



# O.B.G. P.O.A.

## The Property Owners' Association for All Residents of the Villages of Lake-Sumter *"Neighbors United for Their Common Good"*

Bulletin • May 1996

### BOARD OF DIRECTORS

President Dot Hokr .....	750-5469	Secretary	
Vice President Glenn Swindler .....	753-4635	Treasurer Carol Menci .....	750-3937
Robert Conner ....	753-1684	Dorothy Morehouse ..	753-0475
Norma Henretta .....	N/P	Tom Ritter .....	753-2678
Jack McMasters ..	750-4993	Earle Snider .....	753-2189
Frank Swenton .....	750-0428	Sadie A. Woollard ..	753-0615

### LIAISON COMMITTEE MEMBERS

Unit 1 Arnold Trempler .....	753-3681	Unit 10 Frenchie Degre .....	753-7941
Unit 2 Dorothy Davis .....	753-3633	Unit 11 Sadie A. Woollard .....	753-0615
Unit 3 Tom Ritter, Chairman .....	753-2678	Unit 12 Dorothy Montanino .....	753-3513
Unit 4 Valgene Riedel .....	753-1710	Unit 13 Joe Windish .....	750-0979
Unit 5 Wallace Dupont .....	750-4851	Liaison at Large, Sumter County	
Unit 6 Mary Vito .....	753-1101	Russell G. Day .....	750-3108
Unit 7 Joe Sims .....	753-8959	Liaison at Large Units 14 thru 21	
Unit 8 Pat Carter .....	753-7658	Charles (Don) Lathom .....	753-5429
Unit 9 Joe Sciacca .....	750-0064		

### QUOTE OF THE MONTH



*"In Germany, they came first for the Communists, and I did not speak up because I wasn't a Communist. Then they came for the Jews, and I did not speak up because I wasn't a Jew. Then they came for the trade unionists, and I did not speak up because I wasn't a trade unionist. Then they came for the Catholics and I did not speak up because I was a Protestant. And then they came for me, and there was no one left to speak up."*

— *Martin Niemoller (during the Nazi party rise in power)*



2

**Protect your home and  
yourself... inside and out.  
Call the mobile home  
specialists... INVINCIBLE!**

**JPS HI-TUFF™ ROOFS WITH LIFETIME WARRANTY:**

"We're glad we had Invincible inspect our  
'Perfectly good' 4-year old shingle roof!  
Have them inspect yours too!"

**Call Toll-Free for a  
Free Roof Inspection  
(800) 937-6635**

**INVINCIBLE EMERGENCY RESPONSE PROGRAM:**

"We knew we needed a Medical Alert/ Home  
Security system. After Invincible's  
exclusive 7-DAY FREE TRIAL program, we  
knew this was the right one."

**Call Toll-Free for a Free Demonstration  
(800) 413-1758**

Protection from Invincible...  
the people you've trusted since 1987

**INVINCIBLE**

Invincible Marketing Group, Inc.; Invincible Roofing Systems, Inc.  
State Certified License # CCC049367 • Member: BBB CARE



### P.O.A. PRESIDENT'S MESSAGE

We hope you have noticed we are spotlighting our volunteers in our Bulletin this year. We want to show them how much we appreciate their efforts in our behalf, and we want you to become acquainted with the people who support and serve our organization.

In doing so, we are discovering how many of them also are involved in other causes which benefit our community and its residents.

There are so many areas where the services of volunteers contribute to the needs of the people they serve. Have you, for example, thought of the many positions filled by volunteers in hospitals? Or considered the goals of service and fraternal organizations which could not possibly be achieved but for the dedication of their members?

We need not look far to find groups in our community which offer information, entertainment, travel opportunities and sponsorship of events with proceeds going to charities.

And where would we be without the volunteers who complement the recreation department staff by organizing golf tournaments, water exercising, line dancing, a library, and other activities for our enjoyment?

There is no way I am aware of that could possibly calculate the value in dollars of the contributions made by volunteers. I only know much would be lost without them.

If you are a volunteer, please accept the many, many thanks due you. If you are not, you might consider how much your time, energy, and enthusiasm are needed by the organization(s) of your choice. You will receive more than you give.

Dorothy Hokr

Try this proverb out of the Middle East: "Don't let old age be the winter of your life. Let it be the harvest."

## STRAIGHT TALK ABOUT THE SALE OF OUR AMENITIES

As you may be aware, the developer is in the process of selling the recreational facilities and common grounds (amenities) to the Village Center Community Development District for the sum of \$24,635,000. It may be helpful for you to understand what the V.C.C.D.D. is and how it came into being.

