



LAKE JULIANA LANDINGS
HOMEOWNERS ASSOCIATION

Welcome and Helpful Tips



REVISED JANUARY 2019

**LAKE JULIANA LANDINGS (LJL)
HOMEOWNERS ASSOCIATION, INC. (HOA)**

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**LAKE JULIANA LANDINGS (LJL)
HOMEOWNERS ASSOCIATION, INC. (HOA)**

Dear LJL Homeowner,

If you are a new homeowner in LJL – **Welcome!**

If you are an existing homeowner in LJL – **Hello Neighbor!**

As co-chairs of the Membership and Welcoming Committee of the **LJL HOA**, we would like to have you join your fellow residents of our beautiful active adult retirement community as members of our HOA.

We believe there is a need for the homeowners in **LJL** to have a means of expressing their views, thoughts and opinions with each other and with the owner of **LJL, Sun Communities**.

The **HOA**, with its elected **Board of Directors** and its homeowner members, provides the means to communicate with a rational, structured approach. The benefit to the homeowners is a unified voice of the majority to help resolve issues and concerns so that we all can live in a community which is beautiful and which we can all be proud to call home.

Your fellow homeowners need your support to help continue with the accomplishments achieved to date and the projects planned. **This is a community of volunteers**. Some of the things attained by the **HOA** through regular meetings with **Sun Communities**, for the benefit of homeowners as well as renters, are:

- A (5) five-year lot rental agreement;
- Wednesday morning weekly information “coffee” meetings hosted by the **HOA** and sponsored by **Sun Communities**;
- And improvements to the Clubhouse and the Fitness Center.

The social activity planners have a very active program of things to do and places to see for the enjoyment of everyone in the community. There is certainly no excuse to be bored and without fellowship as we boat, fish, bowl, shuffleboard, pitch horseshoes, dance, do water aerobics, play bingo and cards, shoot pool, play darts, Bocce ball, cruise, go on trips to places of interest, and even embark on “mystery trips”.

Our **LJL HOA** over the past few years has been active in its efforts to improve our environment so that the beautiful homes, lighted streets, and clubhouse activities can continue to be a source of pleasure for everyone – both owners and renters.

HOA annual dues are **(\$10.00)** Ten Dollars per household. Social membership dues are **(\$10.00)** Ten Dollars per person. (A sample **HOA** application is included in this package).

Please send your **HOA** dues to the following **HOA** members or see them at “coffee” on Wednesday mornings:

Cindy Schlink, (Membership)
108 Arietta Court
(507) 450-8126

Diane Iselli
117 Arietta Ct.
(586) 774-4289

LAKE JULIANA LANDINGS HOMEOWNERS ASSOCIATION, INC.

New residents may expect a visit from our **Welcoming Committee** volunteer members who are:

Connie Lippold
Welcoming Committee
Phase I
119 Juliana Boulevard

Jen Ingram
Welcoming Committee
Phase II
218 Marianna Drive

Thank you for your support!

GUEST REGISTRATION

Overnight houseguests must register with the LJL Office. This procedure may possibly prevent embarrassment to the guest. For everyone's safety, strangers or unfamiliar vehicles prompt questions for the manager and residents. Guests must also register their vehicle(s) and obtain a parking pass to be displayed on the dashboard. Park overnight in designated areas only. There is no overnight street parking.

CLUBHOUSE RESERVATIONS

Reservations for private events may be made by contacting the Clubhouse Coordinator and the manager's office for further information. There is a required \$100 check deposit which will be returned if the Clubhouse is cleaned up and there is no damage.

PHASE II FITNESS CENTER

The Fitness Center in Phase II has a keypad entry lock on the front door. To use the Fitness Center, enter the code numbers 4512.

LAKE JULIANA LANDINGS HOMEOWNERS ASSOCIATION, INC.

