

Village Voice



FROM THE HOA BOARD

Summary from FMO meeting Tuesday,
March 10/2020

Federation of Manufactured Home Owners of Florida, District 4 President Russ Watson began by outlining the impact FMO negotiators had on proposed legislation which was designed to limit the rights of manufactured home owners. This legislation will come into effect in September of this year.

Manufactured homes, when rebuilt or repaired fall under the Motor Vehicle Department and are stated to require owners to affect repairs or remodeling per the original manufacturer designs and practices. FMO efforts stopped changes to this practice and keeps most these items out of the hands of local County Inspectors.

Their efforts kept the parks waste water treatment facilities out of the oversight of Public Utilities.

The Park owners wanted the right to require prospective homeowners to make extreme repairs or modifications to the home before offering leases. FMO effectively kept that out and park owners may only require homeowners to keep up to community standards as outlined in the prospectus. (continued on page 2)

HOA MEETINGS 2020


April 29, 2020

May 27, 2020

Meetings are held on Wednesdays in the Clubhouse auditorium at 7:00 p.m. Come early to buy 50/50 raffle tickets. Stay late for free coffee and donuts! Hopefully, we will be able to hold the May meeting!

From the Editor

Heard that the golf cart parade last Saturday evening included some C.O.P. volunteers who included their normal duties while on the ride. Did you know that many years ago patrols were done by volunteers using their own golf carts?

Happy to hear that the Saturday evening golf cart parades will continue. Everyone was having fun, including those of us waving from outside our homes. One comment - could you go a little slower, please? Y'all were going faster than the C.O.P. car! LOL 

Learned that a new scam is already out there so in addition to those discussed in the C.O.P. article, consider this: if you get a phone call from someone who tells you that you won't get a government check unless you give them your personal information like your SS number, hang up!

The Village Voice is a little shorter due to some advertisers choosing not to place ads. We do have some new ads from SLCCV residents. Please consider them for their services.

Winn Dixie was so crowded during "senior hour" that I tried Aldi around lunchtime one day last week. The store was not crowded at all. They had bacon and eggs, but no toilet paper. I bought Dasani water at a drug store, but didn't think to look for toilet paper. Publix is limiting toilet paper to one package per person now, if they have it. I finally ordered it on line even though it will take 12-20 days to be delivered. That's okay. Living on a boat taught me to be a prepper!

1. BE SAFE EVERYONE! WE'LL GET THROUGH THIS!

Summary from FMO meeting continued from page 1

Requiring written approval from park owners for home improvements was removed.

Park owners may only pass on tax payments they actually have paid. Past instances existed where they received significant early payment discounts, yet passed on full, undiscounted fees. Homeowners wanted to negotiate annual rent increases with HOA once per year. They would then use that rate with all owners as their existing contracts expire. This was eliminated from the bill.

After a natural disaster, the owners will be required to rebuild to same number of homes per area.

Presently, mobile homeowners may sell their home and the buyer is able to assume the balance of the lease and assume the original prospectus. The owners sought to allow for no assumption and the right give the new owner a new prospectus. These modifications were rescinded.

Some HOA housekeeping issues were changed or clarified to modify existing practices. HOA elections ballots must be alphabetical by names and uniform in appearance and there must be a means of breaking ties included in by-laws. Election nominations must be closed within 27 days of an election. Records must be kept for 5 instead of 7 years.

D.P.B.R. Will supply mediation if needed.

Mobile homeowners who use this home as their primary residence may make a Declaration of Domicile. By doing this the unit becomes a home not a car and is protected from required liquidation in some circumstances particularly related to long term health care and extreme health care costs where Medicaid is involved. Check with the St Lucie County Clerk.

Mobile homes can also be Homesteaded. Having this designation can also protect your mobile home against asset assignment or required sale. Forms for above can be obtained at fmo-district4.org. Russ encouraged everyone to investigate the district 4 Website and check out the Learning Center.

Russ mentioned that CBS homeowners may be members of the park HOA and may serve on the board of directors. This is so stated in Florida Statute 723 In examining our park prospectus it is noted that all lots are still listed as “mobile home lots” and it is also worth noting that the definition of Mobile home does not include CBS homes.

