



ORANGE BLOSSOM GARDENS
PROPERTY OWNERS' ASSOCIATION, INC.

BULLETIN

SEPTEMBER 1993

Lena Beauchamp - Editor

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

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Liaison	Sadie Woollard	753-0615
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Nominating	John Fiori	753-3808
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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

I trust your Summer and your travels were pleasant and you are all back home safe and sound. I hope you are well rested because we have a lot of work ahead of us this year.

Last January, I laid out our agenda for the year. If you remember, I said we had three main goals for this year: 1. To increase membership, we have done that. 2. Improve our Blood Bank. We have distributed 70 pints of replacement blood in the past six months on behalf of our residents. We are still working to improve even further by extending the area of service. 3. We discussed getting some legislation passed in the State that would force all developers throughout the State who collect amenity or maintenance fees to provide residents an accounting of those fees. It has always been my contention that amenity fees should not be a profit making item. If they are, there tends to be an escalation clause built in so that profits keep going up. At the present time, we are at the mercy of the developer because we have no legislation to combat unwarranted increases. Working with the hundred of thousands of people in Florida in a similar situation makes us a force to be considered. We don't presume to want to control the developer's profits but do not feel amenity fees should be spent on anything that does not directly benefit the resident. For example, we have some shoddy looking palm trees that could use trimming. I would rather have our area spruced up than to plant flowers and a sprinkling system on the median on 441/27. We will have no control unless we get some legislation that will benefit the people instead of special interests.

The Board and your Liaison Representatives met and worked over the Summer months. Two of the most frequently reported complaints to your representatives were "What happened to the street sweeper?" and "What happened to our oxygen truck?" I checked on the oxygen. As you know, many years ago the POA supplied oxygen for our residents. When the park got larger, management offered to incorporate the oxygen with the Security cars. About two years ago this practice was stopped because the County provided the "red truck" which carried oxygen and generally preceded the ambulance on calls. That truck is no longer on the premises. Our Security cars carry fire extinguishers, first aid equipment and most of the drivers are trained in CPR. I asked MONICA ANDERSON, our Liaison with Management and the Director of Amenities if they couldn't also carry the oxygen tanks. She will check with their risk people and get back to us. I then asked her about the street sweeper. I was advised that Management never swept our streets but only cleaned up after building debris and since there is relatively little building going on our side, the sweeper was being used on the other side where considerable building is going on. She further stated that the streets belong to Lady Lake and we pay taxes so it's Lady Lake's responsibility to sweep the streets. I corrected MONICA because I can remember when the sweeper cleaned the streets and further although I pay taxes to Lady Lake County, the taxes I pay OBG are much more. This is another prime example of benefits we had and no longer have and amenity costs going up!

Eva M. Hawkins
EVA M. HAWKINS
PRESIDENT

1. Fruitland Park Elementary
408 Fountain Street, Fruitland Park
787-2693

U.S. 27 to Miller Street in Fruitland Park, West on Miller Street to College Street, Left on College to Fountain, Left on Fountain to School

2. Beverly Shores Elementary School
1108 W. Griffin Road, Leesburg
787-4175

U.S. 27 to Griffin Road in Leesburg, East on Griffin to School

3. Carver Middle School
1200 N. Beecher Street, Leesburg
787-7868

U.S. 27 to Griffin Road in Leesburg, West on Griffin Road to Beecher Street, South on Beecher Street to School

