

The POA BULLETIN

The Property Owners' Association of The Villages

POA Logo

Issue 30.11

Champion of Residents' Rights Since
1975

November, 2004

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The POA Bulletin is published monthly by the Property Owner's Association of the Villages, Inc. Articles in the Bulletin represent the opinion of the POA, except Letters to the Editor, which represent the opinions of the writers. Care is taken to insure that all facts reported herein are true and accurate to the best knowledge of the POA and are taken from reliable sources. The POA assumes no liability for any information published, opinions expressed, or delivery to any person or location. All publication rights are reserved. Publication or reprinting of any material contained herein is by written permission only.

How Would You Like to Vote For Some of Our Local Government Officials?

One of the key issues in The Villages, as identified by the POA, is the problem of not being able to vote for our various government leaders and administrators. This is in regards to the VCCDD (or the SLCDD south of Highway 466) in which the key people (administrators and directors) are in effect appointed by the developer of The Villages rather than elected by residents.

The VCCDD or the SLCDD make all the big money decisions in The Villages, and residents are not able to vote for these people, approve any of their decisions, or reject the burden of repaying the millions of dollars of debt obligations that are passed on to residents. On this last point, there are, for example, no "bond referendums" like those available under other forms of government seeking voter approval for big spending plans.

The POA believes this is an example of Taxation Without Representation and that residents are effectively Disenfranchised by this arrangement.

Mr. Pete Wahl, District Administrator of the VCCDD and the SLCDD, has written recently that government officials have no incentive to be responsive to your needs and interests if you have no chance to vote for them. This was one of his arguments in favor of the One Sumter initiative. Mr. Wahl thought voting for your government officials was a good idea then - but, apparently not as it would apply to him or other officials of the VCCDD or the SLCDD.

So, in the spirit of the American tradition of voting, the POA presents below an opportunity for residents to participate in a Mock Vote for various government officials for whom residents did not have the opportunity to vote for in the November 2nd election.

Voting here will have no official effect on the offices or people involved. But, it will be an opportunity for residents to voice their opinion about officials who in the past have not needed to be responsive to the electoral process or voting residents.

The POA asks that you vote your preferences on the "Mock Voting Form" below on the questions of whether to retain or not retain various officials for whom residents cannot now vote in a general election. Since this is a mock vote, the results will have no legal effect on the tenure of these officials in office. But, we hope that a message will be sent to all involved that residents want to be able to vote for these officials.

Please then return the "Mock Voting Form" to the POA at POBox 1657, Lady Lake, FL 32158. Or, you can drop your form in the POA box in the Paradise Center.

We will tabulate and publish the responses in either the December or January issue of the POA Bulletin. Please vote just once, but vote soon so that your input can be included with those of your fellow residents.

Mock Voting Form For Villages Residents

<u>Please Vote by Checkmark in Columns on Right</u>	<u>Retain</u>	<u>Not Retain</u>
Shall Mr. Pete Wahl be retained as District Administrator in our government organization?	0	0
Shall Mr. John Rohan be retained as an Assistant District Administrator in the organization?	0	0
Shall Ms. Monica Anderson be retained as an Assistant District Administrator in the organization?	0	0
Only if you live north of highway 466, please vote: Shall the five members of the VCCDD board be retained?	0	0
Only if you live south of highway 466, please vote: Shall the five members of the SLCCDD board be retained?	0	0

Please return this Mock Voting Form to:
The POA, POBox 1657, Lady Lake, FL 32158

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Bob Evans Issue Has Been Resolved

The POA received word from the Bob Evans Corporate offices that the company has decided to build its restaurant on highway 466, somewhere close to either Buena Vista Blvd. or Morse Blvd.

The POA is happy that the wishes and well-being of residents close to the Wales Gate location have been recognized. It would have been inconsiderate to build the restaurant so close to the residents in that area who didn't want it.

On the other hand, we missed an opportunity to have that new, full-service restaurant located somewhere on the east side of highway 27/441 and accessible by golf cart. It would have been nice.

The Bob Evans organization should be complimented for being sensitive to the wishes of residents. Residents should give their full support to the restaurant when it is finally built.

The developer of The Villages should also be complimented for not pushing the covenant changes to accommodate this unpopular commercial venture. The developer showed good judgment and sensitivity to the wishes of residents. Thank you.

For residents on the east side, we should do what we can to support the Orange Blossom restaurant on the Hilltop. Give it your business when you can. Perhaps a successful business up there will eventually lead to a full breakfast and all-day service. At the very least, it should be successful with resident support. Remember what happened to the Silver Lake club when support and patronage dwindled - it was unsuccessful and was closed. If residents want a nice restaurant on the east side, they have to fully support it.