ACTIVITY GUIDE

WEDNESDAY MORNING COFFEE:

- The official starting time of announcements is 9:00 a.m. It is advisable to plan to be at the clubhouse before 8:45 a.m.
- Bring your own coffee mug. The coffee and doughnuts are supplied by **Sun Communities** and by the **HOA**.
- The **HOA** conducts a 50/50 drawing each Wednesday. Therefore, come prepared to purchase tickets if you wish to participate. A minimum of \$2 is required for 4 tickets.
- The purpose of the “Coffee” is to update communications as well as for social fellowship.
- The dress code is casual.

SOCIAL EVENTS:

- A. The upcoming social events are announced:
- In “The Quacker” monthly newsletter calendar
 - At Wednesday “coffee” sessions
 - On our website at www.ljlhoa.org
 - On the clubhouse bulletin boards
 - Via our emailing
- B. Registration for social events is required for planning, purchasing, and travel arrangements. Payment must be made in advance to the social chairperson(s) for activities taking place within or outside our community that require financing. This is usually done at Wednesday morning coffees.
- C. Most activities require a signature on the “**sign-up sheet**” posted on the clubhouse bulletin boards located in the clubhouse hallway.

SPORTS ACTIVITIES

These activities include Fishing, Boating, Bowling, Golf, Horseshoes, Shuffleboard, Darts, Bocce Ball, Line dancing, etc. Golf is the only activity that requires you to sign-up in advance. There are no proficiency requirements. Just join in for the fun!

Please refer to the LJL Activities Calendar, clubhouse bulletin boards and the **HOA** website for the scheduled activity days and times.

LAKE JULIANA LANDINGS HOMEOWNERS ASSOCIATION, INC.

COMMUNITY NEWS

- **THE QUACKER:**
A monthly newsletter, which also contains an activity calendar. One copy per household is available in a display stand outside the Manager's Office at the beginning of each month.
- **WEBSITE:**
Our HOA's website (www.ljlhoa.org) announces upcoming activities and social events plus additional information about the community.
- **WIFI:**
WIFI is available in the Phase I and Phase II Clubhouses. The information is posted on the bulletin boards.
- **BULLETIN BOARDS:**
Maintained in the hallway of the Phase I Clubhouse. Rules on using the bulletin boards are posted.

HOME AND YARD MAINTENANCE

HOUSE WASHING:

Pressure washing to exterior wall surfaces of your home prevents build-up of moss and mildew growth. See list of "Services Provided by Residents for Residents" listed in the Quacker and list of attached Service Providers. Neighbors can also be good references for this service.

GARDEN/HOUSE PESTS:

It is advisable to maintain an ongoing program for outdoor garden and house pests. The chemicals used for this preventive maintenance should be used with the recommended precautions. See list of Service Providers.

YARD WASTE:

Bagged or bundled yard refuse and clippings will be picked up **Thursday mornings** of each week by **Republic Services** which should be at curbside by 7 a.m.

TRASH PICK-UP:

Household waste is picked up on **Monday and Thursday mornings. Have at curbside by 7:00 a.m.** You should make payment arrangements with **Republic Services**. You will be billed at the park's rate.

WATERING:

Water for lawn sprinkling, as well as lot line service taps is from **LJL's** private well supply and is untreated water. **Do not drink!** Water restrictions must be observed. Please refer to the **Water Schedule** for **LJL**, which is included in this welcome packet.

LAKE JULIANA LANDINGS HOMEOWNERS ASSOCIATION, IC.

RECYCLING

Recycling of newspapers, cardboard, tin, aluminum, and other recycling materials is picked up on **Thursday mornings. Have at curbside by 7:00 a.m.** After you sign up for trash pick-up, **Republic Services** will provide a specially designed recycling bin for your use. Check www.republicservices.com for allowed recyclables.

HEALTH SERVICES

911:

This area is **911 Enhanced**, which displays the call at the answering center. This enables the emergency team to locate a caller, even if the call has been interrupted. Acquaint yourself with the use of the security gate during a **911 call**. The instructions are included in this welcome package.

