



Orange Blossom Gardens
Property Owner's Association, Inc.

BULLETIN • JANUARY 1995

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Unit 6	Mary Vito	753-1101	Unit 12	Jo Schindeler	753-7936
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Computer Lists	Lee Ponder	753-1076		Ed O'Neill	753-6372
Editor	Lena Beauchamp	753-2417	P.O.A. History	Jean Tuttle	753-3610
Liaison	Tom Ritter	753-2678	Procedures	Louise Ponder	753-1076
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			Refreshments	Rose Geeze	753-7131

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MINUTES OF DECEMBER 21, 1994 MONTHLY P.O.A. MEETING

Meeting opened with the invocation by Glenn Swindler and the Pledge of Allegiance to the Flag.

Roll Call of Board of Directors and Liaison Committee members.

Secretary and Treasurer reports were given.

President stressed importance of continuing to increase our membership. Reminded members to use envelope inserted in the December Bulletin to mail in their 1995 dues. The initial response has been very encouraging. Our membership is increasing quite rapidly and needs to continue.

President thanked outgoing Officers **Lenora Radech, Secretary; Marie Armading, Treasurer; Frank Ballachino and Harold Heller, Board Members** for their service to the organization. Also, special thanks to **Vi Tranchida** for five years of service as **Chairwoman** of the **Refreshment Committee**.

Vice President encouraged members to join FMO and support their efforts.

Sadie Woollard reported on November CDD Meeting. Complaints of sand in some residents water are being investigated by the utility company. New Members of Board of Supervisors were sworn in. Manager of utility company reminds everyone to obtain a "work order number" from the telephone clerk if you are calling and reporting a problem. Work order numbers make it easier to report on progress when follow-up calls are made by residents.

President felt that clarification of proposed sale of amenities was needed. Will write article and include it in January Bulletin.

New members from westside of community were given a warm welcome of applause.

Speaker for the evening was **Mr. Roger Younce**, from **"Crawford and Company"** in Ocala who discussed his company's role in settling "gray pipe" claims in our area. Mr. Younce answered many questions from the audience and stayed after the meeting to talk to members with individual problems.

Betty Bailey and Bill Gaffney conducted 50/50 drawing.

Benediction was given by Glenn Swindler.

Meeting was adjourned.

Coffee and Christmas cookies were served by the Refreshment Committee.

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A MESSAGE FROM P.O.A. PRESIDENT BILL RICH

1994 was a great year for our organization and I am looking forward to an even better year in 1995. We increased our membership dramatically last year and will continue to make progress this year.

In October, we voted overwhelmingly to open our membership to all property owners in the Villages, which means residents on the westside are now eligible. In the last month, I have had the pleasure of talking to many residents on the westside and I don't think I have ever seen a more enthusiastic group of people. We welcome them to join with us -- together we will become a stronger organization able to work for the benefit of all property owners in this large community. We on the eastside represent twenty years of experience which will be of great value to them. I think we are on the threshold of building a large, effective property owners association.

This year is the twentieth anniversary of the POA -- we have been the representative of property owners in this community since 1975! For us to persevere that long means we have done a lot of things right. I know I don't have to convince you older members of that fact, when you look back and recall our many accomplishments. Our past record on behalf of our residents is proof of our continuing interest in their future.

Insurance of the continuing ability to help residents in the future largely depends on our ability to grow in size as The Villages continues to expand. Your Board of Directors recognizes this need and we are dedicated to increasing our membership in 1995!



Bill Rich
President

IT IS DUES PAYING TIME

Enclosed in your December Bulletin was a self-addressed envelope for paying your 1995 dues. The enclosure is a new idea and is being used by a large number of our members. Please take the time to fill out the back of the envelope, insert your payment and mail or drop in the POA box in the Recreation Hall. If you prefer, there is also a membership form on the back cover of this Bulletin which you may use. This year is the **Twentieth Anniversary of the POA** and your continued support is appreciated. Thank you!