Home inspections:

Park owners may not enter a home without owner approval, but may come on the property for inspections for safety of the park. Your HOA will have discussions with Management to encourage them to provide some notice and give the appearance of working with all resident to keep up standards while not invading privacy, being fair and equal and still offer the opportunity for appealing items on notices.

The prospectus states that the homeowner is responsible for maintaining landscaping on property. Management is also allowed to require approval of house colors. Russ felt that they had no right to ask someone to repaint a home, which was painted with a color which was previously approved or accepted by virtue of not being challenged until such time as the paint is worn and and painting is necessary. You should not be asked to repaint a house that does not need it just to conform to a new color scheme.

The question as to value of 55+ community and required surveying to verify conformity to that requirement was asked. Russ reported that being a 55+ community offered protection against age discrimination lawsuits. He stated that although the surveying was required by HUD, there was no enforcement on their part. The requirements state that 80% of homes must have at least 1 person 55 and older and according to our rules, the minimum age is 35.

Submitted by Bob Heslop, HOA Vice President

Editor’s note: This meeting was well attended! Thanks to the Board for scheduling this presentation.



NHN MEETING FOR ALL CAPTAINS AND HELPERS

(This meeting will most likely be rescheduled due to the current health crisis.)

There will be an NHN (Neighbors Helping Neighbors) Meeting for ALL Captains and Helpers working on the Emergency Information Forms on Wednesday, April 15, at 1:00 p.m. in the Auditorium.

Please mark your calendars and we are hoping you can all attend. If not, please contact us. Gerrie: 508-454-9596 or Ja: 616-635-1055. (we both text)

We can ALWAYS use more help with the Emergency Information Forms Update Program and if anyone would like to do so, PLEASE JUST COME THAT DAY. You will be welcomed. You can always call us before to see what it entails, if you want.

We are currently looking for volunteers in the following areas:

AREA 2: Arboles; especially Villas del Norte;
36-60 Lagos

AREA 3: Flores del Norte; 62-77 Lagos del Norte

AREA 4: Joya, Julia, Ipanema,
1-29 Calle de Lagos

AREA 6C: 24-67 Calle de Lagos; Felicidad
(especially Felicidad)

AREA 15: La Villa Court and La Villa Way

You do not have to live in these areas.

Submitted by Gerrie Purcell



**Happy
Easter!**

NEW ENGLAND CLUB 2020 UNSUNG HERO AWARD

The N.E. Club once again presented their "Unsung Hero Award". They have chosen a person whose name has come up in nominations for several years.

DONNA CARROLL

Donna's plaque was specially designed and composed by Chairman Paul Fenton back in 2007 when he was President and instituted the Unsung Hero Award Program which is wholeheartedly supported by the N.E. Club every year. The plaque reads "In appreciation for all you do in the shadows so others may feel sunshine".

Along with the Plaque, she also received a gift certificate to 2nd St. Bistro (she knows the place well) along with a specially decorated cake in her honor. Donna was our guest for our Chicken Cordon Bleu Dinner Meeting. She and a guest will also receive another Dinner next year.

Donna is the N.E. Club's 14th Unsung Hero as her countless acts of helpfulness, kindness and generosity in Spanish Lakes are boundless. That hand is always raised to help out constantly.

She is truly an example of "An Unsung Hero".

Previous Winners of the Award: Late Bill Brown, Late Bill McCurdy, Late Frank Buzzelli, Gerrie Purcell, Betty Yon, Late Tom Schneider, Mary Madden, Late Anita Tudino, Joanne Trainor, Russ Marth, Arlene Waggett, Bob McNulty, and Judy Vitelli.

These winners as well as Donna will be honored next year at the Honoree Table.

The night was capped off by our "home grown amazing talent", Don Church, Ed Harris and Judy Vitelli, who performed their numbers from the Country Club Players Variety Show with Don being accompanied by Jim Aldridge on the piano.

A special ending for a special lady's night. We are fortunate to have in our Village so many people who quietly give of themselves.

Breaking:

- Music - not cancelled
- Family - not cancelled
- Reading - not cancelled
- Pets - not cancelled
- Singing - not cancelled
- Laughing - not cancelled
- Hope - not cancelled

Let's embrace what we have.

Intelligence

Why are the annoying servants staying in my home all day now?



Where is your next travel destination?

