



*Orange Blossom Gardens*  
*Property Owner's Association, Inc.*

**BULLETIN • FEBRUARY 1995**

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**BOARD OF DIRECTORS**

President William Rich, Jr.	753-8671	Secretary Betty Bailey	753-8671
Vice President Glenn Swindler	753-4635	Treasurer Gerri McCullaugh	753-1502
Lee Ponder	753-1076	Tom Ritter	753-2678
Charlie Harvey	753-7294	Pat Sims	753-8959
Richard Moulton	753-2591	Dorothy Hokr	753-5864
		Robert Conner	753-1684
		Dorothy Morehouse	753-0475
		Sadie A. Woollard	753-0615

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**LIAISON COMMITTEE MEMBERS**

Unit 1	Arnold Trempler	753-3681	Unit 7	Joe Sims	753-8959
Unit 2	Dorothy Davis	753-3633	Unit 8	Betty Zeutzus	753-8941
Unit 3	Tom Ritter	753-2678	Unit 9	Jeanine Barber	753-0916
Unit 4	Valgene Riedel	753-1710	Unit 10	Frenchie Degre	753-7941
Unit 5	Robert Dendler	753-8146	Unit 11	Sadie A. Woollard	753-0615
Unit 6	Mary Vito	753-1101	Unit 12		
			Unit 13	Ross Bacon	753-4445

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**OTHER OFFICERS**

Chaplain	Pat Sims	753-8959
Parliamentarian	Art Emerick	753-7459
Sergeant-at-Arms	William Gaffney	753-9325

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**CHAIRPERSONS OF STANDING COMMITTEES**

Advertising			Membership	Gloria Hasel	753-3162
Blood Bank	Dorothy Hoerst	753-9021	Negotiating	William Rich, Jr.	753-8671
Bulletin Delivery			Nominating	Norm Cobb	753-4708
Bylaws	Jean Tuttle	753-3610		Dorothy Morehouse	753-0475
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
	Ross Bacon	753-4445	Publicity		
			Refreshments	Rose Geeze	753-7131



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Meeting opened with the Invocation by Chaplain Pat Sims followed by the Pledge of Allegiance to the Flag.

Roll Call of Board of Directors and Liaison Committee members.

Secretary and Treasurer reports were given.

President reported that many members have used the self-addressed envelope inserted in the December Bulletin to pay their 1995 dues. Our membership roll is growing at a rapid rate, with approximately fifteen percent (15%) of the memberships received being new and reinstatements. This is very encouraging and we will continue our efforts to increase the membership in 1995.

Vice-President voiced concerns about the conversion of the existing Sales Building to a second Recreation Hall. Information he has received indicates that the first floor will remain a mail room for the Villages' Business Office.

Our very capable Blood Bank Chairperson Dorothy Hoerst reported there would be a Blood Drive on January 23rd at the Recreation Hall. She asked everyone present to participate. Reminded members when giving blood at the new Blood Bank in the La Plaza Grande location to request that their donation be credited to the P.O.A. Blood Bank Account #961.

President reported that our Legislative Bill will be resubmitted this year by Senator Karen Johnson. The Senator will be our Guest Speaker at the February Meeting.

President expressed appreciation of the generous offer by Tony Powell, Editor of the Lady Lake Magazine, to give the P.O.A. a page of space for publication of articles.

President announced plan to have a booth at the Fiesta Night for the coming weeks to provide information to residents on our organization and sign up new members.

President spoke about some changes he hopes can be made to alleviate the traffic problem on Panama Place.

President asked all the new West side members to stand and be recognized. He welcomed them into our organization.

Speaker for the evening was Lady Lake Town manager, Bob McKee. Mr. McKee explained the functioning of the Town Government and the role he plays in its management. He updated the status of town projects planned for the coming year, including the new Town Hall and Library. A very interesting question and answer session followed his talk.

Bill Gaffney conducted the 50/50 drawing.

Benediction was given by Chaplain Pat Sims. Meeting was adjourned.

Coffee and donuts were served by the Refreshment Committee.

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In November, we opened our membership to all residents in The Villages, and since then our membership has started to grow. In December, we included self-addressed envelopes in the Bulletin for paying dues. THE RESPONSE HAS BEEN TREMENDOUS. Our membership roll took another jump upwards. Now, here we are in February and we are continuing to receive renewals, new members and reinstatements from both the East and West side of our community at an ever increasing rate. This is very encouraging to both me and the hard working members of our "Membership Committee" who are to be congratulated for their accomplishments. However, there is still a long way to go. We have distributed a number of Membership Forms on the West side and self-addressed envelopes on the East side. If you happen to be one of those who has neglected to fill out your Membership Form, please do so and mail to P.O. Box 1657, Lady Lake, Florida 32158-1657 or drop it in our box at the Recreation Hall.