The POA commenced a Membership Drive last year which was directed toward property owners in Units 1 through 13. At that point in time, they were the only Units eligible for membership.

Our efforts were directed towards contacting new residents, members who had delayed payment of current dues and former members who had allowed their membership to lapse. Our efforts were rewarded with many replies and a significant increase in membership. We will continue with this program.

Since we have opened our membership to all property owners of The Villages, we will be making a concerted effort to contact residents who live on the westside of our community and encouraging them to join our organization.

Also, we will be contacting property owners who are part-time residents. Membership in the POA could give them the peace of mind that would come from the knowledge a year-round organization was looking after their interests.

New residents in the community should have received our informational pamphlet with the material being supplied by the FLORIDA RESIDENTS GREETERS. Those who did not may do so by calling 735-1877 (Mt. Dora) and leaving your name and address.

A return addressed envelope with our Membership Form was inserted in the December POA Bulletin for your convenience in joining as a new member or for renewing or reinstating your membership.

Our membership form has been updated to include a space for Villas, the County you live in and a line for a second address if you do not live here in the Summer. This would enable us to contact you should it become necessary.

Members are encouraged to promote membership to friends and neighbors by explaining the advantages and benefits of belonging to our organization. Word of Mouth remains one of the best ways to communicate!

**** A MESSAGE FROM BILL SCOTT - BUILDING OFFICIAL ****

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"If you wish to verify a contractor or need additional information on the permitting process, please feel free to call the Town Bldg. Department at (904) 753-7777."

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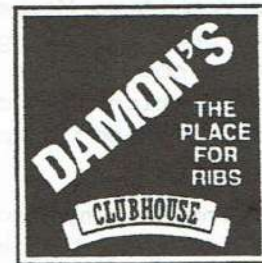
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Our COD Committee Members regularly attend monthly meetings of the District and have been following this proposal since its inception. Recently, they received a copy of the "Preliminary List of Assets to be Transferred". This information should be of interest to all residents because it lists the facilities and properties that are operated and maintained with the amenity fees.

The listing is composed of twenty three (23) areas, gives their legal description including section, tract, lot, unit, plat book and page number, plus a brief description of the area. To make the list meaningful to all of us, the "legal ease" will be deleted and area's brief description expanded. **REMEMBER THIS IS A PRELIMINARY LIST** and could be changed at any time. The areas listed are as follows.

1. The landscaped open space in the cul-de-sac at the end of Kaufman Circle in Unit 7.
2. The Hilltop Swimming Pool, parking lot and Postal Building.
3. A storm water retention pond off East Schwartz in Unit 10.
4. The softball field, tennis courts, horseshoe pits, bocce courts, well house, Postal Building and parking lot on Southwest side of Paradise Drive. Two entry gates, Boone Court and Wales Plaza.
5. The Hilltop Executive Golf Course, golf course maintenance barn and offices, parking lot and mulch bins. Recreation Hall and Cantina. Recreation offices with billard room. Family swimming pool, shuffle-board courts and paved parking lot.
6. A landscaped open space at intersection of Lester Drive and Lindsey Lane, Southwest corner.
7. Lone Oak Lake in Unit 10.
8. Lake Paradise, Schwartz Park, gravel parking lot, and Boone Park.
9. The Silver Lake Executive Golf Course, Restaurant, tennis courts, Silver Lake and parking lot.
10. A dirt road North of properties located on East Schwartz - area near the cellular phone tower.
11. LaPlaza Gate (Medical Gate) and Guard House.
12. The Southside Swimming Pool, Hot tub, shelter, parking lot and Cantina Building.
13. Landscaped open space between properties located on Jason Drive and Rainbow Boulevard, and back of properties located on Tarrson Boulevard in Units 4, 5 and 6. Jeffrey Gate and Guard House.

