



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

**BULLETIN  
MARCH 1993**

Lena Beauchamp - Editor

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

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Parliamentarian	Irwin Wharton	753-4116
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Bulletin Delivery	Leo Hawkins	753-4838
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	Patricia Carter	753-7658
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Liaison		
Membership	Gloria Hasel	753-3162
Negotiating	Eva Hawkins	753-4838
	Lee Ponder	753-1076
Nominating	John Fiori	753-3808
	Joe Berube	753-5314
	Jean Tuttle	753-3610
P.O.A. History	Earl Snider	753-2189
Procedures Manual	Mary Loske	753-5242
Publicity	Harold Heller	753-9154
Refreshments	Viola Tranchida	753-5432
Advertising	Glenn Swindler	753-4635



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

In January, 1989, the Orange Blossom Gardens Property Owners' Association embarked on a long, difficult and sometimes frustrating journey to secure rights we felt were being taken from our residents. Our efforts were successful, we thought, with the Agreement that was signed by Judge E. C. Aulls, Jr. on April 9, 1991.

In the two plus years of this struggle, we ran the gamut of discussion with management, arbitration, mediation, tentative agreements and disagreements and finally unable to reach an equitable solution we engaged an attorney to attempt to resolve the issue in the Courts. The POA hired Christopher J. Jayson, Esq. with funds freely and voluntarily given by POA members. Mr. Jayson attempted through phone calls, meetings and mail to peacefully resolve the problems. After having exhausted all other means to reaching an amicable solution, the proper steps were taken to bring our problem to the Court for resolution. As we waited our day in Court, we kept working toward a solution that would preclude Court action. Proposals were offered by management in response to our grievances. Counter proposals and new proposals were offered and we went back and forth until we felt we had an agreement we could present to our residents for their approval. This tentative agreement was reached after more than seven hours of meeting with a mediator and management on February 4, 1991, a little over two years after our first complaint.

Management was gracious enough to print the tentative agreement and mail it to every resident in Orange Blossom Gardens on March 14, 1991. If the residents agreed they need do nothing but if they disagreed they had twenty days to remove themselves from the Class Action.

On March 15, 1991, the Court entered an Order Certifying the Class and Setting Hearing (April 9th) on the Proposed Settlement. The Order also appointed Orange Blossom Gardens Property Owners' Association, Inc. and Eva Hawkins, Vincent Palmisano, Dorothy Morehouse and Dorothy Hokr, as designated Class Representatives. Christopher P. Jayson, Esq. was designated as Counsel for the Class. OBG Management did not object to these designations, after all they had been negotiating with us for two years.

The POA realized before too long that Management was not adhering to the spirit and letter of the Agreement. We wrote several letters for our residents to complain about illegal charges. Some of these letters got favorable responses, others did not. When it appeared that there was a pattern of abuse of the Agreement, we engaged an Attorney to correct what we feel is Contempt of a Court Order. This case is ongoing.

There has been some differences over whether if you have always been a resident of the Gardens and were eligible for free trail fees on the Executive Courses whether you lose this benefit just because you change addresses after the eligibility date. I wrote Mr. Schwartz asking for



PRESIDENT'S MESSAGE (Cont'd)

clarification and consideration for those persons so situated. Mr. Schwartz did not give me the courtesy of a response, instead I received the following letter from Dewey Burnsed, Management's Attorney.

"Dear Mrs. Hawkins:

"Your letter directed to Mr. Harold Schwartz has been forwarded to me for response.

"Our interpretation of the agreement has not changed.

"We have addressed each situation individually when those persons have come to us. If you have someone who has a problem, he should contact John Wise, and he will be glad to look at it on an individual basis. As we have indicated to you in the past, we do not recognize the POA as having any standing to represent property owners in their relationship with the developer. That has the effect of putting an uninvolved person between the developer and those people with whom it has a contractual relationship.

Sincerely,  
(signed)

R. DEWEY BURNSSED"

Mr. Burnsed should read Article 12 of the Agreement which states that Management's representative will meet with the Association.