Some years ago, a Florida statute (Chapter 190) created Community Development Districts establishing a procedure to provide independent districts to manage and finance the basic services for community development. A C.D.D. is a special purpose governmental unit and must, by law, conduct business "in the sunshine." This means the public may attend meetings and offer comments.

In our case, as required by Chapter 190, the developer submitted a petition to the Lady Lake Commission for approval to form the V.C.C.D.D. The boundaries of the district were defined as encompassing all the area bounded by Avenida Central and Highway 27-441 (the commercial area) all of which is owned by the developer. Approval was granted on August 17, 1992.

On August 23, 1993, the V.C.C.D.D. issued \$26 million in bonds to purchase Sunbelt Utilities from the developer. As many of you know, Sunbelt provided and billed residents for water and sewer service. Now water and sewer payments go to V.C.C.D.D. What you may not know is the V.C.C.D.D. also may provide sewage treatment to the Town of Lady Lake as the result of an inter-local agreement.

In late 1994, the V.C.C.D.D. approached the Lady Lake Commission to propose expansion of its jurisdiction to include all the amenities in The Villages, and approval was granted.

The V.C.C.D.D. plan was to issue bonds to finance the purchase of the amenities from the developer. The bonds were to be retired from receipts from our monthly amenities fees.

Several of your fellow residents went to court about one year ago in an attempt to legally stop issuance of the bonds. It was their position amenities fees were never intended for the financing of anything other than maintenance of the recreational facilities and common grounds. Unfortunately, their effort failed.

(continued on next page)



## SALE OF AMENITIES - continued

To understand the existing situation, you need to be aware the V.C.C.D.D. is governed by a five-member Board of Supervisors which is elected or appointed by the owner of the property in question. The owner, in this case, being the developer which means members will be named by the developer in perpetuity. It also means the developer will maintain complete control over our amenities for the next 20 years until the bonds are retired.

Finally, be aware the entire issue of \$24,635,000 of V.C.C.D.D. bonds will be purchased by the developer. In simple terms, this means the V.C.C.D.D. likely will receive a check from the developer for \$24,635,000 and the title to these facilities. The developer will collect the principal and interest in the approximate amount of \$45 million over the next 20 years.

Is this fair? The P.O.A. doesn't think so and will continue its efforts on your behalf. We believe use of Chapter 190 in this manner was not the legislative intent.

## KUDOS TO VOLUNTEERS NO. 4

**PAT CARTER** has been a P.O.A. member since 1988. She has served on many committees and as a member of our Board of Directors. She currently serves as a member of the Liaison Committee for Unit 8.

She chaired the Documentation Committee which was responsible for accumulating documents in support of legal action which resulted in restoring services to residents through mediation.

Pat comes from upstate New York where she retired as a police captain. She followed a master's degree with a doctorate and pursued a second career teaching Sociology and Criminal Justice at Rochester Institute of Technology.

In addition to P.O.A. activities, her other involvement in community affairs includes the Lake County Bicycles/Pedestrians Board, Lake Rails to Trails, SHARE, Clown Alley 179, and the Lady Lake Kiwanis.

Her daughter is a teacher in Albany and her son practices law in Alaska. She has two grandchildren.



# DUNSTAN & SON

PLUMBING CO. Inc.



ESTABLISHED 1922  
Plumbing Repair &  
Remodeling Specialists  
Water damage repairs - floors & tile  
Tubs converted to showers  
Faucet & toilet repairs  
Water heater repair & replacement  
Drains unstoppped

1127 WEST MAIN STREET  
LEESBURG  
License #RF0036781

24 HOUR SERVICE  
**787-4771**

*A Quick*  
**PRINT**  
*Shop*  
A Division of Designs, Etc. Corp.

Palm Plaza  
Leesburg  
731 N. 14th St.

(352) 326-3200

Personal Stationery  
Rubber Stamps  
Mailing Labels  
Anniversary Invitations

*Fru*  
Availat

Rea



Manufactured by:  
THE KIRBY CO.

Distributed by:  
WESSLING & ASSOCIATES, INC.  
326-4006 Dale Wessling  
(Area Distributor)  
1504 West South Street • Leesburg



We're now at  
The Villages!

