



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

**BULLETIN
OCTOBER 1993**

Lena Beauchamp - Editor

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

I'm sure you all know how I feel about the Orange Blossom Gardens Property Owners' Association. All of the members are like family to me. Most of the time I feel like a Mother Hen, very protective of her charges and let any conversation go on long enough and the P.O.A. becomes the main topic. I'm properly proud of our members and our organization. I have never seen or heard them act badly no matter what the provocation, and we have been provoked. Being President has taken countless hours of my time and I have never regretted giving that time. I have had tremendous support and assistance from Dorothy Morehouse our Treasurer, Patricia Carter our Secretary, Lee Ponder, Vice President and Lena Beauchamp the Editor who makes our green book so successful. The Board Members have also been supportive and my Committee Chairs have made the President's job a pleasure. I'd like to take this opportunity to thank all of these people and our members, my extended family, for all their love and support.

You are my extended family but Leo and I have a more immediate family. We have a Son, Five Grandchildren and Three Great Grandsons. This past Summer we met our newest Great Grandson Chris. Chris was six months old before we got to meet him and we felt very badly about that. The main reason we do not get to see our family more often is that they are 1,500 miles away. We would like to see them more often, celebrating holidays and birthdays with them, so we decided to move closer to them. Leo and I put a deposit on a lot and are having a new home built in Arkansas that will put us only seven and one-half hours from our family. I chose to make this announcement simultaneously to our friends and our members. In a couple of days we will list our house in OBG with a realtor. Our new home won't be completed until March and we do have to sell this home, so I will continue to be active until we move. For this reason, I have advised the Nominating Chairman not to place my name in nomination.

However, I am still President until January 1, 1994 and we have some real problems. I have never seen the Palm trees and the common areas on our side look so shabby. I can't remember when they were trimmed. Our streets need sweeping and I'm told the sweeper regularly sweeps the other side of the highway. I see a lot of workers planting flowers, etc., except they concentrate all their efforts on that portion of our side of the park that fronts on Highway 27/441 and on Florida's median. I saw a group planting in the median one day and two days later removing those plants and putting in others. We also have paid for a sprinkling system in the median. I say "we" paid because my guesstimate is that we pay close to four million dollars maintenance annually on our side of the highway and it is that money that is paying for all of this. Anyone can see that this cosmetic work is all done with one goal in mind, to sell more lots and houses. Beautifying our gates and Florida's median and letting the inner area of our side of the park slide into disrepair is a disservice to all of us. I realize that future sales lie

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PRESIDENT'S MESSAGE (Cont'd)

on the West side of the highway but we ought to get something for our almost four million dollars annually. I feel terribly used. In addition to the deplorable conditions of the common areas, Management keeps nipping away at those few benefits we enjoy. For example, the laundromat has been closed and many of our older residents are deprived of this small convenience. I had heard a rumor that the Billiard Room was going to be closed and moved to the other side. That room contains just six tables, not nearly enough to take care of our growing population. I asked **Monica Anderson** about this and she stated that this is only a rumor. Although Management has discussed this possibility, there are no immediate plans to move the Billiard Room. **Monica** hastened to add that this may change in the future. I advised **Monica** that **the POA's position on this is that Management should leave our Billiard Room intact and provide additional Billiard space on the other side of the highway.** Golfers, tennis players, bocce people and many others are provided facilities on both sides of the highway, why not the pool players??

Recent events have given all the residents some insight into how much management considers the feelings and opinions of the residents. This is really sad because our residents are not unreasonable in their requests or suggestions. What all of us have to realize is we represent a large power block. We spend a considerable amount of money in the immediate area. We could forego the convenience of these facilities and drive a few miles to make our point.

I would like to extend an invitation to all the residents in Units 1 through 13 to attend our meeting on **Wednesday, October 20, 1993.** Come look us over, see what we are all about!!

Eva M. Hawkins

Eva M. Hawkins
President

BLOOD BANK DRIVE

Our next **Blood Bank Drive** will be held on **MONDAY, OCTOBER 18th** from **8:30 A.M. to 3:00 P.M.** in the **Recreation Hall.** To avoid waiting, please call and make an appointment. If you have not made an appointment, **come along anyway, walk-ins are always welcome!!** Our Blood Bank serves all the residents and employees of the Villages.

Thus far this year, we have provided 70 pints of blood. For more information or to make an appointment call **DOROTHY HOERST** at **753-9021** or **BONNIE KILBURN 753-1009.** Thank you!!

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GRAYPIPE UPDATE

During June and July all mobile homeowners who had reported at least two leaks received a settlement offer which included an offer to replumb the home with Schedule 40 CPVC, to pay \$100 if the home had two leaks and \$200 if the home had a history of 3 or more leaks and the companies agreed to pay Ms. Crawford's fees. In addition, if the home had extraordinary damage exceeding the above amounts, the Plumbing Claims Group reviewed the receipts submitted by the homeowner and paid for damage caused by polybutylene leaks. At this time, over 1,000 homes have been replumbed.

If you filed a claim through the Crawford Group and reported two or more leaks and have not been contacted, you may call Attorney Crawford and report this. She will have your form listed in her computer. Her telephone number is **(407) 851-1396 or (407) 341-3065.**

As to those persons reporting 0 to 1 leak only, the Plumbing Claims Group companies are reviewing those claims on a park-by-park basis to determine whether they will offer to accelerate their replumbing program in those parks in light of the above average history of leaks in those parks. No formal offer from the Plumbing Claims Group to any 0 or 1 leak claimant has been received by Carol Crawford yet.