4. Leesburg High School
1401 W. Meadows Drive, Leesburg
787-5047

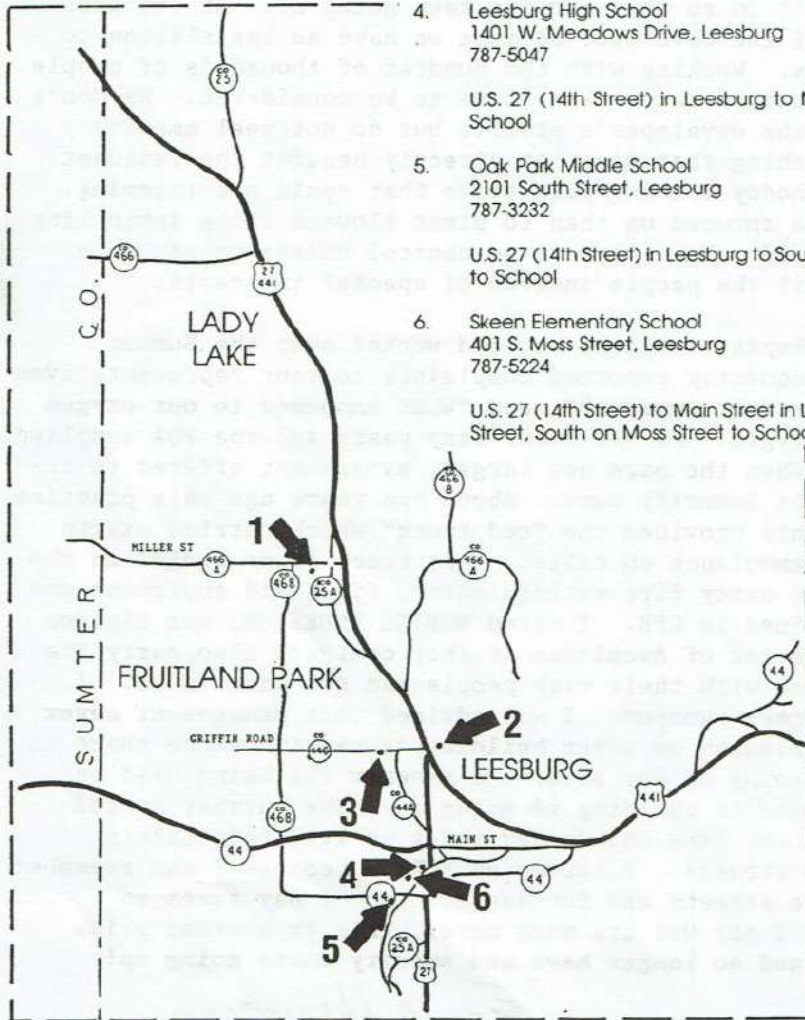
U.S. 27 (14th Street) in Leesburg to Meadow Drive, West on Meadow to School