JEFF WITTMAN  
Lic. Nutrition Counselor

Health Foods - Juice Bar

Health Foods

2227 N. Citrus Blvd.  
Leesburg, FL 34748  
US 27/441 • Shopping Center  
adjacent to Walmart  
365-6477

1126 Bichara Blvd.  
Lady Lake, FL 32159  
The Villages  
La Plaza Grande West  
750-0094

728-8881

FORREST R. JER

3360A H  
FRUITLAND

Nora J. Hill, A  
326

Pre/Post Nupt  
Wills •  
Trusts • Pow  
Indian Oaks Pl  
Main Street

*Jackie's*  
107 N Old Dixie Hwy  
Lady Lake  
**UPHOLSTERY**  
COMPLETE UPHOLSTERING SERVICE  
FURNITURE • ANTIQUES • BOATS • RV'S  
AUTOMOBILE & TRUCKS  
**753-4141**

## Carpet Shack's Spring Sale!!!

<p>INDOOR/ OUTDOOR CARPET <b>\$3.79</b> sq yd With Heavy Action Back</p>	<p>28 SOLID COLORS PLUSH CARPET <b>\$10.99</b> sq yd Completely Installed With Heavy Pad</p>	<p>BEST SELLER DURABLE BERBER <b>\$12.50</b> sq yd Completely Installed With Heavy Pad</p>	<p><b>FREE</b> SHOP AT HOME SERVICE</p>	<p>28 SOLID COLORS MONSANTO Weardated (with Matting Warranty) <b>\$16.99</b> sq yd Completely Installed With Heavy Pad</p>
--	--	--	---	--

## CARPET SHACK

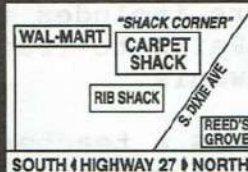
1180 S. DIXIE AVE (441 & 27) FRUITLAND PARK  
Conveniently Located Next to Wal-Mart



**728-4443**

Hours  
8am-5:30pm  
Mon-Sat

4 LOCATIONS IN  
CENTRAL FLORIDA



*We Don't  
Reuse Soaps  
& Water*  
**THE B  
CAR**  
"More T  
Full Ser  
We also ha  
Vacuums  
787-9776 Mon-Fri 8:30 - 1  
Sat 8:30 - 4:1

TRI-COUNTY  
OIL CH

\$15.95 + TAX (Reg  
SAVE

Includes Filter, Lube & u  
Not valid with

*This coup*  
**753-**

1 mi. North of the V



## Il Buffet Catering

ole for Luncheons or Dinners\*

with china, silver and servers

sonably Priced • Excellent Food

Book Now for  
anquets for Clubs, Organizations,  
Bowling Leagues, etc.



## House of Lamb

787-1886

Tuesday - Sunday  
11:00 am - 8:00pm



Michael A. Glick, M.D.

General Adult Medicine

Memberships: American College of  
Physicians, American Medical Association

Michael Glick, M.D.

LRMC Office Park

8842 N.E. 134th Ave.

Lady Lake, FL 32159

Special Interest: Echocardiography,  
Noninvasive Cardiology, High Cholesterol Management,  
Diabetes, High Blood Pressure Management,  
Preventative Medicine

753-5222

MEDICARE ASSIGNMENT ACCEPTED

OFFICE HOURS  
BY APPOINTMENT

KINS, D.D.S., P.A.

WY 27/441  
PARK, FL 34731

## Attorney at Law 5677

al Agreements  
Probate  
er of Attorney  
aza • Suite 109  
t • Leesburg

Honesty, Integrity and Reliability...  
our commitment  
to families since 1920.

## Beyers FUNERAL HOME

AND CREMATORY

Locally Owned and Operated

Lady Lake • 753-4444

134 North Highway 27/441 • Lady Lake



753-0400

Cynthia Themm

Jeannine Fehr

Frances Tunison

Orange Blossom Gardens

La Plaza Grande □ Suite 7

Lady Lake □ FL 32159

Your Full Service Family  
Hair Care Salon

PEST CONTROL • LAWN SPRAYING  
FLEAS

5 - J'S

EXTERMINATING COMPANY

P.O. Box 206, Lady Lake, FL  
Family Owned & Operated

753-2547

## BEST LITTLE WASH

han Just A Car Wash"

vice Gentle Softcloth Process  
ve 24hr Self Service Wash Bays,  
& a High Pressure Automatic!

5.00 616 S. 14th St. - Hwy 27  
0 (Across From Leesburg High)

## AUTOMOTIVE CHANGE

.\$19.95) Most Cars  
.\$4.00

p to 5 qts. of Valvoline Oil  
any other offer  
n required

5400

/illages on Hwy 441

## V-Z GOLF KARS

245-4311

800-370-4311

SUMMERFIELD, FLORIDA 32691

Located Just 10 minutes  
north of THE VILLAGES

Specializing in  
Remanufactured Club Cars  
(2 year Bumper to Bumper Warranty)

Stop for Coffee  
See Jerry and Shirley



Jim Pyle  
Manager

1210 N. Blvd. West • Leesburg, FL 34748  
787-8003

We Furnish America with Value!

