



**ORANGE BLOSSOM GARDENS
PROPERTY OWNERS' ASSOCIATION, INC.**

**BULLETIN
DECEMBER 1991**
Lena Beauchamp - Editor

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Unit 8	Terri Berube	753-5314
Unit 9	Jack McCarthy	753-3834
Unit 10	Frenchie Degre	753-7941
Unit 11	Sadie Woollardd	753-0615
Unit 12	Volunteer Needed	
Unit 13	Mitzi Baigert	753-5040

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Chaplain	Pat Sims	753-8959
Parliamentarian	Art Emerick	753-7459
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Bylaws Committee	Glenn Swindler	753-4635
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	Vincent Palmisano	753-0375
	Dorothy Morehouse	753-0475
	Patricia Carter	753-7658
	Art Emerick	753-7459
	Carl Diehl (alternate)	753-5394
Nominating		
P.O.A. History	Virgil Coburn	753-3467
Procedures Manual	Mary Loske	753-5242
Publicity	Dorothy Hokr	753-5864
Refreshments	Viola Tranchida	753-5432

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Community Assistance	Glenn Swindler	753-4635
Documentation	Pat Carter	753-7658

MESSAGE FROM P.O.A. PRESIDENT EVA M. HAWKINS

The time has come to say thank you to the many people who have helped to make my tenure as President of the P.O.A. such a success.

I feel our organization has made remarkable progress over the past thirty months and that success cannot be attributed to any one person but to many people who worked together for the common good of all of our residents.

For the first time in many years we have a liaison with management and have succeeded in resolving many potential problems before they escalated into unmanageable conflicts. This is as it should be because the goals of the P.O.A. residents and management are the same. Management wants to build a beautiful saleable product (retirement housing) and the residents want Orange Blossom Gardens to remain affordable to them. The P.O.A. is dedicated to working with management and the residents toward that end.

We had some grievances and using the legal recourse available to us resolved them. Some might not agree that we were successful because they are excluded but in fact this is not true because when you dispute a loss of services, you dispute on behalf of those who have already lost those services not for those to come. There are many who,

at the present time, are not taking advantage of those benefits for their own reasons. Tomorrow or next year their circumstances might change and then they can exercise those rights and privileges.

There are other benefits that we all presently enjoy that might some day become a reason for dispute. The P.O.A. will remain ever alert to step in if necessary to defend the rights of the residents. All the P.O.A. needs is your support.

As your President, I would like to take this opportunity to thank those people who have made the last thirty months a little easier for me.

To the present and past Board Members and officers, my thanks for their guidance and unwavering support; to the chairpersons and members of the various committees my thanks for carrying out the many functions of an organization such as ours; to the liaison representatives who are the heart beat of our group and keep the lines of communication open in both directions; thank you. To the many volunteers who carry the Bulletin and any other special bulletins that keep all of our residents knowledgeable of what's going on with their organization, my heartfelt thanks. All of the former made my job a little easier and I thank you.

PRESIDENT'S MESSAGE (Cont'd)

In the fervor of our pursuit and in the heat of litigation there were times that some people became very nasty and abusive and I could have become very disillusioned. Thank God for those of you who called me or wrote me, who smiled or gave me a thumbs up. You kept my spirits up and made it all worthwhile, thank you.

Eva M. Hawkins

EVA M. HAWKINS

NEW OFFICERS OF THE P.O.A.

New officers of the P.O.A. will be seated at the December meeting.

Come to the meeting in force to show your support. These ladies and gentlemen give up a considerable amount of their time to work for your benefit.

The P.O.A. is dedicated to protecting the rights and privileges you enjoy as resident, while striving to maintain congenial relations with management. This enables us to resolve any problems that arise before they become major stumbling blocks. These leaders are willing to devote their time and efforts toward this end. Show your support through your membership, input and attendance at our meetings.

Membership Meeting: DECEMBER 18, 1991

GOLF CART CROSSING

Petitions are now being circulated requesting that something be done to allow residents to cross the highway with their golf carts. In addition to golfers, the golf cart is the only means of transportation for some of our residents. The golf cart crossing would allow the residents to go to the market, drug store, etc.

We do not know at this time if this access necessitates changes in legislation or merely a Department of Transportation ruling. In any event, your Property Owners' Association has voted to support this effort. We have contacted Senator Richard Langley and Representative Everett Kelley. They are investigating what is required to permit this and have assured us of their support in this endeavor. Because of the financial shortfall in the State, we probably will not be offered an overpass, however, a regulated traffic signal with sufficient time to allow golf carts to cross with signs indicating "golf cart crossing" is a distinct possibility.