One final note: residents should appreciate what residents can accomplish when we band together and assert our rights and preferences. If you don't care, or you don't want to make a fuss, or you don't want to get involved - well, then, don't squawk when your favorite amenities or neighborhood features are taken away. You need to be involved to protect the wonderful way of life we enjoy here in The Villages.

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Happy Birthday To The POA

Happy Birthday to us! November 20, 1975, was the formal incorporation date of the POA. So, we are 29, and we are starting our 30th year. Congratulations to all of us!

The POA has survived for going on 30 years because it represents the best interests of residents rather than the best interests of the developer.

In many ways, it is still "Our POA" as it was referred to in the early days. This is because the POA represents you, the residents.

The POA is more dynamic today, with more members and stronger finances, than it has been in, perhaps, the past twenty years. We think we articulate a message that more and more residents are agreeing with. And, more and more residents are responding to the POA message with active support.

So, Happy Birthday to us - and thanks to all members for making the POA the vital and significant property owners' association that it is.

And, it is still "Our POA."

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Letter to the Editor An Angel Helped Me

An angel came to help me Tuesday when my husband and I went to see President Bush.

When we were on our way back to the parking lot, my husband got very weak and dizzy. We asked a girl who was guarding a porch if we could sit down for a minute. She said "no" - we could sit on the curb.

So we kept walking and when I turned around my husband was not anywhere to be found. I walked all over trying to find him. After an hour, I went up to where we had parked. But, I could not find our car.

A young man came to his van with his daughter. He put her in and he got in. He then pulled over near me and asked if he could do anything for me. I told him my problem. He said to get into his van and he would help me find my husband.

After an hour-and-a-half we saw our car. He stopped his and got out and we saw my husband. I was so relieved.

I did find out while we were riding that he did painting for The Villages. He painted the mural in the Savannah Center. But, I did not get his name.

We would like to thank him for his kindness. We need more employees that work here to have the same kindness.

Rose Harvey

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Letter to the Editor

Pete Wahl approached me in the early spring of 1999. He asked me to head up the Neighborhood Watch. He wanted my experience as a Police Chief to make drastic changes. Pete and Mark Morse interviewed me. I started in August, 1999.

During my five years of service, I kept Neighborhood Watch in line with many changes. We went from 85 Employees to 185. The expansion of The Villages was very big, with small villages going up like wildfire. The house checks program was expanded. The patrols were placed as they were needed, and we added gates.

Over the period of time I was there, I took people from the ranks and made them part of my staff. Two Asst. Directors are now Directors in other areas of the VCCDD.

Special Events got so big, that a separate Director was named. I started a well-being program that helped single residents of The Villages. With the help of my staff, we made a new dress code and Neighborhood Watch took on a new look. We also replaced personnel with friendly "people persons."

To enhance our image, I opened a new office with a 24-hour Dispatch Center. That office is now up to date with computers and staffed with the best we could find. The office has a nice homey atmosphere and a friendly staff helps out thousands each year. I kept in touch with my employees and had communication going up and down the chain of command. I made certain that all our equipment was clean and usable.

With the help of the gate staff and the Maintenance Dept., the gates are now something to be proud of. Each month one of the eleven gates is cited as "Gate of the Month."

I changed the working hours, with a new 4 on and 4 off system along with a 6 hour shift. The last 3 years passed with full staff for each shift, 24 hours a day, 7 days a week, and 365 days a year with NO OVERTIME.

I kept in constant touch with all our Law Enforcement entities and we met each month to exchange information. I put in ten-hour days and was in touch with all the various operations within The Villages. I loved my job and certainly loved The Villages.

So you can see how surprised I was when Pete Wahl ordered me to retire or be fired.

He used me to make Neighborhood Watch a complete and functional operation. Now that it is up and running good, he stated that I was not up to moving Neighborhood Watch to a new level because I had a Police Mentality. Well I think having 36 years in various positions during my Police career would lead me to having a police mentality.

For the amount of money they pay, I think Neighborhood Watch personnel are the best and I was proud be their leader.

Ed Burgess

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Letter to the Editor About Real Estate

Recently you were told of the merge of the two resale offices and the new sales

office of The Villages. The effects of this merge are already being felt by the homeowners who had put their trust in companies that were affiliated with the National, State and Local Board of Realtors, only to be told they now have to list with Properties of The Villages.