If you did not file a claim through the POA and Carol Crawford, all is not lost. If your home is one to ten years old and you have had leaks in your polybutylene "graypipe" plumbing call **1-800-356-3496**. If the home has already leaked once, the homeowner can send copies of their plumbing bill and receipts supporting their claim for damages to the home caused by the polybutylene leak to the Plumbing Claims Group. Do not expect to get replumbed unless you can prove that two leaks have already occurred.

To date, those persons that have been replumbed appear to be satisfied.

THANK YOU SHERIFF KNUPP!

We would like to thank **Lake County George K. Knupp, Jr.** who was our Guest Speaker in September.

The Sheriff brought us the latest information on procedures that will be instituted in the event of a natural disaster such as a hurricane. We are very fortunate that the Sheriff's Office is stockpiling generators, food and water in case of an emergency.

The audience asked some interesting questions and suggested a siren or bell-type warning should be installed. Sheriff Knupp said he felt the suggestion has merit and would attempt to implement some type of warning system. **Thank you Sheriff Knupp!!**

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The broadened **Agreement** reached by Management and POA Representatives is printed below in its entirety. You should clip this article and put it with your important papers if you: (1) **Closed on your home prior to March 14, 1991,** (2) **If you live in Units 1 through 12,** (3) **If you did not agree to pay for services given at no charge to others in your Unit.**

"SETTLEMENT AGREEMENT"

Case #90-1427-CA-01

Dated: August 26, 1993

1. This Agreement is meant to resolve all issues regarding the Provision of Garbage and/or Cable TV services to all Members of the Class and all matters raised in Plaintiff's Motion dated October 15, 1992.
2. Paragraph 4 of the Settlement Agreement dated 2/4/91 is broadened to extend to those individuals identified in this paragraph. Commencing 10/1/93 defendant agrees to provide to residents who closed after 12/31/90 and prior to 3/14/91 garbage and/or basic, one hook-up Cable TV service. Resales are covered only if the individual's predecessor in title received free garbage and/or Cable TV service, and only for the specific service(s) previously received. No free service shall be provided to any person who agreed to pay for such service, by contract or other document. No person outside of Units 1 through 8 shall be entitled to receive free basic, one hook-up cable service and no person outside of Units 1 through 12 shall be entitled to receive free garbage service. The right to receive free service shall terminate in accordance with Paragraph 4 of the February 4, 1991 Settlement Agreement. Nothing in this Agreement is intended to affect any existing voluntary arrangement to the contrary between defendant and any individual class member regarding the Provision of Garbage and/or Cable TV service.
3. Plaintiffs agree to submit the Settlement Agreement, in the form of an Agreed Order, to the Court for approval and to support such approval. This shall be submitted to the Judge as soon as practical.
4. Defendant will pay \$1,000 to Plaintiffs for cost reimbursement and also pay for the costs of mediation. The parties shall bear the remainder of their costs and attorney's fees."

Signed by JOHN WISE, DEWEY BURNSED, STEVEN JOHNSON on behalf of Management and EVA M. HAWKINS, DOROTHY MOREHOUSE, PATRICIA CARTER AND LEE PONDER on behalf of the POA.

SENATOR KAREN JOHNSON - GUEST SPEAKER

MEMBERSHIP MEETING - WEDNESDAY, OCTOBER 20th - 7:30 P.M.

Senator Karen Johnson will be the Guest Speaker at our **October 20th meeting!** Having heard Karen speak before, we know how she can "pack" a lot of information into a short period of time, and this will be an excellent opportunity to learn what is being proposed in Tallahassee that will affect our lives here in Florida and, also, to express our concerns and needs in terms of future legislation.

The POA Legislation Committee has already asked Senator Johnson for her assistance in drafting legislation which would mandate that a developer of a resident owned subdivision such as ours issue an itemized annual statement showing all receipts of amenity fees and how they have been used during the year. Here, in the Villages, if we say that the average amenity fee is \$90 a month, that means over \$1,000 a year; if we then take the \$1,000 a year and multiply that by 5,000 households, we come up with \$5,000,000 - five million dollars a year to maintain the recreational facilities and common areas. What we, and many other residents of subdivisions like ours are asking for is legislation giving us the right to know how our money is being spent. We have been told that, in some parks, Developers voluntarily share this information with residents and committees with representatives from Management and the community work together prioritizing needs for the benefit of all. This hasn't happened in the Villages.

Come and bring your neighbors to this important meeting! Mark your calendar!

GOLF CART LIABILITY

Questions have been raised about driving golf carts in parking areas within the Villages shopping areas. We contacted Flo Rutland of Rutland Insurance Agency and she stated: "The insurance companies I represent state that if you are in any of the shopping centers on the West side of the highway, with your golf cart, your golf cart liability with the insurance company will not extend to cover you, while you are operating your golf cart in those areas. Other insurance companies might have a difference of opinion."

The above would seem to go along with State law which, in a special section permits the operation of a golf cart within a self-contained retirement. Community shopping areas are obviously not within the self-contained retirement community.

To avoid a liability claim, should you have an accident with property damage or personal injury anywhere in the Villages (including the golf course) you should contact your insurance agent because many, even most homeowners' policies do not cover golf carts without an amendment and an additional fee.

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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

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Address _____ Unit _____ Phone 753-_____

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Signature(s)

Property Closing Date _____

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