5. Oak Park Middle School
2101 South Street, Leesburg
787-3232

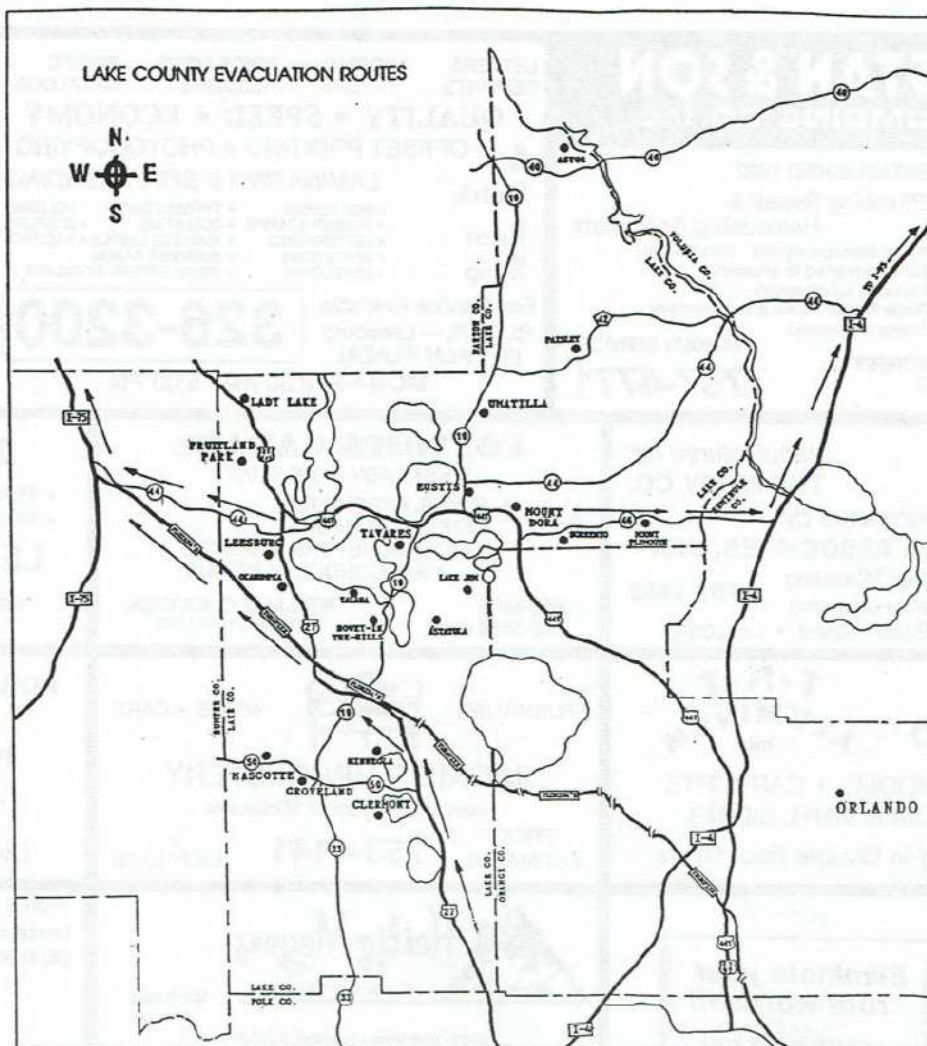
U.S. 27 (14th Street) in Leesburg to South Street (CR 44), West on South Street to School

6. Skeen Elementary School
401 S. Moss Street, Leesburg
787-5224

U.S. 27 (14th Street) to Main Street in Leesburg, West on Main Street to Moss Street, South on Moss Street to School



PRIMARY RED CROSS SHELTER LOCATIONS = for Lady Lake, Fruitland Park and Leesburg



LAKE COUNTY EVACUATION ROUTES

If you choose to evacuate Lake County in the event of an approaching hurricane, the major routes are listed on this map.

Please make sure if your decision has been made to leave Lake County instead of utilizing the Emergency Shelters, that your evacuation is done early to avoid possible travel into the hurricane's path.

Leaving from the West part of the County:

U.S. 441 to Leesburg
S.R. 44 in Leesburg to I-75 Entrance at Wildwood
I-75 North

Leaving from the East part of the County:

U.S. 441 to S.R. 46 in Mount Dora
S.R. 46 East to I-4
I-4 to I-95 in Daytona Beach
I-95 North

Leaving from the South part of the County:

U.S. 27 North the Florida's Turnpike
Florida's Turnpike North to I-75
I-75 North

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GUEST SPEAKER - SHERIFF KNUPP

Lake County Sheriff George Knupp, Jr. will be our Guest Speaker at our September Monthly Membership Meeting on the 15th.

The last time the Sheriff spoke with us, he promised he would come back in the Fall with the County's preparedness plan in the event of a natural disaster such as a hurricane or tornado. This is a topic that is timely and of utmost importance.

We hope you will all attend. The meeting is Wednesday, September 15, 1993, at 7:30 P.M. in the Recreation Hall.


HURRICANE INFORMATION

Although we are halfway through the Hurricane Season, it is never too late to disseminate information that might save your life.

We have included in this issue of our Bulletin two maps. Should you choose to evacuate in the event of an approaching hurricane the first map depicts the evacuation routes for Lake County. The second map depicts the primary Red Cross shelter locations for our area. The POA hopes that these maps are never needed but it might not be a bad idea to clip and save them!!