HOSPITALS:

A list of hospitals/clinics etc. is enclosed in the welcome package. For additional listings, please refer to the yellow pages of your phone directory. Services needed for in-home care, medical and non-medical services, Meals on Wheels, medical equipment, etc. Please check the yellow pages of the local phone directory for information.

MAJOR DRUG STORE CHAINS:

Walgreen's, CVS, and Target as well as larger grocery store chains such as Walmart, Publix, and Winn Dixie have pharmacy services.

SUNSHINE LADY:

The **HOA** has a **Sunshine Lady** who sends out a card to residents when notified of an illness or disability. Please notify the person listed in the Quacker of any illness or death.

PET /VETERARIAN:

Pet health and veterinarian services are available at the **Outback Animal Hospital** in Polk City (863) 984-4123 or look in the yellow pages for additional information.

LAKE JULIANA LANDINGS HOMEOWNERS ASSOCIATION, INC.

MISCELLANEOUS INFORMATION

CHURCHES:

Please refer to the local **Polk County** yellow pages directory.

GROCERY SHOPPING:

Major grocery store chains in the area are Walmart, Publix, and Winn Dixie. There also is a Dollar General and Ace Hardware in Polk City. Refer to your local telephone directory for other grocery store locations.

LAUNDRY SERVICES:

A washer and dryer is available for use at the **Phase I Clubhouse**. To use each machine, you will need \$1.50 in quarters. No coin change machine is available.

OTHER INFORMATION:

For various services, such as construction, cleaning services, supplies, roofing, window treatments, repairs, plumbing, appliances, etc., please check the yellow pages in the **Polk County Phone Directory**. In addition, a good source of information and recommendations can be obtained from your neighbors in the community. Also see the Service Providers list attached.

POLK COUNTY AGENCIES / RESOURCES

POST OFFICES:

201 E. Lake Ave. Auburndale 863-965-0099
Monday thru Friday 8:30am to 4:30pm
Saturday 9:00am to 12:00pm Closed Sunday
112 Carter Blvd. S, Polk City 863-984-0137
Monday thru Friday 8:30am to 4:30pm
Closed Saturday & Sunday

AUBURNDALE PUBLIC LIBRARY: 100 W. Bridgers Ave., Auburndale; 863-965-5548

TAX COLLECTOR'S OFFICE (www.PolkTaxes.com):

1. CAR TAG AGENCY - Winter Haven Motor Vehicle Services, 300 Avenue M, NW, Winter Haven, 863-293-5551. American Legion Post No. 8 is authorized to operate a Tag Agency Monday-Friday, 8:30-5:00. Driver Licenses are NOT provided.
2. Lakeland Service Center, 916 N. Massachusetts Ave., Lakeland, 863-534-4700, Monday-Friday, 8:30-5:00. All services involving motor vehicle tags and titles, driver licenses, property taxes, disabled person parking placards, hunting and fishing licenses, voter registration, etc. See the Web site for details on the required documents. **APPOINTMENTS ARE REQUIRED FOR ALL DRIVER LICENSE AND I.D. CARD SERVICES IN POLK COUNTY.** To schedule an appointment or access online services, visit **PolkTaxes.com**.

LAKE JULIANA LANDINGS HOMEOWNERS ASSOCIATION, INC.

GATE OPERATING INSTRUCTIONS:

Residents may use either a remote-control device which you may purchase from the office or enter the following code. The gate code for both Phase I and Phase II gates is **#1123**. You must enter the **#** (pound key) before entering the numbers. This entry code is for residents **ONLY**. **DO NOT** give this code to any delivery personnel.

The gates are programmed to close at **7:00 p.m. and open at 7:00 a.m.** daily throughout the year including holidays and weekends.

All emergency personnel have an emergency code and key that will permit their units/vehicles to enter during closed gates time.

OUR GATES ARE PROGRAMMED TO ADMIT OR EXIT ONLY (1) ONE VEHICLE AT A TIME. PLEASE DO NOT ATTEMPT TO TAILGATE WHILE ANOTHER VEHICLE IS MOVING IN OR OUT!

