

The POA BULLETIN

POA Logo

The Property Owners' Association of The Villages

Issue 30.05

Champion of Residents' Rights Since 1975

May, 2004

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Plans For New Paradise Center Starting to Emerge; Not All New - But Still Nice

Preliminary plans for a new Paradise Center are starting to emerge. These are not plans for the complete demolish and replace alternative favored by residents. But the plans are, nevertheless, interesting, comprehensive, and attractive.

The focus group organized by the VCCDD staff was convened recently to review the initial plans developed by the architects and engineers. This study of the structure, utilities, and condition of the entire Paradise Center recommended demolition of most of the buildings on the South side of the Center and a full gut-rehab of the auditorium building. Most of the Mark Twain Library and the

swimming pool will be saved.

The study found that the South side buildings were too dilapidated to consider renovation. Most of these buildings are termite- and vermin-infested and beyond saving. It is not clear at this time how far East the demolition would go and how much of the Mark Twain Library will be saved. The new building here will include several good-sized meeting/recreation rooms, a recreation office, and a better-designed floor plan.

The auditorium building was found to have a foundation worth saving and good condition steel girders for the basic framework. The preliminary thoughts here are to save these components, strip the walls, ceiling, and roof down to the framework, and completely re-do the insides. The floor plan would be revised to include a new and modern kitchen in the middle, a 300-seat performance auditorium in the front, and a large meeting/recreation room in the back. The Cantina and pool restrooms would be revised and better incorporated into the auditorium building.

All of these plans are preliminary and subject to change. The architects and engineers are revising the plans to recognize initial inputs from the eight-member focus group (actually a resident advisory group). A number of revisions and fine-tuning may be necessary. The VCCDD staff is preparing to schedule the work and related costs into the 2005 fiscal year beginning October 1, 2004. Most of the construction should fall into the summer months of 2005. A good deal of advanced planning for temporary relocation of activities and events will be necessary during the construction period roughly estimated at approximately ten months.

The recent survey of residents conducted and tabulated by the POA, found that 62% of Village residents favored the full demolish and complete replacement alternative. The 62% figure was a 3:1 margin over the second-place choice, the modified renovation alternative.

Although these preliminary plans fall short of the complete demolish and replace alternative, Villagers should be happy that the VCCDD is moving forward on plans that result in a greatly improved Paradise Center. If done right, this should be an attractive community facility.

The shortfall is that this plan doesn't consider a better utilization of the available land area that a full demolition of the auditorium building would accomplish. That would permit a better footprint for the entire center, improved parking, and a more attractive facing on Golfview Lake. Hopefully, these issues will be taken into consideration by the focus group and the VCCDD.

Updates on the plans should be forthcoming from the VCCDD soon, and especially at the monthly meetings on the last Friday of each month at 9:00 a.m. in the district office building. The POA will also report on progress as new information becomes available.

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Evans

Residents of Unit One are being asked by the developer to approve a change to their Covenants and Restrictions. This change would allow the old golf driving range near the golf cart bridge on the East side of the highway to be used for commercial purposes. This would enable the Bob Evans company to build a restaurant at the Wales gate entrance to The Villages. Other commercial developments might be enabled as a result of the change to the Covenants and Restrictions. If residents do not approve this change, the developer has stated that the matter will be taken to court where a favorable outcome for the developer is eventually expected.

Some residents have said the restaurant is not welcome. No matter what, these residents oppose the idea of changing the Covenants and Restrictions. Other residents do not oppose the restaurant idea but have expressed concerns about the plans for just an earthen berm and shrubbery separating the Bob Evans parking lot from Paradise Drive. These concerns are five fold:

1. Residents do not consider shrubbery an adequate barrier to prevent Bob Evans customers from entering the residential areas across Paradise Drive. In this day of increased security concerns, residents want better protection and security provisions.
2. Shrubby is not considered an adequate barrier to restrict rats, which might be around the wasted food and trash dumpsters behind the restaurant.
3. There is no provision for Paradise Drive and Aloha Drive residents to be adequately protected from restaurant traffic and noise.
4. There is not adequate protection for residents from odors emanating from the Bob Evans facility.
5. The Covenant and Restriction changes are very broad and allow more than one restaurant, medical buildings, and other commercial buildings. Adjacent residents are concerned about too much development close to what was originally deeded as a residential area.