As I have said before, and I will repeat it again, for a property owners' association to be effective, it must have the backing of a large number of residents and the best way to show your approval is to join.

On another less pleasant subject, I believe it is time for me to voice my personal objection to the purchase of the amenities by the "VCCDD". I do not believe the purchase to be in the best interest of the residents for three reasons: 1. **The lack of representation.** The "VCCDD" Board of Supervisors is composed of individuals elected by the landowners of the district, not elected by the residents, because residents do not own land in the district. The majority landowner in the district is the developer, and he can control the election of the Board. From what I can observe, the present Board is comprised of persons employed by the developer. That doesn't mean he is prevented from submitting our names as candidates in the next election -- just a thought. 2. **I do not think it is the proper use of my amenity fees.** My objection to this is based on the recent revelation of two facts; the developer stating in the **Friday, January 27, 1995**, edition of the "**Village Sun**" that the amenity division turned **black**. I interpret that to mean it is making a profit. The other revelation was made at the recent meeting of the "VCCDD" held on January 27, 1995, that the payments on the \$25,000,000 Bond Issue to cover payment to the developer for the amenities, will be made from the profit portion of the amenity fees. I don't think profits from the amenity fees should be used to make payments on Bonds. When there's a profit, either reduce the amenity fee or increase the level of maintenance. In my Covenant for Unit 6 under the section entitled "Services to be performed by the Developer" I interpret them to mean that the developer will "maintain" the recreational facilities and common grounds" and I agree to pay him a monthly assessment to perform that maintenance. In the event the developer enters into a maintenance agreement with a third party, the contract between the developer and the third party will be subject to the agreement in the Covenant. In other words, my amenity fee is to be used for "maintenance" by him or a third party. I have not given him nor the third party consent to use the fee for payments on Bonds to buy the amenities. **Thirdly, I take exception** with the list of assets proposed to



be transferred to the "VCCDD". There are several items on the list which I do not think are "recreational facilities or common grounds". You can find them in the article in this month's Bulletin entitled "Village Center Community Development Districts (VCCDD) Proposal to Buy The Amenities". They are capitalized and underlined. These include restaurants, postal facilities, gates and guardhouses.

In summary, I don't believe the sale of the amenities to the "VCCDD" which has a Board of Directors on which the residents have no representation and using amenity money earmarked for maintenance to make payments for Bonds to buy the amenities, then listing in the sale of facilities items which are not in the category of "recreational facilities or common grounds" is in my best interest or other residents of The Villages.

Before I leave this subject, I think it only fair that I list the two advantages of "CDD's" of which I am aware. 1. The meetings are in the "sunshine" which means they are open to the public. 2. The financial records are open for inspection.

*Bill Rich*

Bill Rich  
President

THE AMERICAN LEGION NEEDS OUR HELP

Recently we received a letter from Commander Joe Berube of the American Legion Veterans Memorial Post 347, asking us to publish the following letter in our Bulletin. We think this is a worthwhile endeavor and worthy of your support.

"The American legion is proposing to build a home of approximately 6,000 square feet. This facility can be used as a hurricane/emergency shelter by the American Red Cross or the Town of Lady Lake. The estimated cost of the Post Home is \$200,000. At present, Lady Lake does not have any building that could be used in an emergency. The population of Lady Lake is approximately 13,000 and growing at a steady pace. We are looking for donations from members, local businesses and the general public. We are also looking for grants from large corporations.

"The recent tornado that was a major disaster to many people in Weirsdale was only 4.5 miles from the Village of Country Club Hills Gate. If a similar disaster was to strike the Villages, where would the people go?! The people in Weirsdale had a school, Lady Lake has nothing.

"The American Legion is not only looking for a Post Home. They are looking to help the people of Lady Lake. A recreation area for the general public is in the plan. But we need help in the form of donations, large or small we even have pledge cards for those who would like to donate on a weekly or monthly basis.

"Anyone needing assistance or looking for additional information can contact Joe Berube at 753-5314 or Bill Podvin at 753-1267."



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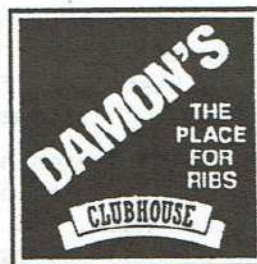
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UPDATE ON VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICTS  
(VCCDD) PROPOSAL TO BUY THE AMENITIES

In the January issue of the BULLETIN, there was a "Preliminary List of Assets To Be Transferred". The information was interesting to many residents, because it listed the facilities and properties that are operated and maintained with their amenity fees.