The first real effect is advertising. The homeowner has little say as to what type of advertising is provided. The National, State and Local Boards gave world wide exposure through www.Realtor.com or Planet Realtor.

They have put the homeowner in direct competition with new construction. Before the resale agent had only their best interest in mind, now they must contend with the demands of the developer. They have deleted their affiliation with the Multiple Listing Service that assured homeowners that the information on resale prices were accurate when preparing their home for marketing. Now they will have to rely on tax information that is not posted for public record until months after the sale of a home. This is very serious because the Villages market sees change on almost a monthly basis.

We've been given this song and dance that it will save the homeowner money by the recent reduction in sales fee, but what good does a reduction in sales fee do the homeowner if they are obstructed by offers that may bring more than asking price by offers from competing companies. After talking with several local Realtors, they commented on the numerous times they were in multiple offers last year, resulting in often netting the seller a price that was over their list price.

Along with seller representation, we need buyer representation. In the days of old, the buyer was on his own. Today the buyer is given much more respect and can demand to have total representation through Single Agency. The Villages have voided that opportunity for any buyer wishing to purchase a home through Properties of The Villages.

Representation, exposure and full disclosure of correct information is the reason the National Association of Realtors, Florida Association of Realtors and local board of Realtors were started. We have now returned to the cavemen days of real estate when we delete Realtor from the end of any sales associates name. Florida Real Estate Commission gives sales people great instruction on how to insure the well being of the public. My questions to the homeowners of The Villages would be: Do you have clear representation? Will your home be commingled with new sales? Are you working with a Realtor?

After talking with several local companies, RE/MAX, Ken Casey and Fox Fire, it's not the merge of the three companies that bothers them. It is the fact they have pulled their resale homes out of the Multiple Listing Services, denying local Realtors access to information and the opportunity to show these homes to prospective buyers. According to the letter recently sent to the above mentioned companies by McLin & Burnsed, Villages' attorneys, they are not allowed to contact the homeowners. So, the new For Sale sign says it all: "Properties of The Villages."

As proven throughout our democratic society, a monopoly of any kind has never been good for the public. It prevents competition and opens the door for well, you just never know.

Deb Okruhlica
RE/MAX Realty,
POA Select Sponsor,
and a Villages Resident

VCCDD Financial Statements

The statement below shows a summary financial statement for the VCCDD covering the period 2003 Actual through the Adopted Budget for 2005. Note that these statements apply only to the VCCDD, the Villages operations north of highway 466. The SLCDD (Sumter Landing Community Development District) operations south of highway 466 are a separate set of financial statements. Fiscal years run from Oct. 1st through Sept. 30th.

In lines 1-4, Amenity Fees and All Other Revenues grow from \$23.8 million in 2003 to \$31.3 million in the 2005 FY Adopted Budget, an annual growth rate of 16%. Amenity Fees grow faster, at 19% per year, compared to a flat growth rate in All Other Revenues. The growth in Amenity Fees reflects both increased charges to residents as well as more residents paying the fees.

In the Disbursement section in lines 7-10, the charges for Maintenance and Administration show an annual growth rate of 9% per year, from \$12.8 million in 2003 to \$15.1 million for 2005.

Debt Service, however, shows a 24% growth rate per year, from \$11.0 million in 2003 to \$16.2 million for 2005. Debt Service refers to the payments required for the debt (principal and interest) authorized by the VCCDD to purchase common facilities from the developer. Chapter 190 Florida Statutes allows VCCDD supervisors to authorize this debt without seeking approval from residents.

In line 16-17, Debt Service is shown as a percent of Amenity Fees as growing from 56.4% in 2003 to 60.0% in 2005. There has been a steady yearly increase in the portion of Amenity Fees going for Debt Service. Actually, this percent of Debt Service stood at 0% in 1992, before the CDDs were established.

Lines 20-23 show an estimate of how the monthly Amenity Fee is broken down into Maintenance and Administration on one hand and Debt Service on the other hand.

The Maintenance and Administration portion of the monthly Amenity Fee is estimated at \$45.60 for the 2005 Budget. This is roughly the same as in 2003. If it wasn't for Debt Service, your Amenity Fee check in 2005 would be about \$45.60 per month rather than around the current \$114.00 average.

However, the Debt Service portion is showing an 8% per year approximate increase since 2003 and now stands at an estimate of \$68.40 per month. This is up from an estimated \$58.67 in 2003.