No remote or code is needed to exit either Phase I or Phase II gates. Simply pull up close to the gate and it will rise shortly.

LAKE JULIANA LANDINGS HOMEOWNERS ASSOCIATION, INC.

WHEN YOUR HOME IS ON VACATION

1. **City of Auburndale Water & Sewer** (863-965-5500)
Call to shut off water on the first weekday **after** you leave and call to turn on the day before returning. They don't work weekends. Cost is \$25 to start and \$25 to shut off the water. No billing while water is turned off and they provide same day service. Each home has an outside water shut-off that you can utilize if gone a short time. You can access your account on-line at <https://utility.auburndalefl.com/ubs1/>
2. **Tampa Electric (TECO)** (www.tecoenergy.com) (863-299-0800)
Don't turn off your electric service! It is needed for the sprinkler system, air conditioner, security lights and burglar alarms. Unplug unnecessary appliances. By leaving your power on, you avoid having to pay a reconnection fee.
3. **Post Office – Auburndale** (863-965-0099)
Obtain a mail-forwarding card from the post office or your carrier. Information can be entered on-line at www.usps.com for \$1 fee.
4. **Newspaper** - The Ledger and/or The News Chief (863-802-7323) Stop Delivery.
5. **Republic Services** (www.republicservices.com) (863-665-1489)
To cancel your trash pick-up.
6. **Spectrum (formerly Bighthouse)** (www.spectrum.com) (855-222-0102)
1004 US Hwy 92 W, Auburndale; to put your cable and internet on vacation status.
7. **Lawn Maintenance**
Arrange for weekly lawn mowing during the summer months, bi-monthly during the winter months and quarterly insecticide spraying.
8. **Security & Helpful Hints**
Arrange for a friend or neighbor to regularly check on your home. Move outside furniture indoors. Store valuables out of sight. Install anti-jimmy bars on sliding glass doors. Secure windows. Leave all closet doors ajar (and some cupboard doors too). Close off drains (including showers) and cover your toilet bowls (not the seat) and the back of the toilet under the lid with Saran Wrap to avoid evaporation of water in traps which allows sewer odors to escape into your home. Be sure to turn the breaker off to your hot water tank. Leave your air conditioner on with the temperature set at 82-84 degrees. Do not close all blinds and drapes or place a rope across your driveway. This is a sure invitation for a break in. Your home should appear occupied. **Be sure the office has the name of your home caretaker when you leave.**
9. **Management**
Please check with management about procedures for pre-paying lot rent, parked cars using your driveway and other items related to your absence. The office has a vacation slip, which they recommend be completed when you leave the community. (A copy of the vacation slip is included in this package).

LAKE JULIANA LANDINGS HOMEOWNERS ASSOCIATION, INC.

Pet Reminders

A few simple things to keep in mind when you take your pet outside:

Be Considerate of your neighbors and **DO NOT** let your pet do his “duty” on someone else’s lawn or garden area.

When you walk your pet, keep him in the middle of the road and **NOT** wandering over to other residents’ lawns, flowers, mailboxes and light poles.

Let your pet do his/her “duty” on **your lot** and then take him for a walk; after all it is your pet.

Keep your pet that is on a **long retractable leash** next to you – **do not** let the pet **extend** the leash to its full length while in public areas or near neighbors lots.

Remember you wanted your pet but maybe your neighbor does not. Your neighbors do not appreciate you letting your pet “duty” on their lawns.

Always Remember – YOU MUST pick up after your pet!! Please do so if you walk along Lundy Road – remember there are homes who back up to Lundy Road and do not appreciate the smell!!

LAKE JULIANA LANDINGS HOMEOWNERS ASSOCIATION, INC.