Since then, changes have been made to the list. (Being a preliminary list, it is subject to change). The new list contains two additions: La Hacienda Recreation Hall, and the postal facility on Morse Boulevard. Paradise Lake was to be removed, but was included in the new list. Because of the interest shown in the first listing, we thought it appropriate to publish the revised list.

The Recreation Hall is covered in Area 16B and the postal facility is covered in Area 24. 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 Billiards 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 cellular phone tower.
11. LA PLAZA 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 Southeast 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 La Hacienda Hotel.
- 16B. The La Hacienda Recreation Center and paved parking lot.
17. THE DEL MAR GATE, GUARD HOUSE, landscaped open areas, WALLS and cart paths AROUND COURTYARD 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.
24. Postal facility and paved parking lot located on Morse Boulevard.

At the "VCCDD" meeting on January 27, 1995, objections were made, for the record, to the inclusion of numerous items in the proposed transfer. They are underlined in the listing. Objections were based on the question: Does the item fall in the category of "recreational facilities and common grounds". If it didn't, then an objection was made.

For those of you who are not familiar with the term "recreational facilities and common grounds" it is in your Deed Restrictions/Covenants.

If you do not have a copy of the Deed Restrictions/Covenants for your Unit, they can be obtained at "The Villages Community Resources Center" - Telephone: 753-4636.

#### GUEST SPEAKER - FEBRUARY MEMBERSHIP MEETING

Our Guest Speaker for the February 15th Membership Meeting will be State Senator KAREN JOHNSON, District 11. The Senator is sponsoring our legislative efforts again this year. Her talks are always informative and interesting. Come early and get a front row seat!! All residents are invited to attend. Join, renew or reinstate your membership!!



The POA has a Liaison Committee made up of one or more Members from each Unit in the Villages. The Committee meets once each month to exchange ideas, catch up on what is happening and to mutually solve problems. The **Unit, Name and Phone Number** of each **Liaison Committee Member** is published monthly on the front page of the **POA Bulletin**. Residents are encouraged to contact their respective Liaison Member if they need information or assistance. Also, the Liaison Committee Member can provide direct input to the POA Board.

Now that membership has been opened to residents of **all** The Villages, we now have an opportunity to accept volunteers who wish to serve as Liaison Representatives for residents on the West side of the Villages. This will include Units in Lake County and Sumter County, plus all the Villas on the West side. It is **IMPERATIVE** we have Liaison members from each Unit and Villa. Anyone who would like to volunteer or help should contact **Tom Ritter - 753-2678** or **Ross Bacon - 753-4445**, Chairpersons of the Liaison Committee.

This is an excellent opportunity for residents on the **West side** to have representation in the **PROPERTY OWNERS' ASSOCIATION** and a voice in the decision making of our organization.

#### BLOOD BANK NEWS

Win - Win - not lose with the opening of our **Northwest Lake County Blood Bank** in La Plaza Grande Center. Blood can be donated every 56 days!! Our Blood Bank covers everyone in **all the Villages**. So, when you donate at the Center, please remember to give the Plan Number #961.

As to our last Blood Drive on January 23, 1995, 44 potential donors volunteered with 34 pints given - of which - five were "first-timers"

We thank all the Blood Drive volunteers and Refreshment Committee for their help. For further information and assistance regarding our Blood Bank, please contact Chairperson, **Dorothy Hoerst - 753-9021**.

* * *			<u>DATES TO REMEMBER</u>	* * *		
First Tuesday of Month		7:30 P.M.		Board of Directors Meeting		
				Charlie Chaplin Room		
First Thursday of Month		9:00 A.M.		Liaison Committee Meeting		
				Lucille Ball Room		
Wednesday, February 15, 1995		7:30 P.M.		Monthly Membership Meeting		
(Third Wednesday of Month)				Recreation Hall		
Friday, February 24, 1995	-	Village Center Community Development District Meeting - GUAVA STREET	-	TIME 9:00 A.M.		
Friday, February 24, 1995	-	Village Center Community Development District Meeting - SUMTER COUNTY GOVERNMENT BLDG. (CR-466)	-	TIME 10.00 A.M.		