When the petitions are filled, we will send them on to these respective legislators. If you have not signed a petition and would like to, contact **AL PELOSI** on **753-0562** or **BOB JOHNSON** - **753-9839**.

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THANK YOU ED HAVIL!!!

ED HAVIL, Lake County Appraiser, was our Guest Speaker in November. He provided more information in forty-five minutes than you can possibly imagine. Ed stayed on after the meeting and answered many more of our questions. He advised us that properties are constantly being reappraised on a random basis. If you feel that the appraisal on your property is not fair, he invites you to go to the Appraiser's office to register your complaints. Ed assured us corrections are entirely possible.

Ed Havil is a talented and eloquent speaker. His presentation was most enjoyable. Having become better informed, we will be able to more intelligently dispute our assessments. Mr. Havil also discussed the **TAXPAYERS ASSOCIATION**. Many people joined.

COME JOIN THE FUN!!!

The OBG Barbershoppers will entertain us at our December meeting. We have a musical treat in store. This group gets better with age!!

Instead of our usual coffee and donuts, some of our members are baking their favorite cookies. Come join us for **good music, good food and good fellowship!!!**

BLOOD BANK NEWS

START YOUR NEW YEAR RIGHT with a "free" donation!! Feel better - lose those HOLIDAY calories and also, get a free cholesterol test!! How? By donating a unit of blood on **MONDAY, JANUARY 6, 1992**, thus aiding all the residents in OBG and employees.

Our **GALLON** donors from October were **LED HAWKINS, KAY M. ROSE** and **GLENN SWINLER**.

The next date will be **JANUARY 6th**. For an appointment call **753-9021** after **DECEMBER 26th**. For any other information regarding our blood donor program - call **753-9021. THANK YOU ALL --- DOROTHY HOERST.**

LOOKING FORWARD TO JANUARY MEETING

Our Guest Speaker for January will be **NORA HILL, ESQUIRE**. Ms. Hill is a member of National Academy of Elder Law Attorneys. Elder Law is a wider discipline in the law as it deals with older Americans and their families.

Nora will also discuss some possible problems we may be facing with Medicare. She also will touch on living trusts and ways of avoiding probate. **COME JOIN US** for this timely discussion and invite your friends along!!

9

10

It has been brought to my attention that some OBG residents who formerly subscribed to cable television from Senior Cablevision, were charged and paid for that service one month in advance. When Lake Cablevision purchased the cablevision system from Senior Cablevision in August, they billed their new, former Senior Cablevision customers one month in advance. This means that certain residents actually paid twice for the same month's service. Some residents picked up on the double payment and have been issued a refund.

I have talked to Senior Cablevision management and they have confirmed that certain refunds have been made. They have confirmed that there were a small percentage of the customers improperly billed in advance. They discovered that only when some of their customers asked for the refund. They have indicated that in order to determine who was billed in advance, it is going to take a personal search of each file and that that search is under way. It is anticipated that that search will take another thirty to forty-five days, since it requires a physical examination of each individual file to determine if an error was made.

Senior Cablevision has requested that you not call about that as this will only slow down the process. However, if you feel that you have been one of those who were double billed, please write to Senior Cablevision at 1200 Avenida Central, Lady Lake, Attention: John Wise, giving your name and lot number. This may aid them in their search and speed the process up somewhat. However, even if you don't write, they have agreed to check the records for double billings. They have estimated that the double billings are a very small percentage of the whole and were clerical errors.

Eva Hawkins

* * * * *

DATES TO REMEMBER

Thursday, December 5, 1991	9:00 A.M.	Liaison Committee Meeting Clark Gable Room
Wednesday, December 11, 1991	7:30 P.M.	Board of Directors Meeting (Location: To be announced)
Wednesday, December 18, 1991	7:30 P.M.	Monthly Membership Meeting OBG Recreation Hall

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MEMBERSHIP and 1991 DUES

We cordially extend an invitation to all property owners (Units 1-13) to join the Orange Blossom Gardens Property Owners' Association (P.O.A.)

You may send your check or cash to:

Dorothy Morehouse, Treasurer
1640 West Schwartz Boulevard

Beginning in 1990, our custom of prorating 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.

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

Current year renewals and new memberships will be accepted up to October 1st each year.

ALL RENEWALS ARE DUE JANUARY 1st EACH YEAR.

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.

_____ New _____

_____ Renewal _____

_____ Reinstated _____

Signature(s)

Property Closing Date _____

FOR P.O.A. Amount paid \$ _____ by _____ cash _____ check

USE ONLY Membership card issued _____ yes _____ no