14. The Cart Path and walkway on Tarrson Boulevard providing access to the Post Office Facility and Bank.
15. The Sign Wall and landscaped open space at the S.E. Corner of the intersection of US 441/27 and Griffin Avenue.
16. The Exercise Swimming Pool, restroom building, tennis courts, pickleball courts, and parking lot located in "VCCDD" area near the LaHacienda Hotel.
17. The Del Mar Gate, Guard House, landscaped open areas, walls and cart paths around Hacienda and Chula Vista Villas.
18. The El Cortez Gate, Guard House, landscaped open areas, walls and cart paths around Courtyard Villas.
19. The Chula Vista Executive Golf Course, Lake Chula Vista, restrooms, storage building, starter shack, tennis courts, pickleball courts, volleyball courts, bocce courts, Postal facility, parking lot, Chula Vista swimming pool and Chula Vista Restaurant.
20. The landscaped open space in cul-de-sac at the end of Agua Way, portion of Lake Cortez, portion of Mira Mesa Executive Golf Course, and buffer area along west side of Oak Meadow Lane.
21. Portion of Mira Mesa Golf Course, portion of Lake Cortez. Starter shack and restroom, and golf cart parking lot.
22. Recreational vehicle parking located at south end of Oak Meadow Lane.
23. Lake Laguna and landscaped access from Ventura Drive.

The Covenants state that the developer shall "perpetually maintain the recreational facilities and common grounds." We question whether all areas listed above fall into those two categories.

If the assets were purchased by the VCCDD, it is our understanding the value of them would be based on the cash flow of the amenity fund. A Bond issue would be made to pay the developer. Amenity fees would have to cover both the Bond payments and the maintenance and operating expenses of the assets acquired. TO DATE, THE AMENITIES HAVE NOT BEEN SOLD TO THE VCCDD.

GUEST SPEAKER - JANUARY MEETING

Our Guest Speaker for the January 18th Membership Meeting will be Lady Lake Town Manager, Mr. Bob McKee.

We are anticipating a large turn-out so come early and get a good seat. All residents are invited to attend! This would be a good time to join, renew or re-instate your membership. Come join us!

The First Blood Bank Drive of the year is MONDAY, JANUARY 23, 1995, at the RECREATION HALL. The hours are 7:30 A.M. until 3:00 P.M. Donors are requested to make an appointment by contacting Chairpersons DOROTHY HOERST - 753-9021 or BONNIE KILBURN - 753-1009. Walk-ins always Welcome! Mark your calendar! Bring a Friend!

ECHOES FROM THE PAST

Material for this article is obtained by researching previously published "Bulletins" going back as far as the first "Bulletin" printed May, 1978.

The following article was published in the January, 1980 "Bulletin"

"THE NEW YEAR

"We are standing on the threshold, we are in the opened door,
We are treading on the border land we have never trod before.
Another year is opening, another year is gone,
We have passed the darkness of the night, we're in the early morn.
We have left in the fields behind us o're which we scattered seed;
We have passed into the future which none of us can read.
We hasten to fresh labor-to thrash and reap and sow,
Then bid the New Year welcome and let the old year go."

"AUTHOR UNKNOWN"

* * * *

IMPORTANT DATES TO REMEMBER

First Tuesday of Month	7:30 P.M.	Board of Directors Meeting Charlie Chaplin Room
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First Thursday of Month	9:00 A.M.	Liaison Committee Meeting Lucille Ball Room
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Wednesday, January 18, 1995 (Third Wednesday of Month)	7:30 P.M.	Monthly Membership Meeting Recreation Hall
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MONDAY, JANUARY 23, 1995 - BLOOD BANK DRIVE - RECREATION HALL

FRIDAY, JANUARY 27, 1995 - VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MEETING AT GUAVA STREET - COMMUNITY CENTER - LADY LAKE
AT 9:00 A.M.

FRIDAY, JANUARY 27, 1995 - VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1
MEETING AT SUMTER COUNTY GOVERNMENTAL BLDG. - (CR 466)
AT 10:00 A.M.

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