



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

**BULLETIN
MAY 1992**

Lena Beauchamp - Editor

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Procedures Manual	Mary Loske	753-5242
Publicity	Harold Heller	753-9154
Refreshments	Viola Tranchida	753-5432

MESSAGE FROM P.O.A. PRESIDENT DOROTHY HOKR

May is one of the best months in Florida, so many plants and flowers are at their most beautiful. It is also the time most of the Winter residents and guests are gone and if we are lucky the grandchildren will be visiting this Summer.

It is also a time when we can rest and plan for the Fall months. The Board of Directors of the POA will be busy. Many plans must be made for the POA to be of the most help to residents and continue to grow. Although I will be gone for awhile in May and June, the recorder will be ready to take your messages and I will return your calls. Other Board Members are always available to be of help. Also, all Liaison leaders are ready to assist residents in any way possible.

Thanks to all who took the time to write their concerns and opinions after we published the form in the April Bulletin.

So many of the concerns people have could be solved by common courtesy. Even if we are retired we still have responsibilities to our neighbors and people we meet. Constantly, we hear about people who do not keep their animals under control and do not clean up after them. Also people who do not respect other people's property. We've all seen cigarette butts dumped in streets, paper and trash thrown from cars. These are so easily corrected, if we only would be as courteous as we want to be treated. It is said often, but needs to be repeated - treat other people as you want to be treated. Most of us have left

our families in other States so we all become like family here. It is rewarding to hear and read about the people here who are so caring and helpful. It is always a few who make it difficult for the many.

There is a full report on projects the POA are working to solve in another column.

There have been some remarks made about the post office survey petition. Last month it was explained how the POA became involved. Since I've lived in OBG, (4½ yrs.) home delivery of mail has been discussed by "some" people. The POA is dedicated to responding to residents' concerns. We want to know if there is a need for a change in how the mail is delivered. If the majority of the residents agree that a change is needed, we will then decide when and how to petition for the change. It was interesting to learn that residents unable to go to the pick-up station for their mail are eligible for home delivery. Do not be misled by rumor and scare tactics to prevent you from expressing your opinion. We all (or most) had home delivery in previous residences. It did not cause excessive traffic or devalue your property. When we retired it did not mean we no longer could think and act as responsible adults. Please express your opinion by signing the petition or not signing. The numbers will tell the results.

One final plea. Please do not allow under age youngsters to drive golf carts. These golf carts are not

toys and can cause damage (ask me about my golf cart horror story).

Please have a good Summer. Be safe and come back to our September meeting refreshed and ready for a new season.

DOROTHY HOKR
PRESIDENT

#1 PRIORITY - CABLE TV & GARBAGE FEES

Since the POA and the developer reached agreement on April 9, 1991, there has been a difference of opinion when the developer starting charging for Cable TV and garbage pick up in areas that traditionally these services were included in the maintenance (amenities) fee. Our litigating Attorney (Chris Jayson) has stated that anyone closing on property before April 9, in areas that traditionally received these services as part of the maintenance fee should not be charged. Dewey Burnsed, Attorney for the Developer, states that the developer started charging garbage fees and cable fees in January 1991. Letters to state each position have been exchanged. We are hopeful the Attorneys can reach a final decision. If not it will mean we must return to Court for the Judge to resolve the issue. There are so few cases, but they are important to the people involved. It is frustrating that these decisions take so long. If you are having a problem, please contact us and hopefully these cases can be finalized before the Summer is over.

At the April POA meeting, it was determined that insufficient votes were cast to constitute a quorum and the matter was tabled until the May 20th meeting.

Since then, the Committee has gathered the necessary additional ballots and turned them over to the Secretary for validation. The results will be announced at the May Meeting.

DEVELOPMENT OF REGIONAL IMPACT

Development of Regional Impact is a State required plan from developers stating how the land they want to develop is to be used. It has to include protection of the environment (i.e. certain endangered animals, trees, wetlands) density (units per acre) and recreational facilities. Units 1 through 13 do not have a **DRI** since it was under development as the law was implemented. Units 14 and up on the West side of US 27/441 have **DRI** plans and reports must be filed yearly with many levels of State government.

Therefore, as far as it can be determined, there are no State requirements for recreational facilities in Units 1 thru 13.

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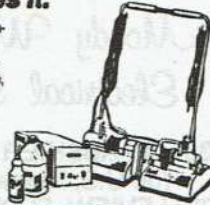
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THE WAY I SEE IT!

By Jean Tuttle

It has been a year since I gave up my jobs for the P.O.A. The fact that I did so should not be misconstrued to mean I had lost faith in it. Nothing could be further from the truth, and I would like to present some background by way of an explanation.