AREA HOSPITALS/CLINICS

Lakeland Regional Health Medical Center

1324 Lakeland Hills Blvd.
Lakeland, FL
863-687-1100

Regency Medical Center

200 Avenue F NE
Winter Haven
863-421-9801

Winter Haven Hospital

400 Avenue K SE
Winter Haven, FL
863-293-5160

Heart of Florida Regional Medical Center

40100 US Highway 27
N. Davenport, FL
863-419-2341

Watson Clinic (www.watsonclinic.com)

1600 Lakeland Hills Blvd.
Lakeland, FL
863-680-7000

Clark & Daughtrey Medical Group

130 Pablo Street
Lakeland, FL
863-284-5941

Watson Clinic Urgent Care (www.WatsonClinic.com/UrgentCare)

1600 Lakeland Hills Blvd
Lakeland, FL
863-680-7271
Mon-Fri 7am-10pm; Sat-Sun 8am-6pm

Bond Clinic PA

199 Avenue B NW
Winter Haven, FL
863-293-3939
(Affiliated with Winter Haven Hospital)

First Care Walk-In Clinic

400 1st St. N
Winter Haven, FL
863-299-2420

Gessler Clinic

101 Avenue D NW
Winter Haven, FL
863-508-7965

Check your local phone directory for additional listings.

LAKE JULIANA LANDINGS HOMEOWNERS ASSOCIATION, INC.

Watering Schedule for Lake Juliana Landings

Address ending in “0”	Water Monday 12:01 AM – 10:00AM
Address ending in “1”	Water Monday 4:00 PM – 11:59 PM
Address ending in “2”	Water Tuesday 12:01 AM – 10:00 AM
Address ending in “3”	Water Tuesday 4:00 PM – 11:59 PM
Address ending in “4”	Water Wednesday 12:01 AM – 10:00AM
Address ending in “5”	Water Wednesday 4:00 PM – 11:59 PM
Address ending in “6”	Water Thursday 12:01 AM – 10:00AM
Address ending in “7”	Water Thursday 4:00 PM – 11:59 PM
Address ending in “8”	Water Friday 12:01 AM – 10:00AM
Address ending in “9”	Water Friday 4:00 PM – 11:59 PM

If you need further information, contact the **Office Manager**. This schedule is effective immediately and until further notice. Thank you in advance for your cooperation.

LJL H.O.A. Board January 2019

NAME		ADDRESS	PHONE		E MAIL
Last	First	Street	Home	Mobile	
Adams	Janice	275 Marianna Dr		517-740-1913	adamsjmpk@gmail.com
Einsla	Sandi	147 Arianna Way	863-874-4643	484-707-2525	misslucybird6@yahoo.com
Erlenbaugh	Marty	156 Juliana Blvd	863-274-6270		merlenbaugh@juno.com
Howell	Bo	322 Lookout Circle		615-481-7007	bhowell52bh@gmail.com
Keene	Bob	237 Marianna Dr.		603-930-5958	bkeene51@yahoo.com
Kollasch	Art	300 Lookout Circle		717-487-3447	alkollasch@aol.com
Kovac	Lee	245 Marianna Dr		724-991-0189	leeak817@gmail.com
Rado	Alex	266 Marianna Dr		402-616-3180	amkrado@gmail.com
Stock	Joyce	124 Arianna Way	863-875-3845	317-753-7389	roselady452000@yahoo.com