- Las Kitchenas
- Los Lounges
- Santa Bedrooms
- Porto Gardenas
- Los bed
- Costa Del Balconia
- St bathroom
- La Rotonda De Sofa

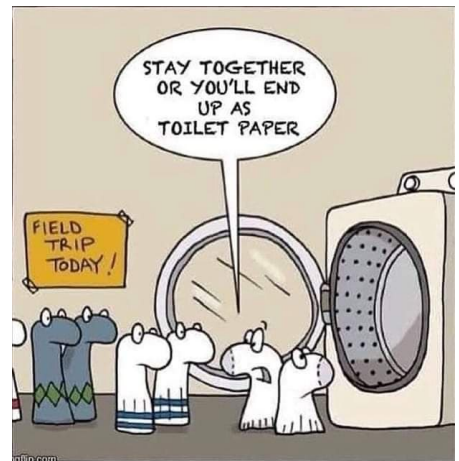


AN EXAMPLE OF PEOPLE,

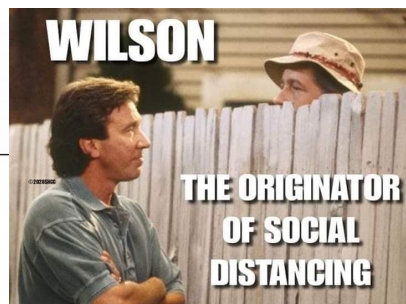


WHO SURVIVED WITHOUT TOILET PAPER.

"It's for your own good. You've got to stop touching your face."



TIME FOR SOME HUMOR!



Daily Horoscopes:

- Aries: You will stay at home today.
- Taurus: You will stay at home today.
- Gemini: You will stay at home today.
- Cancer: You will stay at home today.
- Leo: You will stay at home today.
- Virgo: You will stay at home today.
- Libra: You will stay at home today.
- Scorpio: You will stay at home today.
- Sagittarius: You will stay at home today.
- Capricorn: You will stay at home today.
- Aquarius: You will stay at home today.
- Pisces: You will stay at home today.



Betty Kornely would like to thank the SLCCV community, especially the Veterans Club, for their generous support during the sickness and death of her husband, Philip A. Kornely, Jr. Philip had been an active member of the SLCCV community for 33 years. The kindness and compassion shown to our family during this time will be always appreciated and remembered.

The Kornely Family

2020 VARIETY SHOW

Everyone has been saying that the SLCCV Players' shows held February 21 and 22nd were the best yet.

Members of the audience enjoyed 2 hours of talented singers, actors and fun skits under the direction of two renowned Co-Directors Mary Kovacs and Bill Hill.

Mitch Vitelli and his crew did not disappoint. The laughter was infectious!

Hippies performing "Love Potion #9", a cowgirl yodeling, the Wanderer, and some very moving beautiful songs lifted us up.



In a tribute to his mother, Bill Maginn, Jr., received a standing ovation for "The Impossible Dream" that brought tears to our eyes.

A special thank you to the awesome piano man, stage crew, audio crew and publicist who made the shows possible.

From Tiny Tim to Mr. Cellophane, we all enjoyed "Winking at The 60s"

What theme will Mary dream up for next year? It's sure to be enjoyed by all.

SLCCV C.O.P.

Certainly no one expected the situation we all find ourselves in at this time! Snowbirds found themselves hurrying back home while they could. For that reason we have fewer than a dozen house checks and closed patrols. All of our volunteers were prepared to continue patrolling the park as long as we were able. As you know the Sheriff's Department suspended all C.O.P. activities in the county. Since we are not able to drive the car or wear our uniform shirts and badges, we have committed to continue as the eyes and ears of the community whenever we travel in, out of and around the park on our own business. As trained volunteers we do this anyway. It is our hope that all of you will likewise keep an eye on your neighbors and your streets. Thank you for doing this for the safety of all in SLCCV.

Now for the new scams!

There is a "NO SOLICITING" sign at the three-way stop sign coming into the park. That does not always discourage unsavory characters from trying. The latest scam is the door-to-door cleaning service person who offers to sanitize your home or someone "selling" test kit swabs for the virus. While one talks to the homeowner, another is casing the house! Don't let anyone in who you don't know!

Remember the advice about letting phone calls go to voice mail if you don't recognize the number. There will be more fraudulent offers for test kits, maybe even bargains for toilet paper, and who knows what else!