Given these concerns, residents need assurances from the developer regarding these issues. At the very least, Bob Evans and the developer need to incorporate modifications to the facilities to overcome resident fears before the approval of the change in Covenants and Restrictions is approved.

Many residents have expressed an interest in having a barrier wall or fence, fabricated from block and stucco, comparable to those walls at the Medical Gate and the back of the Bodega Post Office, constructed in place by the Bob Evans restaurant and/or the developer. This wall would parallel Paradise Drive from roughly the golf cart bridge to the Wales Plaza entrance to Bob Evans. The Villages has set a precedent for walls of this nature separating residential and commercial areas on Highway 27/441.

Residents are asked to come to the next POA general membership meeting on Wednesday, May 19, 2004, at 7:00 p.m. at the Paradise Center to discuss the options and next steps that residents can elect to take.

The Second Annual POA Survey

[\(Print This Form\)](#)

Below is the Second Annual POA Resident Survey. All residents are asked to spend a few minutes filling out this form. Please rate each question with your opinion on a scale of 1 to 10 where 10 is the highest, best, or most satisfactory rating - all the way down to 1 which is the lowest, worst, or least satisfying rating. A rating of 5 would be an average, or middle-of-the-road, opinion. If you have no opinion about a question, please put in "NR" (No Rating) for that question. Then, either bring this form to the next POA membership meeting or mail it to The POA Survey, P.O.Box 1657, Lady Lake, FL 32158 by May 19th. Thanks in advance for your help in completing this survey. Results will be published in the next issue of the POA Bulletin.

Rating:

1. _____ Entertainment Programs on the Square
2. _____ Overall Safety and Security in The Villages
3. _____ Traffic in The Villages
4. _____ The Cleanliness of Villages Streets and Common Areas
5. _____ Landscaping in Common Areas throughout The Villages
6. _____ The Villages Taxi Service
7. _____ The Neighborhood Watch Service
8. _____ The Trash or Garbage Service
9. _____ The Water Utility's Service
10. _____ Emergency Fire Services
11. _____ Emergency Medical Services (EMS)
12. _____ The Villages Hospital
13. _____ The Lifelong Learning Center's Patron Discount Program
14. _____ The Monthly Amenity Fee
15. _____ The Daily Sun Newspaper, in General
16. _____ The Daily Sun Newspaper, Objectivity of Reporting
17. _____ The Villages TV station, in General
18. _____ The Villages Radio Station, in General
19. _____ The Property Owners' Association (POA), in General
20. _____ The POA Bulletin Newsletter
21. _____ The Villages Homeowners' Association (VHA), in General
22. _____ The VHA Voice Newspaper
23. _____ The Community Improvement Council (CIC), in General
24. _____ The Villages District Administrator, Mr. Pete Wahl
25. _____ The Villages Center District (VCCDD) Government
26. _____ The CDD or Government Unit in Which You Live
27. _____ Condition of the Executive Golf Courses
28. _____ Condition of the Championship Golf Courses
29. _____ The Priority Golf Program
30. _____ Greens Fees on the Championship Golf Courses.

The Patron Program

The previous issue of the POA Bulletin mentioned that an informal survey was conducted recently among members of one of the dance clubs and one of the nationality clubs. A total of 456 members were asked in a written questionnaire if they supported the College Patron Program. 99% responded "no." Only 1% responded "yes."

This informal written survey was extended to two other clubs: out of an additional 385 Villages residents questioned, only one (1) favored the Patron Program with a "yes" response. There is no doubt that this program is hugely unpopular with the vast majority of Villagers.

Most residents believe that the Patron program is institutional bribery for special considerations by an elite group of residents willing to offer a \$50.00 bribe to the Learning Center.

The POA again requests that the Lifelong Learning Center and the Villages developer terminate this program as soon as possible.

The Special Speakers' Program can be funded by residents who can contribute their \$50.00 directly to the Learning Center and the developer who will no longer have to lose revenue by giving special discounts to Patron members.

