery and service personnel. Never confront a criminal in your home.
- 2) On the street. Use the "buddy system" when possible. Change your route often and carry a dependable tear gas spray in your hand.
- 3) Around your car. Check in and around your car before unlocking. Always keep car doors locked. Park in well-lit areas. Carry a "CALL POLICE" sign.
- 4) If confronted. If money or jewelry is demanded, turn it over immediately. Don't turn a property crime into a violent crime. In a rape situation, gain time by doing the unexpected. Talk and act assertive. Make yourself undesirable.
- 5) With a weapon. Select a weapon suited to your capability, and always consider the emotional commitment necessary to use it in a panic situation. Many experts and agencies recommend non-lethal CS tear gas.

DID YOU KNOW?

A) The Lady Lake American Legion Memorial Post No. 347 has the following equipment available to veterans and their families for short term use:

wheel chairs - walkers - canes - bedside commodes - crutches - shower/tub stools - one electrically-operated lift chair - and one motorized cart.

There will be a small monthly rental for the cart and requests for its use should be for a limited period.

They would welcome donations of any of the above items when they are no longer needed.

Contact Bill Podvin at 753-1267 or S. J. Tralongo at 753-3093 if you need to borrow any of this equipment.

B) Our Legion and Lions Club members work as attendants at the Lady Lake Driving Range which is located west on Highway 466 and will accommodate your woods.

Each organization receives 50¢ of the \$2.50 paid for a bucket of 60 to 65 balls, and both use their proceeds from this activity for community service.

ATTENTION MEMBERS

You won't want your membership to lapse for lack of payment of your 1990 dues. Double check today to be sure you have renewed yours. Your P.O.A. is working hard in your behalf and needs your support!

P.O.A HISTORY COMMITTEE APPOINTED

The following P.O.A. members have been appointed to serve as the committee to prepare the history of our association from the time it was incorporated in November 1975 to the celebration of our 15th anniversary in October.

Virgil Coburn will serve as chairman, Johnnie Wilson as co-chairman, with Mitzi Diana, Earle Snider, and Howard and Peggy Wagner as the other members.

Any residents or members who have information which would be helpful to the committee in its compilation of the history of the P.O.A. and its accomplishments are requested to contact Mr. Coburn at 753-3467.

We hope all our members will want to participate in the celebration we are planning.

NEW RESIDENTS

You may join the P.O.A. at our May 16th meeting with payment of only \$4.00 (pro-rated annual dues at 50¢ for eight months).

STREET SAFETY IN O.B.G.

People - - residents and employees - - are ignoring the posted speed limits in O.B.G., and some are ignoring the stop signs, too!

Children are driving golf carts and this is illegal and dangerous!

Must we have a tragic accident before these practices stop?

GEORGE LOUNSBURY RESIGNS

We regret to announce the resignation of George Lounsbury as a member of the Board of Directors due to health reasons.

In accordance with P.O.A. bylaws, a vacancy may be filled by the affirmative vote of the remaining members; and an appointment will be made at the May 10th executive session.

The appointment will be for the unexpired two-year term which ends December 31, 1991.

EARTH DAY SHOULD BE EVERYDAY!

"... unless we nurture nature, nature will not nurture us..."

The first Earth Day was celebrated 20 years ago last month. Our concern for the future of our planet should be an everyday celebration! We should be thinking about those who come after us and the kind of environment they will inherit from us!

There are some things each of us can do: (1) be a wise consumer and demand products which will not endanger our environment; (2) recycle as much as possible of aluminum, glass, newsprint and corrugated boxes; (3) plant a tree or shrub and protest cutting of trees and clearing of land for developments; (4) avoid littering items which will take many years to disintegrate [such as Styrofoam and cigarette butts]; and (5) last but not least, conserve water!

Let legislators and manufacturers know how you feel about products which are not bio-degradable.

STATE and NATIONAL TOLL-FREE NUMBERS

The toll-free numbers listed below were compiled by the Florida Department of Agriculture & Consumer Services. It is being provided by the P.O.A. in the hope it might be helpful to O.B.G. residents.

Florida

All numbers preceded by 1-800

Attorney's Referral Service...342-8011
Better Business Bureau Auto Line...432-7159
Bureau of Condominiums...342-8081
Bureau of Mobile Homes...843-6106
Cancer Information Service...422-6237
Child/Adult/Handicapped Abuse
(Telephone staffed 24 hours a day, seven days a week)...342-9152
Department of Banking & Finance...848-3792
Department of Insurance...342-2762
Department of Natural Resources...342-1821
Department of Professional Regulation...342-7940
Division of Blind Services...342-1828
Division of Consumer Services...342-2176
Florida Business Line...342-0771
Florida Dental Association...282-9117
Game & Fresh Water Fish Commission...342-1676
Governor's Commission on Advocacy for Persons with Disabilities...342-0823
Health & Rehabilitative Services...342-0825
Hospital Cost Containment Board...342-0828
Library for the Blind & Physically Handicapped...342-5627
Mental Health Association of Florida...432-6423
Public Service Commission...342-3552
Toxic Substances Information Center...367-4378
Worker's Compensation...342-1741

National

American Dietetic Association...621-6469
Auto Safety Hotline (National Highway Traffic Safety Administration)...424-9393
Conservation & Renewable Energy Inquiry & Referral Service...523-2929
Consumer Product Safety Commission...638-2772
Federal Aviation Administration...322-7873
Federal Crime Insurance...638-8780
Federal Deposit Insurance Corporation...424-5488
Internal Revenue Service...424-1040
National Flood Insurance Program...638-6620
National Runaway Switchboard...621-4000
Second Surgical Opinion Hotline...638-6833
Veterans Information...282-8821

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787-4643

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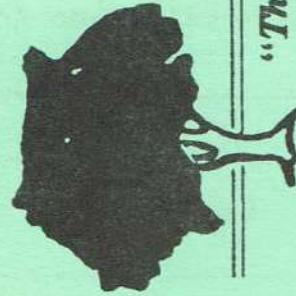
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6 a.m.-8 p.m.

Saturday

6 a.m.-2 p.m.

Sunday

7 a.m.-2 p.m.



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Barbara Holland
President

1116 W. North Blvd.
Leesburg



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).

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)

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