Officers

President
Vice President
Secretary
Treasurer

Lee Kovac
Bo Howell
Jan Adams
Sandl Einsla

LJL – HOA COMMITTEES, ADMINISTRATIVE TEAMS, CLUBS

<u>COMMITTEES</u>	<u>QUACKER</u>
<u>DECORATING COMMITTEE</u>	Jim Walter (Editor) - (863) 608-2315
JoAnn Shepker – (863) 874-4016	
	<u>TUESDAY NIGHT MOVIES</u>
<u>INVESTMENT COMMITTEE</u>	Les Travis - (607) 382-5713
Lee Kovac - (724) 991-0189	
Sandi Einsla – (863) 874-4643	<u>WEB MASTER</u>
	Marty Erlenbaugh - (317) 457-7630
<u>MEMBERSHIP COMMITTEE</u>	<u>WEDNESDAY MORNING COFFEE</u>
Cindy Schlink - (507) 450-8126	Jerry Baker – (863) 874-4734
Diane Iselli – (586) 774-4289	Lynn Austin – (863) 984-1991
	Gail Graves - (734) 904-6120
<u>PRE-STORM PLANNING COMMITTEE</u>	Joyce Stock – (863) 875-3845
Board Liaison (Vacant)	
Capt Ph 1 – Ken Arndtsen – (863) 398-0336	<u>CLUBS</u>
Capt Ph 2 – Dave Ingram – (863) 984-1169	<u>BILLIARDS</u>
	Bob Pembroke – (863) 874-4150
<u>SOCIAL COMMITTEE</u>	
Susan Kovac - (724) 991-1589	<u>BINGO</u>
	John Bulmer – (863) 984-8102
<u>STATUTORY COMMITTEE</u>	
Bo Howell – (615) 481-7007	<u>BOCCE BALL</u>
Lee Kovac – (724) 991-0189	George Bush – (863) 576-3049
Bill Stock – (863) 875-3845	
(Two Vacant Positions)	<u>BOWLING</u>
<u>SUNSHINE COMMITTEE</u>	June Ostertag – (863) 268-4413
Betty Bosma – (802) 338-2484	Sue Forman – (863) 874-4536
<u>TRASH REMOVAL COMMITTEE</u>	<u>DARTS</u>
George Schenck - (561) 310-2087	Ron Lang – (603) 571-7771
Ed Kowalik – (863) 984-9317	Bob Sellers – (863) 874-4524
<u>WELCOME COMMITTEE</u>	<u>GOLF</u>
Ph 1 – Connie Lippold - (863) 874-4102	Walt Bosma – (802) 338-2483
Ph 2 – Jen Ingram – (863) 984-1169	
	<u>HORSESHOES</u>
<u>ADMINISTRATIVE TEAMS</u>	Ron Lange – (603) 571-7771
<u>CLUBHOUSE COORDINATOR</u>	
Donna Cooper – (863) 984-7279	<u>SHUFFLEBOARD</u>
	Bob Seller – (863) 874-4524
<u>FMO</u>	
Bo Howell - (615) 481-7007	<u>TRAVEL</u>
	Charlie & Kathy Troeger – (863) 984-4800
<u>KITCHEN SUPPLIES</u>	
Dan Einsla - (863) 874-4643	<u>VETERANS</u>
	Vic Duma – (863) 984-1725
<u>LIBRARY ADMINISTRATION</u>	
Linda Dominick - (407) 988-5745	<u>15 WEEK</u>
	Linda Dominick - (407) 988-5745
<u>RENTERS LIAISON</u>	Mary Lou Martinkovic - (732) 261-0381
Gail Graves - (734) 904-6120	

LAKE JULIANA LANDINGS HOMEOWNERS ASSOCIATION, INC.

Annual Dues \$10.00

Name _____ Street Address _____
(Please Print) (Please Print)

_____ Renewal of Present Membership

_____ Application for New Membership

I, We, the undersigned, being Mobile/Manufactured Home Owner (s) residing on Lake Juliana Landings, Auburndale, Polk County, Florida, hereby consent to become a member (s) of the Lake Juliana Landings Homeowners Association, Inc. in accordance with Sections 723, 075 and 723, 078, Florida Statutes.

I, We further indicate that I, We waive the right to receive notice of all meetings by mail, per FS 723, 078 including the Annual Meeting in January.

Signature _____ Printed Name _____ Date _____

Signature _____ Printed Name _____ Date _____

Signature _____ Printed Name _____ Date _____

Signature _____ Printed Name _____ Date _____

I, We certify that we are all of the owners of record of this domicile.

If the home is owned by more than one person, then the following owner is designated as the person entitled to cast the vote.