STAY SAFE - WASH YOUR HANDS

We'll be back as soon as we get the OK from the Sheriff's Department.



CAR WASHING BY TED
919-922-6042 - SLCCV Resident
\$45

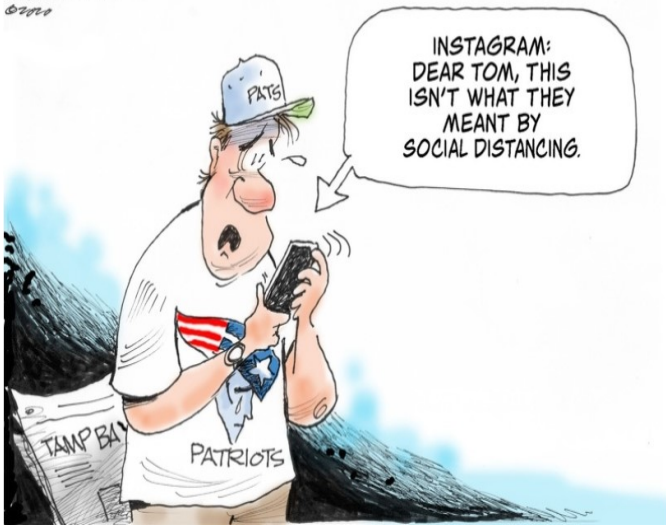
Hand Wash, Vacuum, Windows
Inside and Out, Shine Tires
“SATISFACTION GUARANTEED”



Memorial
DAY
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and gave their all.*

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8/2020



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(Sorry, we don't know who she is!)

GUEST POOL COMMITTEE



From left to right: Deb Richwien, Deb Pineda, Donna Tarasek, Gay Fazio, Bonnie Peters. Not pictured: Paula Wheatley and Virginia Tierney

6.

The pool is heated now!

THANK YOU'S FROM NHN

Our recently resigned canvassers, Peggi Davis; Peggy Martin; Dacia Stoll, Vera Stopyra and Donna Tarasek. We thank you for all your help and commitment. Also to the Late Rose Maginn, who had been a canvasser for many, many years. She is truly missed in many ways.

We have to applaud these members of The Team for all their past efforts that have been so appreciated.

Now, two additional members of our Team have resigned and shall be sorely missed.

CHARLIE AND LINDA MONGRAIN:

Charlie for all the years as a Ramp Captain building and overseeing all the work that goes into this important service.

Linda who has inputted all the data into the SLCCV computer that our canvassers have collected on your emergency forms. She has been an important cog in the whole system for several years. We couldn't have NHN without a data processor and she was it. Many thanks to both of you, your work has been invaluable.

THE GOOD NEWS!!

We welcome new canvassers: Suzanne DeBie-Morlan, Haydee Rosario and Cindy Tedesco who all showed up at our last meeting and have joined NHN. We welcome you. Also many thanks to Maryann Secreto, who has volunteered to be our new data processor so we can continue with our program. She has been ably trained by Linda. We're so fortunate to have her volunteer. Maryann was also a Canvasser for many, many years. Welcome, Maryann.

Submitted by Gerrie Purcell

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A PRAYER FOR AMERICA

The following prayer for America amidst COVID-19 is offered by the organization, Concerned Women for America.

Blessed is the man, and nation, who fears the Lord,
Who walks in His ways, and remembers His statutes
Even and especially in uncertain times.
It shall be well with them.

For uncertain times are only uncertain to us.
You, O God know and see all,
By Your power all things were created and are sustained.
You are the Alpha and the Omega, beginning and end.

In You we trust, that is our motto.
Therefore, to You we pray.
We pray earnestly, with thanksgiving,
Asking You to protect our families and our nation.

Indeed, we pray for all peoples being affected
By the rapid spread of COVID-19.
Be merciful, O God, give us wisdom
And give us Your favor.

We pray for those in the health community
Who have to face this virus head on
At great risk to them and their families;
Guide them and protect them.

Give us tender hearts to attend
To the needs of our neighbors;
Help us to love as You have called us to do.
Blot out our selfish ways and let compassion spread.

We pray for the most vulnerable among us,
For the elderly who are most at risk during this threat.
"A gray head is a crown of glory," the proverb says.
Help us to treasure them in a special way.

Father God, above all, this virus reminds us that
We are not gods; we did not create ourselves,
We stand in Your mercy, in shame
For the many times we act as if we are in control.

