



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

**BULLETIN
JANUARY 1993**

Lena Beauchamp - Editor

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

That your Holidays were happy and that the New Year brings you continued blessings is my wish for all of you.

Now that the Holiday festivities are over, it is time to get down to the serious business of the Property Owners' Association. I am honored that you chose me to lead our organization and with the help and guidance of the Officers and Board, the P.O.A. will continue to be the viable group it has always been.

A little history, the Orange Blossom Gardens Property Owners' Association was incorporated as a non-profit organization in 1975. Quite a few of the Charter Members are still with us and remain active in the P.O.A. In 1989, we re-incorporated under Florida Statute 723. The objectives in 1975 and 1989 remain the same: to further good will, friendship and understanding among the residents, to support legislation which protects the rights of the residents; to provide information on all legislation that affects the lifestyle and investment of each resident; to represent property owners in accordance with provisions of Chapter 723; and to promote and maintain a cordial relationship with the park owner/developer.

Although the park has grown beyond anyone's wildest imagination, these goals remain the same. Because of the increase in our size we are calling on all of our members for help in accomplishing our goals and keeping the P.O.A. a viable organization. Thirteen (13) liaison

representatives cannot possibly keep up with the movement in the park. New people are moving in daily and no one talks to them about the P.O.A. Every member should be a liaison to the P.O.A. Talk to your friends, neighbors and newcomers. You do not have to be an orator. You know why you are a member - those same reasons hold true for every resident. If you feel shy about citing chapter and verse, invite them to a meeting.

In addition to our stated goals, we have an ambitious agenda for the coming year. Our membership has fallen and I honestly feel that this happened purely as oversight. There are so many activities and so many organizations that we simply forget to send in our dues. Tripling our membership is our first priority for this year. Take time right now to fill out the Membership Form at the back of this Bulletin and send or bring it in. We do have a drop box in the hallway of the Recreation Building for your convenience; you can drop your check in it. Our new membership cards are blue. If your card is not blue, your dues are due. Because of the drop in membership, we have been operating at a deficit. We do not want to raise dues and if we bring our membership rolls up we will not have to. Never has the P.O.A. been so strong or more dedicated to protecting the rights of our citizens, let us get our membership back up.

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PRESIDENT'S MESSAGE (Continued)

Another major thrust in this year's agenda is extending our Blood Bank. We have successfully operated the Blood Bank since 1977. We are affiliated with the Central Florida Blood Bank. Originally we were set up for the benefit of our residents and then the program was expanded to include OBG employees. We have now included all the residents of the Villages. Our Chairperson **DOROTHY HOERST** is working at increasing the area that our Blood Bank covers.

Lastly, the Property Owners' Association will be looking at and offering some input into legislation that will be proposed by the Florida Mobile Home Association that will give subdivisions such as ours some control over where our amenity fees are spent. We hope a law will be enacted that will enable us to know what our amenity fees pay for so that when a developer wants to raise the fee, he would have to show what additional amenities were being offered to warrant that raise. My personal feeling is that amenity fees should not generate so much profit that it becomes another business. Rather it should cover what we actually receive in benefits with a small contingency fund for equipment repair and replacement. If this is truly the case our amenity fees should not escalate at such an alarming rate.

As you can see, we have set ourselves an ambitious agenda. Whether we are successful depends on you the residents. It all starts with your membership in the Property Owners' Association.

I am looking forward to 1993. Our Board is made up of a fine group of men and women with a variety of talents garnered from their varied backgrounds. We do need your support and input to continue to represent your best interests.

Eva M. Hawkins

Eva M. Hawkins
PRESIDENT

SAVE YOUR RECEIPTS

SCOTTY'S hardware is teaming up with Habitat for Humanity to help build affordable housing in partnership with needy families. **Habitat** is a Christian, self-help housing program designed to make home ownership possible for low-income families. **Habitat for Humanity** has six months to collect **\$100,000** worth of cash register receipts from the **Leesburg** and **Eustis Scotty's** stores. **Scotty's** will donate **\$10,000** worth of basic building materials if the goal is met by **MARCH 31**. Only **original receipts** will be accepted.

The P.O.A. mail box will be available for this purpose if you wish to support this worthwhile campaign.

The Chapel of All Faiths Church also has a drop in box to support the **Habitat**.

DO YOU HAVE FAULTY GRAY PIPES?