The POA has never actively sought to dispute with Management. All of our actions have been to counter actions instigated and instituted by Management. When we do this we are accused of not looking for "harmony". My feeling is that if you kick us and we yell stop this is not necessarily negative. I think Mr. Burnsed's letter is an affront to all the residents of the Villages and it does not promote "harmony". Nothing's changed according to Management. Harmony is only a one-way street.

*Eva M. Hawkins*

Eva M. Hawkins  
President

BLOOD BANK NEWS

We have added five more donors to the GALLON CLUB. They are: Ed Banks, Marian Fiori, Vincent Palmisano and Blanche Smith.

One resident of the Gardens is very grateful to you all for the twenty-two (22) units needed for one year to maintain life!!

PLEASE NOTE: BLOOD BANK DRIVE - MONDAY, APRIL 12, 1993.

Appointments are appreciated and as always, walk-ins are welcome!!

Please call DOROTHY HOERST - 753-9021. Thank you!!



COSTS AND BENEFITS OF LIVING IN TOWN OF LADY LAKE

This information was gathered at the request of a majority of residents at the January 20th Monthly Membership Meeting of the POA. Neither the POA nor this Committee is making any recommendation either for or against de-annexation. POA interest in the matter is limited to furnishing information requested.

Benefits of Living in the Town or in the County

Service From Town	County
Ambulance.....X.....	funded by County Tax
Fire Dept.....X.....	funded by County Tax
Police.....X.....X.....	Sheriff provides in County
Water.....	Furnished by OBG for fee
Sewer.....	Furnished by OBG for fee
Security.....	OBG Maintenance fee
Streets.....X.....X.....	Substandard roads by OBG**

Town Taxes	In Lady Lake		County
	Month	Year	
Utility Tax on Water	\$1.00 a month	\$ 12.00	None
Electricity	1037 KWH \$5.18	62.16	None
Cable TV*	3% of Bill	7.20	None
Franchise Tax on			
Electricity	1037 KWH \$3.88	\$ 46.56	None
Telephone	1% of Bill	.96	None
Totals.....		\$128.88	0.00

Town R.E. Tax (1992) \$2.72 per thousand of taxable valuation

Assessed Value	\$25,000	\$50,000	\$75,000	\$100,000	\$125,000	\$150,000
Exemption	25,000	25,000	25,000	25,000	25,000	25,000
Taxable Value	0.00	25,000	50,000	75,000	100,000	125,000
Lady Lake Tax	0.00	68.00	136.00	204.00	272.00	340.00

If not eligible for Homestead Exemption add \$68.00

Lady Lake Real Estate Tax on Taxable Value of \$54,000 .....\$ 146.88

Lady Lake Sales & Franchise Taxes in above examples.....\$ 128.88

Total Lady Lake Tax in examples (per year).....\$ 275.76

Above figures are examples for bills and valuations shown. For exact costs to you refer to your County Tax Bill, Electric and Phone bills. County Taxes are the same whether living in Town or County.

\* Does not apply if Cable TV is included in your Maintenance Fee.

Pools, Golf and Recreation covered by Maintenance Fees are not affected.

\*\* Some streets in County sections are maintained by OBG because they are of substandard construction so unacceptable under County regulations.



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Carol Crawford, an Attorney from Orlando, spoke to our group at the POA meeting on February 17th. Her topic was polybutylene or gray pipe.

Miss Crawford, who represents over Seven Thousand (7,000) mobile home owners has been deeply involved with this problem for the past six months. The very day of our meeting, Miss Crawford reached a final agreement with **Shell Oil, Dupont Chemical and Celanese Plastics** as to how they would correct this problem.

For the benefit of those of you who were not at our meeting, the following is a summary of what Miss Crawford told us:

First, some history: **Shell Oil Co.** purchased the formula from a small company and realized that they had the makings of a gold mine. A material that was cheap, easily installed and could take the place of copper and metal piping. This program was going to be so vast that they needed to involve other companies to take care of the huge volume that would follow; enter **Dupont Chemical and Celanese Plastics**. **Dupont and Celanese** manufactured per **Shell's** formula, the raw liquid plastic that would become gray pipe and shipped it to the pipe-making factories.