\* \* \* \* \* \*\*\*\*\* \* \* \* \*





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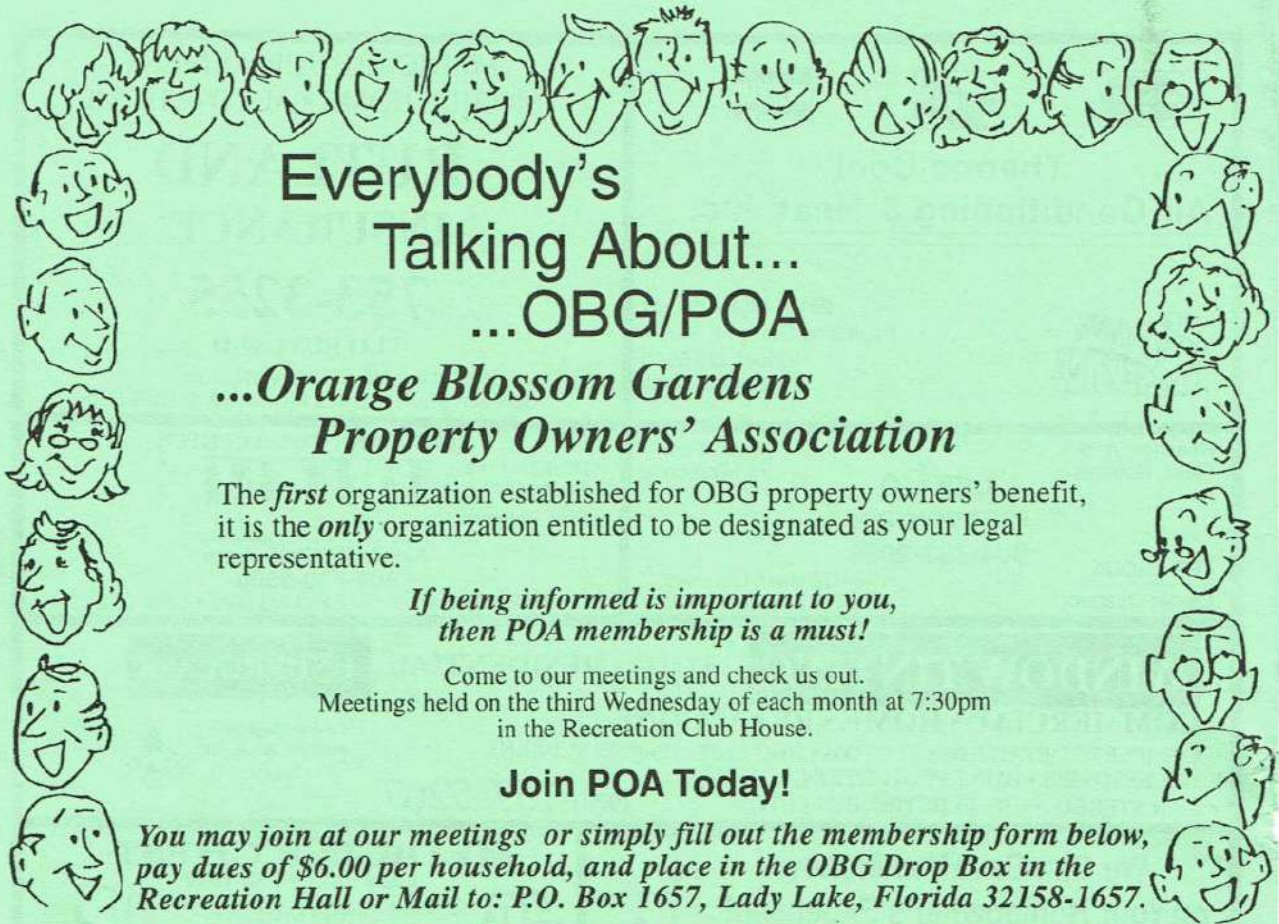
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# Everybody's Talking About... ...OBG/POA

## ...Orange Blossom Gardens Property Owners' Association

The *first* organization established for OBG property owners' benefit, it is the *only* organization entitled to be designated as your legal representative.

*If being informed is important to you,  
then POA membership is a must!*

Come to our meetings and check us out.  
Meetings held on the third Wednesday of each month at 7:30pm  
in the Recreation Club House.

### Join POA Today!

*You may join at our meetings or simply fill out the membership form below,  
pay dues of \$6.00 per household, and place in the OBG Drop Box in the  
Recreation Hall or Mail to: P.O. Box 1657, Lady Lake, Florida 32158-1657.*

-----  
Membership Form (Please Print)

Name(s) \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Unit \_\_\_\_\_ Villa \_\_\_\_\_ County \_\_\_\_\_

Property Closing Date \_\_\_\_\_

- ☐ New  
☐ Renewal  
☐ Reinstated

I (we) hereby consent to membership in the  
Orange Blossom Gardens Property Owners' Association, Inc.

\_\_\_\_\_  
\_\_\_\_\_

Signature(s)

To be able to keep our members current with various issues, it is important that we have all your addresses  
on file. If you maintain another residence (during the summer, for example)  
please list the mailing address of that residence below:

Address: \_\_\_\_\_

For P.O.A.  
Use Only

Amount Paid \$ \_\_\_\_\_  
Membership Card Issued

by

☐ Cash  
☐ Yes

☐ Check  
☐ No