Many of our homes have gray pipe. Shortly after this pipe was invented by Dupont, Shell and Celanese, the developers realized there was a possible problem with the connectors.

At a recent Florida Mobile Home Association meeting, **Eva Hawkins** and **Glenn Swindler** learned of the potential problems with the pipe. The speaker at that meeting was **Carol A. Crawford, Esq.**

Ms. Crawford has reached an agreement with Dupont whereby the manufacturers of the gray pipe have agreed to pay for the removal of defective portions of the gray pipe plumbing systems from the mobile homes as well as installation of new plumbing in the home. In other words, if the polybutylene system has not failed at this time, Dupont has stated that they will pay for damage caused by polybutylene leaks in the future. The length of the warranty is currently being negotiated.

Ms. Crawford's fees are being paid by Dupont per individual settlement. Therefore, Ms. Crawford's services will not cost any individual homeowner or the Homeowners' Association any money at any stage of the settlement process.

Check under your sinks to see what type of pipe you have. If you are not sure, we will have someone check it for you. Primarily, the distinguishing feature is that it

is gray. At the **January** meeting, we will have forms available for you to fill out. Ms. Crawford will be our speaker at the **FEBRUARY Monthly Membership Meeting**. She will have more information for us. You may want to fill out the form and mail it to Ms. Crawford or wait until you hear her speak about this problem.

Mark your calendar and attend this most informative meeting on **WEDNESDAY, FEBRUARY 17, 1993, at 7:30 P.M.**

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JANUARY MONTHLY MEMBERSHIP MEETING

Wednesday, January 20, 1993 is our regularly scheduled P.O.A. Monthly Membership Meeting at 7:30 P.M. in the Recreation Hall.

Come meet the newly elected Officers and Board Members of our organization.

The talent of the **Way Way Way Off Broadway Players** will also highlight the evening. This fine group is always most entertaining.

The evening will be "topped off" with donuts and coffee served by our Hospitality Committee who are always on the job.

Invite a new neighbor and/or friend to join us for an evening that promises to be enjoyable.

Reminder: Membership renewals will be accepted at this meeting for those of you who wish to do so!!

COME YE! COME YE!

The Property Owners' Association has been very fortunate for the number and faithfulness of our members who give their time.

The heart of any strong organization is their volunteers. We are constantly looking for volunteers.

We need liaison works, bulletin delivery persons. Meet your new neighbors and friends. We always welcome new workers and their ideas.

Come join us and bring a friend!

FEBRUARY MONTHLY MEETING

CAROL A. CRAWFORD, ESQ. will be our Guest Speaker at the February P.O.A. Monthly Membership Meeting.

The gray pipe plumbing system problem will be explained in greater detail.

* * *

REMINDER

* * *

If you feel you have a physical handicap that makes it impossible for you to get your mail at the mail station and you desire home delivery of mail, please contact **PAT CARTER - 753-7658.**

The Property Owners' Association will be happy to assist you in attempting to get home delivery. The regulations clearly state that such service is available to physically handicapped persons. If you qualify, you should be able to receive this service.

THANK YOU - ONE AND ALL

On Wednesday, December 16, 1992, the P.O.A. Annual Dinner-Dance was held.

We wish to thank **Fred Diana** and his group of talented musicians.

Also, the **OBG Village Caterers** for the excellent menu presented to us.

There were many door prizes given and over two hundred members were in attendance.

The P.O.A. is grateful to all who helped make our annual dinner-dance a tremendous success. A good time was had by all!!

SAY HEY! WHAT WAS THAT???

There is much talk about annexation and the latest rumor has it that OBG Management intends to ask Florida Legislature to allow OBG Management to annex into **Sumter County**.

The question is, is this good for the residents of OBG and Lady Lake in general??

We would appreciate OBG's Management casting some light on this situation if it is true....???

* * * *

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DATES TO REMEMBER

Thursday, January 7, 1993	9:00 A.M.	Liaison Meeting Clark Gable Room
Monday, January 11, 1993	2:00 P.M.	Board of Directors Mtg. Old Library Room - Recreation Office Bldg.
Wednesday, January 20, 1993	7:30 P.M.	Monthly Membership Meeting Recreation Hall
Monday, January 25, 1993 - BLOOD BANK DRIVE - Recreation Hall		
For appointment call: DOROTHY HOERST - 753-9021		

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MEMBERSHIP and 1993 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

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.

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