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NOVEMBER 2nd ELECTION OF COMMISSIONERS

It has come to our attention that the Villages Democratic Club will be sponsoring an open forum for residents particularly in Wards #1, #3 and #5 on:

THURSDAY, SEPTEMBER 30, 1993

TIME: 7:00 P.M.

RITA HAYWORTH ROOM

All candidates for Town Commissioner who have declared themselves as such before the September 20th deadline are being invited to give a short presentation and answer questions from those attending.

This is an important Town election! We encourage all of you in Wards where there is a contest (#1, #3 and #5) to attend the meeting on September 30th, meet the candidates, hear their views, and become an informed voter before the November election.

NOMINATIONS

JOHN FIORI, is Chairperson of the Nominating Committee. Members in good standing may run for election to any of the four (4) Officer positions or for the three (3) Board positions which need to be filled. The terms of office are one (1) year for the Officers and three (3) years for Board Members.

New members must join the POA no later than the October Monthly Membership Meeting and renewals must be in by November 1st in order to attend and vote in the November election of Officers and Board Members.

If you have been a member, are not sure your dues are up-to-date, and can't find your Membership Card, call DOROTHY MOREHOUSE - 753-0475. Thank you!

NEGOTIATIONS

On AUGUST 28th, a Committee from the POA and Representatives of Management will meet with a mediator to try to resolve a dispute that has been ongoing since FEBRUARY, 1991.

We are hopeful of resolving this grievance at this level. We will report on the results of these negotiations at our SEPTEMBER Meeting.

BLOOD BANK DRIVE

MONDAY, OCTOBER 18, 1993

8:30 A.M. - 3:00 P.M.

RECREATION HALL

Please call DOROTHY HOERST - 753-9021, Chairperson or BONNIE KILBURN - 753-1009 for an appointment. An appointment will help us schedule our time and avoid long waits. Walk-ins are always welcome!

Our Blood Bank serves all of the residents and employees of all the Villages of Orange Blossom Gardens.

We would also appreciate some volunteers to work. We would like enough volunteers so no one need be committed for more than two or three hours. As we get older we may no longer be able to give blood but can give of our time.

Please call DOROTHY HOERST if you would like to be a part of this wonderful project! Thank you!

GRAY PIPE UPDATE

All of the residents who filed claim forms regarding gray pipe with **Carole Crawford Esq.** should have received an additional form on which you added certain information including serial numbers of your homes.

Some of you have been contacted by the plumbing group and work has already commenced. This outfit will be in the Gardens working for at least a year. There are many claims. If you filed the papers and have not heard as yet, you should hear soon.

If work is done on your home, the workers should leave your home as clean as it was when they started. Also, if they work underneath your home, if they break the vapor barrier they should repair it and if the pipes are below the vapor barrier the pipes should be wrapped.

If you did not file through Carole Crawford, Esq., it is not too late to call the plumbing group

at 1-800-356-3496 and put in your claim. We are sure all the claims will be honored.

HELP WANTED!!

We have an urgent need for volunteers. We need walkers to distribute the Bulletin. We need people who are willing to run for office or become Liaison Committee Members. At this time, we need Liaison people in **UNITS 5, 7 and 9.**

If you live in any of those Units, you might consider becoming a Liaison person.

The POA is not the exclusive domain of just a few. The POA is the organization that will strive to protect your rights and to preserve a way of life that we have all come to enjoy. **Please do not leave this important work to just a few. Get involved!! Thank you.**

* * *

DATES TO REMEMBER

* * *

First Tuesday of Month	7:30 P.M.	Board of Directors Mtg. Charlie Chaplin Room
First Thursday of Month	9:00 A.M.	Liaison Committee Meeting Clark Gable Room
Wednesday, SEPTEMBER 15, 1993 (Third Wednesday of Month)	7:30 P.M.	Monthly Membership Mtg. Recreation Hall

MONDAY, OCTOBER 18, 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