YOUR HOMETOWN BANK



**citizens national bank**

753-7337

Trust/Asset Management

FDIC



The meeting was called to order at 7:30 P.M. with President Dorothy Hokr presiding.

The invocation was offered by Glenn Swindler followed by the Pledge of Allegiance.

Marian Fiori, acting as secretary, read the minutes; Carol Menci gave the treasurer's report.

The business meeting included a lengthy discussion of a report on both Community Development Districts.

Ray Rogers, President of the Lake-Sumter chapter of S.T.O.P. (Stop Turning Out Prisoners), spoke on the organization's goal of obtaining 440,000 signatures on a petition calling for a constitutional amendment to supplement the statute requiring prisoners to serve 85 per cent of their sentences. They also want the amendment to go beyond the statute to include release for life sentences only upon grant of parole or clemency.

He was accompanied by Penny Dixon as a representative of families of victims of violent crimes, and Sheila Baker as a Tavares Police Department officer.

After the benediction, the 50-50 drawing was held followed by refreshments and socializing.

**PLEASE MARK THE FOLLOWING DATES ON YOUR CALENDAR**

MAY 15 (3rd Wednesday)	-	7:30 P.M.	-	P.O.A. (open meeting) Paradise Recreation Center
JUNE 4 (1st Tuesday)	-	7:00 P.M.	-	P.O.A. Board of Directors Charlie Chaplin Room
JUNE 6 (1st Thursday)	-	9:00 A.M.	-	P.O.A. Liaison Committee Lucille Ball Room

THESE MEETINGS ARE OPEN TO ALL RESIDENTS OF THE VILLAGES

**REMINDER:** The P.O.A. meets year-round on the third Wednesday of each month.

**PLEASE NOTE:** As a result of our recent survey, meetings for June, July and August will convene one half hour earlier at 7:00 P.M. on a trial basis.



9

**DIGEST OF V.C.C.D.D. MARCH 19TH MEETING**

All Supervisors were present, and minutes of meetings held on February 5, 16 and 23 were approved.

Approval was granted to purchase water meters from Sensus Technologies and to R. Roche and W. Baun to attend computer accounting school.

Attorney Thornton indicated the attorneys are working but have no report to make at this time.

**DIGEST OF C.D.D.#1 MARCH 19TH MEETING**

All Supervisors were present, and minutes of the February 23 meeting were approved.

A list of three (3) names was submitted to be placed on the November ballot as nominees for the Board of Supervisors.

Frank Swenton asked for a list of home owners and lots owned by the developer and was advised it would be available in October.

Attorney Thornton, Supervisors and those present discussed qualifications for voting for Supervisors and possible incorporation in November. Only landowners are eligible to vote and proxies will be permitted. The nominees receiving the most votes will be elected.

The Supervisors approved hiring Mike's Maintenance for Units 8-13 cul-de-sacs, and all invoices were approved for payment.

**DIGEST OF V.C.C.D.D. APRIL 17TH MEETING**  
(a continuation of March 29th meeting)

Supervisors, Gary Moyer, Pete Wahl, Attorneys Burnsed, Roy, Thornton and several people involved in the issuance of V.C.C.D.D. bonds were present.

Moyer explained several documents had to be approved before bonds are issued, hopefully before the 8:30 A.M. special meeting scheduled for April 29th.

Ms. Eppinger stated a total of \$24,635,000 in bonds will be issued: Series A (senior bonds) in amount of \$18,060,000 at 7½ per cent and Series B (subordinate bonds) in amount of \$6,575,000 at 8¼ percent.

(continued on next page)



Mr. Tyler, underwriter counsel, stated there is a private placement agreement for purchase of the bonds. There also is a document confirming and amending the January purchase and sale agreement.

Submitted by Robert Conner who represents the P.O.A. Board of Directors at V.C.C.D.D. and C.D.D.#1 meetings

Meetings of the V.C.C.D.D. and V.C.C.D.#1 are, by law, open to the public. A schedule of their meetings is available by calling 753-4508. Residents are encouraged to attend these meetings where decisions are made which affect each community.

#### **DR. NELSON KRAUCAK IS GUEST SPEAKER ON MAY 15TH**

Dr. Kraucak has been invited to speak at the May meeting of the P.O.A. at the Paradise Recreation Center.

He has established a Life Family Practice Center located in the Leesburg Regional Medical Center's Office Park north of Boone gate on Highway 27/441. He specializes as a family physician, and his associate, Dr. Marivic Villa, is an internist.