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Bulletin Pick Up Locations

Bulletins are sometimes not delivered to your driveway as they should be in the first week of the month. If this happens to you, remember that you can pick up the Bulletin at the following locations:

Plaza Grande Shopping Center

- Ace (Sweets) Hardware
- Publix Supermarket
- Winn-Dixie Supermarket

Spanish Springs Shopping Center

- Albertsons Supermarket
- Walgreens

Mulberry Grove Shopping Center

- Publix Supermarket
- Walgreens Drug Store

Southern Trace Shopping Center

- Ace Hardware
- Eckert Drug Store
- Publix Supermarket

We do not yet have home distribution of the Bulletin west of Buena Vista Blvd, or into Marion County, or south of Highway 466. Residents in these areas can get a copy at one of the distribution points listed above.

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POA Christmas Party Is Set For Dec. 15th

The annual POA Christmas Party is scheduled for the general membership meeting on Wednesday, December 15th.

We plan a feast with some deli department trays and dishes brought in by members. A sign-up sheet will be passed around in the November general meeting for food dishes and helpers. Be sure to sign up for whatever you can.

Also, we plan to decorate three entry gates with ribbons and wreaths. We need two or more volunteers (gentlemen) who can help us with about an hour's work in early December to help put up these decorations and then in early January to help take them down.

Please contact Sadie Woollard at 753-0615 or for more details. Thank you.

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Cheers and Jeers

Cheers - To President Bush for visiting us in The Villages. No matter what your politics, you had to be awed and honored to see a sitting U.S. President visit our community. Cheers also to all of us for going out to welcome the President. That's home-town hospitality from The Villages.

Cheers - To the Boston Red Sox for finally winning a World Series. Congratulations. Cubs, you're next.

Jeers - To Citizens Supporting Expansion of TVRH, Inc. for trying to scare people into voting for the Hospital Tax. The group mailed a slick brochure to Villagers upping the tax and interest cost over 30 years to \$295 million (!!) while threatening to divert patients to other hospitals if the tax is not passed. All this covers up the fact that 20% of the tax will go to the private foundation of the Morse family for most of the next 30 years. LRMC also wants to sell you The Brooklyn Bridge.

Cheers - To the Villages entertainment department for the Oktoberfest and Italian Fest celebrations on the two Squares. Now, if they could only devote the same energies to organizing the traditional Christmas parade.

Jeers - To the excessive users of water in The Villages for their part in the over usage that may result in fines and restrictions from the regional state water authorities. We all have to be careful in how much water we use. The 25 or so households here in The Villages using more than 70,000 gallons a month should be dehydrated.

Jeers - To whoever decided to put all those constitutional amendments on the November ballot. Changing the state constitution every four years is no way to run a state (remember the pregnant sows in 2000). These issues should be decided in the state legislature.

Jeers - To all those judges up for a retention vote on the November 2nd ballot. If they didn't make an effort to inform you about their record, their philosophies, or their programs, then they shouldn't get your vote.

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POA Elections In November

POA annual elections are scheduled for the November 17th POA membership meeting. All officer and director positions will be up for a vote and open to all active members. Please bring your POA membership card to the meeting in case we need to verify active membership.

Nominations received thus far include:

President	Joe Gorman
Treasurer	Bill Garner
Secretary	Mary Paulsboe
Director	Pete Cacioppo
Director	Dorothy Cheshire
Director	Jeanne Regnier
Director	Richard Kilgore
Director	Al Johnson
Director	Irving Yedwab

Officers and directors will be sworn in at the December meeting. The term of office begins in January.

Please take a moment to consider how you might participate in the activities of your POA. We need more people to take an active role in the administration of the POA by running for these officer and director positions. In many cases, you may find that the time commitment is less than you might think. And the rewards are truly satisfying on a personal basis.

So, please consider running for one of these positions and joining the other officers and directors of the POA in helping to make The Villages an even better place in which to live.

If you want more information, please call Joe Gorman at 259-0999 or talk to any other officer or director. Phone numbers are listed on page 7.

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The Hall of Fame

The nomination period for the POA Hall of Fame has been closed. Several nominations have been received. These nominations will be reviewed by the POA Board of Directors. A decision will be made as to which of the nominees will be inducted into the POA Hall of Fame at the December 15th meeting.

The deciding criteria for induction into the Hall of Fame will be whether the person made a significant contribution to the POA in the past. Popularity itself will not be a deciding factor.

We hope to have the inductees available at the December meeting for the induction ceremony. This will be a splendid way to celebrate the POA's efforts to champion the wonderful way of life that we enjoy here in The Villages.