Printed Name _____ Address _____ Phone _____

E-Mail Address _____

If the home is owned jointly by husband and wife and a voting member is not designated, then the voting will be determined by the By-Laws Section 5.10 A, B and C.

Please return to: Cindy Schlink, Membership Chairperson Phone # 507-450-8126

***** Please Bring To Coffee on Wednesday Mornings ***** Page 14

LAKE JULIANA LANDINGS HOMEOWNER INFORMATION

IF YOU PROVIDE THE BELOW INFORMATION, IT WILL BE USED IN OUR NEWSLETTER AND DIRECTORY ONLY. PLEASE PRINT INFORMATION.

IF YOU ARE NEW RESIDENT(S), PLEASE COMPLETE THE UPPER PORTION OF THIS FORM.
IF YOU ARE SUBMITTING CHANGE INFORMATION, PLEASE COMPLETE THE LOWER PORTION OF THIS FORM.

NAME(S): _____

ADDRESS: _____

EMAIL(S): _____

LOT NUMBER _____ HOME PHONE _____

CELL PHONES(S) _____

BIRTHDAY(S) (MO/DAY ONLY) _____

ANNIVERSARY IF APPLICABLE (MO/DAY/YR) _____

IF PART TIME RESIDENT, ADDRESS AND PHONE NUMBER OF OTHER RESIDENCE:

ADDRESS: _____

PHONE NUMBER(S): _____

IF YOU ARE SUBMITTING A CHANGE TO THE INFORMATION WE HAVE ON FILE, PLEASE LIST THE CHANGE BELOW:

SIGNATURE _____ DATE _____

LAKE JULIANA LANDINGS

SUMMER AND VACATION ADDRESSES AND EMERGENCY INFORMATION

**FILL OUT THE FOLLOWING WHEN ON VACATION OR LEAVING FOR THE
SUMMER**

RESIDENT NAME: _____ **LOT#** _____

VACATION OR SUMMER ADDRESS: _____

_____ **PHONE #** _____

NAME OF PERSON WHO IS LOOKING OUT FOR YOUR HOME WHILE YOU ARE GONE

DEPARTURE DATE: _____ **RETURN:** _____

THANK YOU FOR FILLING OUT THIS FORM AND RETURNING TO THE OFFICE.



Lake Juliana Landings

HOMEOWNERS ASSOCIATION, INC.

January, 2018

Bo Howell
322 Lookout Circle
Auburndale, FL 33823
(615) 481-7007
bhowell52bh@gmail.com

To New Park Residents:

Please allow me to introduce myself. I am the Federation of Manufactured Home Owners of Florida, Inc. (FMO) Representative for Lake Juliana Landings. The FMO is a not for profit corporation. Our concerns are to protect the rights of the owners of manufactured homes in Florida. We have people who follow up on the bills in the Florida Legislature.

The main concerns of the FMO is to help us live a better life in retirement and keep our government working for us and not for the park owners, whose parks we live in.

So please take a few minutes of your retirement and read the literature I have attached. I hope you will consider becoming a member of the FMO. The cost for one year is \$25.00 and for three years is \$65.00. There is a membership application included in the packet. If you wish me to mail it for you, I would be happy to do so. If not, you may visit the website and apply on-line at FMO1.org.

Thank you for your time.

Bo Howell

Attachments

Why You Should Join the FEDERATION OF MANUFACTURED HOME OWNERS (FMO)

The FMO was the impetus for Florida Statute 723, "The Florida Mobile Home Act" which was established to protect YOUR rights! Without this statute, we as renters (in rental and ROC communities) would have no recourse against park owners. As a dues paying member you continue to support the FMO and its endeavors.