They provide primary care, ancillary services, and alternative therapies. In addition to treatment by acupuncture, massage, and herbal medicines, chelation therapy is available; and he will explain the latter for the benefit of those who are not familiar with it.

#### **HELP ! VOLUNTEERS NEEDED !**

**P.O.A. GOLF TOURNAMENT.** Frenchie Degre has been in charge of the two golf tournaments held thus far. He needs someone to take charge of future tournaments, beginning with the one he has scheduled for November. This is a project we have undertaken for the benefit of the ARC Lake County (Association of Retarded Citizens). Please contact Frenchie at 753-7941 and experience the satisfaction of helping the less fortunate.

**P.O.A. SECRETARY.** We have a vacancy in this position due to the resignation of Thelma Holt for health reasons. There must be many members out there with the experience needed to fill this vacancy. If you feel you can be of assistance in this capacity, please don't hesitate to call Dorothy Hokr at 750-5469.





## Thermo-Cool Air Conditioning & Heat, Inc.

License #CAC027396



201-A Miller Street  
Fruitland Park, FL 34731  
326-5530  
(800) 758-5530

MEDICARE SUPPLEMENT  
MOBILE HOME • AUTO & HOME

## RUTLAND INSURANCE

**753-3255**

**FLO RUTLAND**

Located At Lakeview Street  
Between Mom & Dad's Restaurant & USB Bank

## MEDICINE CHEST

Lady Lake • 753-1877



- Full Service Drugstore
- Senior Citizens Discount
- Express Package Center
- 24-Hour Photo Processing
- Free Delivery in Area



## TUNE TOWN MUSIC CENTER

- Lifetime Free Lessons
- Free Delivery



**Technics Organs**  
**750-3500**

La Plaza Grande • 932 Bichara Blvd. • Lady Lake

## BILL & LOLA ROACH COMPLETE LAWN CARE DEPENDABLE QUALITY SERVICES

Mowing • Fertilizing • Edging  
Sprinkler Repair • Trimming  
**753-0328**



*Granny's Old Fashioned*

Ice Cream Parlor & Sweet Shop

400 N. 14th St.,  
Leesburg, FL 34748

Dewayne Yadon  
728-4507

*If You Need a Dentist  
call 323-0088*

- Laser Dentistry
- In-House Lab
- 100% Financing Available
- Same Day Repairs
- One Day Dentures
- 18 Years Experience
- Emergency Care
- All Areas of Dentistry

## Heritage Dental

Dr. Kenneth Cohn  
Fruitland Park Plaza

**DARE TO COMPARE  
DARE TO COMPARE  
DARE TO COMPARE  
DARE TO COMPARE**

## Take The EcoWater Challenge

"The World's Largest Manufacturer" Established 1925

**PURE QUALITY  
WATER SERVICES**  
**728-6656**



Reverse Osmosis • Filter Service • Water Conditioners  
If you find a system of comparable size that meets the specifications of our ECOWATER SERIES 3000 OR 4000, meets our warranty package, and carries as many seals of approval, then we will buy it for you!

"PUT AN ECO IN YOUR HOME"

Member  
Leesburg  
Area C of C

**FREE WATER TEST**

Member  
Water Quality  
Association



## Profile of P.O.A. Members

### *A Continuing Series*

Thomas Ritter is the first member of our Liaison Committee to be featured in our monthly profile. He represents residents in Unit Three and is committee chairman. He also co-chairs the committee which distributes our Bulletin for delivery to residents.

Tom took disability retirement after 18 years as a city policeman in Elmira, N.Y. He then obtained a bachelor's degree in law from LaSalle U, but a new law excluded correspondence school graduates from admittance to the bar.

Irene lived in nearby South Waverly, PA, but worked in a doctor's office in Elmira where she and Tom met. They have resided at 832 Tarrson Boulevard in (the Village of) Orange Blossom Gardens since 1980.

As a World War II veteran, Tom received a combat medic badge and a conspicuous service award from the State of New York. He was awarded a bronze star later - 50 years later - due to a fire which destroyed military records.

He is an active member of the local DAV and serves as its Adjutant. He also serves as Senior Vice-Commander of District Nine.

Tom's arthritis makes it difficult for him to pursue his magic, guitar playing and wood carving hobbies. He became involved with the P.O.A. because he wanted to assist in its efforts to protect residents' interests.

Photo by Jane Mills



**TO JOIN POA:** 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/POA Drop Box** in the Recreation Hall or mail form and check for dues to: **P.O. Box 1657, Lady Lake, FL 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