When Orange Blossom Gardens was in its infancy, the P.O.A. (in 1975) was the first organization formed to represent residents and to protect their interests. Many changes have been seen as our community grew, and the P.O.A.'s commitment to residents grew with it.

Residents joined for a number of reasons. Some became members because they had experienced the benefits of membership in similar organizations elsewhere. Some became members because they felt it was important to be involved in their community's affairs. Still others may have joined because the P.O.A. offered the only social activities available at that time.

The P.O.A. can claim many accomplishments over the years due to its efforts in behalf of residents. More recently, though, it truly showed its mettle by undertaking to correct a loss of services when certain promised free amenities were taken away and fees were imposed.

Every statutory requirement was pursued in an attempt to avoid taking legal action until it became apparent there was no other way to resolve the problem.

9
Some residents were opposed to litigation. Some were not affected by the loss of services. Still others just didn't want to be involved.

For one or another of the above reasons, some members chose to defect. Still, when the "dust had settled," **every affected resident** benefitted from the settlement -- member and non-member alike. The P.O.A. had succeeded in getting the promised free amenities restored, based on the time property was purchased. In addition, one year's fees were refunded.

Another major success of the P.O.A. involved your covenants. If the P.O.A. had not intervened in your behalf, court approval probably would have been granted to change them. This would **not** have been in your best interests.

You definitely should have a copy of the covenants for your Unit. If you do not, you should ask **LYNN BURNSED** for one.

When our community was expanded to development across the highway, many felt the P.O.A. should also expand to include those new residents in its membership. That would have been most desirable **IF** doing so had been prohibited by the P.O.A.'s charter which specified membership from within the original development of Units One through Thirteen.

During all this, I was astonished at the hostility shown to P.O.A. officers. It seemed to me to be more than a disagreement with policies and more like an attempt

THE WAY I SEE IT!! (Cont'd)

to undermine the P.O.A. as an organization.

It appears I have been pretty naive to think this past year would see evidence of a healing process. Now, instead, the P.O.A. continues to bear the brunt of unfair criticism for everything it attempts to do.

I find it difficult to believe that thinking residents would want to thwart the efforts of the only organization which is, by statute, designated as their legal representative!

The P.O.A. is composed of members of which only a very few are willing to give up some leisure time to carry out the purposes of its charter. These volunteers deserve your faith and support as they go about performing their duties.

Who else would go the distance in your behalf? No one! Who else has gone the distance in your behalf? No one! If you take time to think about it, you will realize this is the way it is. Anyway, that's the way I see it!

THANK YOU BILL WELKER!!

BILL WELKER has resigned from his position as Board Member. We thank you Bill for your valuable services. GOOD LUCK BILL!

THANK YOU LYNN BURNSED!!

Thank you LYNN for attending our April Membership meeting. Lynn gave us an update on the security system and neighborhood watch program.

LADY LAKE LIBRARY NOW OPEN!!

The Lady Lake Library is now ready for residents to use. The main project of the Kiwanis; it is a tribute to their goal of having a library in Lady Lake. Many people have been involved and continue to help the Library.

We have a request from **MARIAN HOLMES, LIBRARIAN** for Lady Lake Library for any books you may want to contribute.

Please be generous and share any books you may have that can be used.

WELCOME ABOARD!!

ROBERT CONNER has been appointed
Member of the Board

Chaplain - ANDY MASARIK

Parliamentarian - IRVING WHARTON

New Nominating Committee Members:

JOYCE SIMON and JOE SIMS

New Liaison Committee Members:

ROSS BACON, CHARLES HARVEY,
DEAN MASARIK and LEE PONDER

We thank ALL our volunteers and always welcome aboard new ones!!

DATES TO REMEMBER

Wednesday, May 20, 1992 - 7:30 P.M.
Monthly Membership Meeting
OBG Recreation Hall

NO MONTHLY MEMBERSHIP MEETING DURING
JUNE, JULY AND AUGUST.

Wednesday, September 16, 1992
7:30 P.M. - Monthly Membership
Meeting - OBG Recreation Hall

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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.

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

ALL RENEWALS ARE DUE JANUARY 1st EACH YEAR.

You may send your check or cash to:

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Remittance also may be made to any officer, board member, or liaison committee member.

Current year renewals and new memberships will be accepted up to October 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)

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I (we) hereby consent to membership in the Orange Blossom Gardens Property Owners' Association, Inc.

_____ New _____

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Signature(s)

Property Closing Date _____

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

USE ONLY Membership card issued _____ yes _____ no