Incidentally, did you notice that many of the special concerts at the Savannah Center post a discounted price to Patron members and another higher price that is the same for non-Patron Villages residents as well as the general public? Villages should be incensed at this - we have to pay for the Savannah Center through our amenity fees and then the non-resident general public is charged the same as us non-Patron resident to use the facility.

So, residents have to pay more than Patrons and get their noses rubbed in it to boot!

POA Announces Discount Program

The POA is pleased to announce a special Discount Program for POA

members sponsored by various Discount Partners in The Villages and around the central Florida area.

All you have to do is identify yourself as a POA member and present your valid membership card before ordering the product or service.

Please also mention that you saw the listings of the Discount Partners in the POA Bulletin. And, be sure to thank the merchant for making this special offer available to POA members.

The listing below is in effect right now. Additions to this list will be made as new Discount Partners sign up.

Pizza Hut at Spruce Creek - Show your POA membership card before ordering for a 20% discount on every guest check.

Vic's Embers - Complimentary after-dinner cocktail or dessert for each person in the party.

Great Day On The Water Boat Tours - \$5.00, \$7.00, or \$10.00 discount per person on various boat tours. Call the office toll-free at 1-866-269-6584 for details and reservations.

Grosvenor Resort Hotel - In Downtown Disney in Lake Buena Vista. Call toll free at 1-800-624-4109 for special POA rates (as low as \$69.00 plus tax) based on availability, day of the week, and time of year.

Adam's Mark Clearwater Beach Resort - Call 1-727-443-5714 for special POA rates (as low as \$89.00 plus tax) based on availability, day of the week, and time of year.

Enterprise Rent-A-Car - In Leesburg just off of Hwy 441 on Mount Vernon Road. Call 1-352-787-1128 for special rates for Villagers. A pick-up service is available.

Gourmet Go Go - A local delivery service for full dinner menus from ten local restaurants. POA members will receive a 50% discount off the regular delivery fee of \$4.99. Call 205-0829 for more details or the 30 page menu.

Herman's Ice Cream and Sandwich Shoppe - On Main Street by The Villages Square. Buy one single ice cream cone, get one single ice cream cone free.

Ollie's Frozen Custard - Next to Blockbuster in the Spanish Plains Shopping Center. Either use the Ollie's Coupon in the POA Bulletin, or get a 10% off discount by showing your POA membership card.

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We Need Your Help

The POA board needs volunteer help from the membership in the following areas:

An experienced sales representative to sell advertisements in The POA Bulletin on a part time basis. A generous commission will be paid. Previous experience selling newspaper or magazine ads would be helpful, but not essential.

An attorney to advise the board on a variety of organizational matters. Previous experience in the areas of real estate law, contracts, and/or corporate law would be helpful, but not essential.

Please call Joe Gorman (259-0999) for details.

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Renew Membership

Members are asked to renew their POA memberships as soon as possible. You can use the membership form on page 4. If you want your membership card returned by mail, please include a stamped self-addressed envelope with your membership form and dues. Dues are still \$6.00 for a household and run from Jan. 1 to Dec. 31st.

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Pick Up Unclaimed Bulletins in Vacant Home Driveways

If you see that the POA Bulletin and the Lady Lake Magazine, both enclosed in a single plastic bag, are delivered but left on the driveway or the lawn of an unoccupied house, or where people are away for a few days, please be a good neighbor and remove these from the driveway or the lawn. Either dispose of these papers or hold them for your neighbor's return.

Papers left for several days in a driveway might signal an unoccupied house. Our

delivery service tries to avoid tossing the papers on these driveways, but it is not always evident which houses are unoccupied.

So, please help us avoid these situations. Thanks in advance for your help on this.

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April Fools Day Revisited (Don't Believe Any of This)

VCCDD revenues are not keeping up with expenses due to the unusual charge called Debt Service. This is needed to repay the bonds issued to pay exorbitant prices for common property bought from the developer. Therefore, the VCCDD has announced that toll booths will be put into all entrance gate facilities. The toll fee for resident cars will be \$0.25; \$0.20 for Patron members; and no charge for VCCDD employees.

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**For a full copy of the POA Bulletin via mail, please send
a check for \$12.00 for a one year subscription to:**

**The POA
PO BOX 1657
Lady Lake, FL 32158-1657**

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Phone : (352) 259-0999

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