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Pick Up Unclaimed Bulletins in Vacant Home Driveways

If you see the POA Bulletin in its plastic bag 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 of unoccupied houses, 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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POA Speakers Available For Club Meetings

If your group or organization is looking for a speaker at one of your meetings, why not consider having a POA speaker in for a 15 minute presentation on the POA, its mission and goals, and the Residents' Bill of Rights. This is a good opportunity to learn more about the POA and how it represents the best interests of residents. Our standard speaker fee of one cup of coffee (or a donut) will apply. Call Joe Gorman at 259-0999 to check the speaking and meeting schedule.

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Write Articles for The POA Bulletin

You write it - we will print it. Well, within limits, that is. If you want to write an article for the Bulletin, we will be happy to consider anything reasonable.

An article on a local government issue? OK! An article about your grandfather's watches? Sure! An article about problems in a local grocery store? Nice! An article about your bottle cap collection? Super! An article about a problem in The Villages? Do It! An article about something nice in The Villages? Even Better!

Just talk to one of the POA officers or directors about your idea - we would like to hear about it. 200-300 words would be ideal. And, you can claim the official title of "contributing editor."

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POA Discount Program

The POA has a Discount Program for its members. The Discount Partners are listed with program details at the POA web site: www.poa4us.org. Just identify

yourself as a POA member and show your 2004 membership card when ordering a product or service.

Please also mention that you saw the Discount Partner listed in the POA Bulletin. Please thank the merchant for making these discounts available for POA members.

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Your CDD Meetings

The various CDDs in The Villages meet once a month for meetings as follows:

Last Friday of the month at the Sumter Landing Offices, 1894 Laurel Manor Drive:

- VCCDD at 9:00 a.m.
- CDD # 5 at 9:45 a.m.
- CDD # 6 at 10:15 a.m.

First Friday of the month at the VCCDD Offices, 3231 Wedgewood Lane:

- CDD # 2 at 9:45 a.m.
- CDD # 3 at 10:30 a.m.
- CDD # 1 at 11:15 a.m.
- CDD # 4 at noon

These meetings are worthwhile and show our local governments in action. Residents wanting to know what's going on or to give input into any of the governments' decision making processes should attend.

Also, the District Administrator, Mr. Pete Wahl, conducts a weekly CDD school at the district offices on Wedgewood Lane. Each school lasts about two hours and is held twice a week, on Monday and Thursday, at 10:00 a.m. Contact Pete Wahl's office at 753-4508 for details.

CDD school is informative and provides a good overview of how CDDs work and are organized. The POA recommends the program. However, the POA also recommends that, after going to this, you come to a POA meeting for the rest of the story. You will not get the whole story at Pete's CDD school.

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Have You Had Enough Of Hurricanes?

You know you've had enough of hurricanes when...

...someone asks what time it is and you respond "10 minutes until the next advisory."

...an oak tree on the ground looks twice as large as it did standing up.

...you're happy to see a chainsaw-wielding man coming your way.

...you start feeling guilty for having power when friends don't.

...instead of talking about being "in the zone," you talk about being "in the cone."

...terms like "Bermuda high" and "sub-tropical ridge" roll off your tongue.

...you worry about the temperature of the water in the Gulf of Mexico.

...you vow to stock only TV dinners in your freezer during the "season."

...you start thinking that blizzards up north weren't so bad after all.

...instead of trading stocks and bonds, you're following plywood futures and the price of ice.

...you describe a closet as "cozy with plenty of leg room."

...you're thinking about getting a Christmas gift for your favorite TV meteorologist.

...your eyes are glazed over from watching the Weather Channel.

...the words "tropical depression" send you into a depression of your own.

...you think a TV reporter hanging onto a tree in the wind looks foolish.

...you get a call from someone you haven't seen in 15 years to ask how you are doing.

...you think every afternoon shower MUST be a "feeder band."

...every time you're at the store, you wonder if you have enough batteries.

...despite it all, you still think you live in paradise.

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Limerick of the Month

Bubble, Bubble, Toil and Trouble.
Harold Built this Place from Rubble.
Could it Be? Did He See?
A Vision of What Was To Be?
Now he built two Squares for double.

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April Fool's Revisited (Don't Believe Any of This)

The Chicago Cubs won the World Series by defeating the New York Yankees in a sweep, four games to none. The Cubs recorded two shut-outs, one no-hitter, and a perfect game pitched by Mike Ditka, former coach of the Chicago Bears. At the very instant the fourth game ended, hell froze over.

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a check for \$12.00 for a one year subscription to:**

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

Contact Information : POB 1657, Lady Lake, FL 32158
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