Beginning in late 1976, and routinely since 1978, this polybutylene pipe was installed in approximately 90% of mobile homes. Polybutylene pipe is primarily gray, but can be black, and for the rest of this article we will refer to it as gray pipe.

In the 1980's the many problems people were having with gray pipe ceased being a coincidence and the companies realized that they had a product that was defective.

What are the problems? The pipe itself is questionable, although it has not been the main problem. The problems with the pipe are twofold: (1) it can split causing leaks, (2) after a time, because of high temperatures and exposure to chlorine, it can develop pin holes, also causing leaks. The most serious problem occurs with the connectors. Connectors are medium gray in color and are made of hard plastic, which deteriorates with high temperature and exposure to chlorine. There also is a problem with the installation of the connectors. A thin metal band is used to crimp the connectors to the gray pipe. It is very easy to crimp it wrong. If it is too tight, it will create metal fatigue and cause leaks.

As a result of Ms. Crawford's efforts, the following agreement was reached: If you have had a history of past leaks and damage, you have the option of having your home replumbed, at no cost to you, with your choice of materials - copper - brass - cvpc (white plastic) - or the new gray pipe **Shell** manufactures. If you had **one** (1) leak, they will replumb your home and offer you \$100.00. If your damage is in excess of \$100.00, you will have to submit verification of your damage, and it is assumed you will be reimbursed. If you have had **two** (2) leaks, they will replumb and offer you \$200.00. It must be repeated, if you have had excessive damage you will have to



negotiate a settlement. Some people have had damages up to \$5,000.00 and Ms. Crawford feels Dupont will make restitution. If you have **not had any leaks**, the companies are offering a staggered system. Although you have had no leaks thus far, you must submit a report. The companies will immediately send you a "Letter Of Intent" to comply. Because of the vastness of the problem, the companies are gambling that they will get to you before you develop a leak. The rate of reimbursement if you have had **no leaks** is figured on the age of your system to ten years. The company assumes your home is under warranty for the first year. If your system is from **two to six years old** from initial purchase of home, they will replumb at no cost to you. In the **7th year**, they will pay for **80%** of the cost of replumbing your home, in the **9th year** - **60%** of replumbing and in the **10th year** - **50%** of the cost of replumbing.

Many people thought they were alone in this problem and many did not even realize they had a leak. Double check your home - if you have a leak, you may be already qualified for replumbing your home at no cost to you.

One more suggestion, if you are going to have your home replumbed, make sure that any damage to the vapor barrier beneath your home is taken care of. If it has been damaged or torn in any way, it should be replaced **NOT TAPED UP**. The work should be done to your full satisfaction. Also, since some of the gray pipe being replaced is going to your hot water heater, you might want, at your own expense, to have a drain or shutoff installed on the hot water heater. It will be cheaper to do this at this time.

If you have not picked up a reporting form from the POA, you may call the Adjusting Agency at 1-800-356-3496. Whether you use the services of Ms. Crawford or the Adjusting Agency, there is **no charge to you**. The POA was happy to bring this information to you. You may want to share this information with our neighbors on the other side of the highway. This is only one of the many services the POA performs for our residents.

#### DO YOU HAVE A ROOF PROBLEM??

Another problem that appears to be prevalent is faulty roofs. Every day more roofs are being replaced. **Invincible Roofing** will take a few moments of our meeting to discuss roof problems.

#### DATES TO REMEMBER

First Tuesday of Month	7:00 P.M.	Board of Directors Meeting Charlie Chaplin Room
Thursday, March 4, 1993	9:00 A.M.	Liaison Meeting Clark Gable Room
Wednesday, March 17, 1993	7:30 P.M.	Monthly Membership Meeting Recreation Hall



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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 \_\_\_\_\_

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