1. FMO is the primary Florida membership organization representing Florida manufactured home owners.
2. In 2013, FMO helped pass legislation to require Citizens Insurance to cover mobile home attachments.
3. FMO has maintained \$2.8 million in the state budget dedicated to The Mobile Home Tie Down Program since 2003.
4. Defeated a bill requiring fees for bingo operations in communities (1995) and maintains homeowner's rights to conduct bingo (1992).
5. Defeated attempts to tax mobile homes on rental property as real property (2003).
6. Defeated an attempt to place a 7% sales tax each month on your lot rental fee (2009).
7. Employs a full-time lobbyist representing your interest in Tallahassee.
8. Supports elected officials, both state and local, who are sympathetic to our cause.
9. Retains Legal Counsel with years of history supporting the rights of manufactured home owners.
10. Most importantly, by joining FMO you give FMO the political strength to protect our rights under Florida Statute Chapter 723.

The FMO and the homeowners association: Separate organizations working for a common goal

The question often arises as to whether the FMO community unit organization within a particular park is part of the homeowners association. This article will clarify the relationship between the FMO organization within each community and the homeowners association.

FMO Bylaws provide that a charter can be issued to any mobile/manufactured home community that has a minimum of twelve unit memberships. This creates an FMO community unit organization, and the FMO Bylaws provide that these local units can have either elected officers or a community representative. When a community unit organization is formed, the FMO district president in the park's area can appoint officers or a representative for a period of one year. After the one-year period or at the next election, whichever occurs first, FMO members in the park elect their own representative or officers.

For more than 20 years after the Federation was first organized, the FMO park units acted as the representatives of all the residents within their communities for various purposes including discussions or negotiations with the park owners. The local FMO units informed the residents within the park about mobile/manufactured home issues and coordinated with the state organization to advance the rights of mobile/manufactured home owners on a statewide basis. The incorporated homeowners association was not provided for in the law until 1984.

As a result of the efforts of the FMO, the Legislature established a study commission to review mobile home laws and the unique relationship between mobile home park residents and park owners within a rental park. As a direct result of the efforts of the FMO, Florida Statutes Chapter 723 was enacted and it provides for many of the protections that mobile home owners enjoy today. One portion of that legislation permitted tenants in rental mobile home parks to incorporate a homeowners association that could act as a representative of all of the residents within the mobile home park who are members of the association in purchasing the park, negotiating rent increases, and in other areas of importance to the residents.

Over the years, since that legislation was passed providing for homeowners associations, the various FMO community unit organizations throughout the state have worked together with the homeowners association in the park to represent mobile/manufactured home owners in

various ways. The homeowners association has not taken the place of the FMO unit organization. In fact, some mobile home parks do not have an incorporated homeowners association. The FMO community unit organization and the homeowners association are two separate organizations. Neither is superior to or has authority over the other.

Both of these organizations serve separate and distinct functions which, when taken together, can accomplish the most results for mobile/manufactured home residents. The purpose of the FMO is to promote the general welfare and protect the rights and interests of manufactured/mobile home owners in Florida by acting as a consumer advocacy association. The purpose of the homeowners association is to act as a united voice on behalf of the residents of the mobile home park.

The FMO, including its unit organization within the park, has its own set of bylaws that detail how the Federation conducts business. The FMO Bylaws explain such areas as FMO dues, who can be a member, the various FMO committees, the various officers of the organization on the state, district, and local level, as well as the duties of those officers. **The FMO Bylaws do not have any application to the homeowners association.** The homeowners association has its own separate set of bylaws and is not governed by the FMO. The bylaws of the homeowners association govern only the association members, and the homeowners association has no authority over the FMO either on the local level in the community itself or at the FMO district or state level.

In many communities, the FMO holds meetings on a different date than the homeowners meetings. In other communities, the FMO representative or officer reports on FMO activities during the homeowners association meetings; however, the two organizations should not be confused. The FMO and the homeowners association are two separate entities with separate officers and/or representatives with specific bylaws that govern each of the organizations. Just as a person may be a member of two different organizations that have similar goals such as being a member of AARP and also being a member of a state or local seniors' group, so too can a person be a member of the FMO and also be a member of the homeowners association at the same time. ■