Forgive us, and teach us, we pray.
Open our hearts that we may receive
Your mercy and grace
For the days ahead.

In Jesus name,
Amen



Taking Back America One Citizen at a Time!



April meeting cancelled...

Hopefully, we will be able to resume our meetings on the first Thursday of each month!

May 7, 2020

Contact Kathleen O'Brien, 772-475-8553

Doors open at 6:30pm, Meeting at 7pm

Next meeting, June 4, 2020, 6:30pm

**St. James Orthodox Church Community Hall
2201 SE Airoso Blvd, Port St. Lucie, FL 34952**

(Paid for by the St Lucie County TEA Party)

Submitting Articles for the Village Voice

The Village Voice would like to highlight your group if you have special programs or support charities in some way. If you have memories of SLCCV you would like to share with today's residents, we'd like to hear about them. Please call Kathleen O'Brien for the best way to submit an article.

Do You Need an Expert Painter?



Call Chris at

954-652-8919

I am a park resident, have had long experience in painting, and would be happy to give you a free estimate for whatever work you need done—interior, exterior, driveways.

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NO-BAKE SALTED PEANUT BUTTER AND FRUIT COOKIES

This gluten-free, dairy-free and vegan version allows you to indulge without guilt!

Prep: 5 minutes
Total: 20 minutes
Serves: 15-25 cookies

Ingredients:

¾ cup gluten-free rolled oats
½ cup unsweetened coconut flakes
¼ cup sliced almonds
¼ cup peanuts chopped
¼ cup dried cranberries, chopped
¼ cup cashews, chopped
¾ cup natural, unsalted creamy peanut butter
¼ cup maple syrup
½ tsp sea salt

Instructions:

1. Line a baking sheet with parchment paper.
2. In a large bowl, stir together the dry ingredients: oats coconut, almonds, peanuts, cranberries, cashews and sea salt.
3. Add peanut butter and maple syrup. Stir and fold until thoroughly combined.
4. Using a 2 TBSP cookie scoop, scoop and drop balls of cookie dough onto the prepared baking sheet. Flatten with a fork to desired thickness.
5. Chill in freezer for 20 minutes until firm.
6. Store in airtight container in fridge for up to 2 weeks.

15 cookies - 193 calories each
25 cookies - 116 calories each

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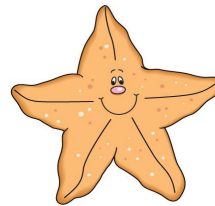
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MEN'S MONDAY PRAYER BREAKFAST

7 A.M., Pot Belli Deli



RECENTLY DEPARTED FRIENDS AND NEIGHBORS

Pauline Cesario, Philip A. Kornely, Jr., Rose Maginn, Joyce Scott

Recently departed friends and neighbors names will not be published unless requested by family or friends.

VILLAGE VOICE

Newsletter of Spanish Lakes Country Club Village

Home Owners Association

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gerriep@comcast.net

Bonnie Peters (Advertising), 330-936-2512

All submission are due 2 weeks before publication: September (October), November (December), January (February), March (April) and May (June)



**SLCCV
VETERANS CLUB**

*Memorial Day Remembrance
May 25, 2020*



The SLCCV Veterans Club is seeking Gold/Blue Star Mothers/Fathers/Families to help us in our Memorial Day Remembrance. If you are a Gold Star Mother/Father (son or daughter or grandchild lost defending our nation) or Blue Star Mother /Father (son or daughter or grandchild currently serving) and would like to be a part of our Memorial Day Remembrance please complete the form below and return Bob Cuddy at the address below.

Participation would involve taking part in our planned wreath presentation ceremony. This ceremony will honor those men and women who have given the ultimate sacrifice for the defense of our nation, our way of life, and our freedoms. Your participation will ensure that the ceremony respectfully remembers those who gave their lives so that we can live in freedom.

Rehearsals will be scheduled during the week prior to Memorial Day.

Thank you for the sacrifice you and your family have made, and in remembrance of your loved one, in the defense of our country. Please indicate which category is appropriate (separate page for each).

_____ Gold Star Mother/Father/Family

Son or Daughter or Grandchild killed in action in the defense of our country

_____ Blue Star Mother/Father/Family

Son or Daughter or Grandchild now serving in the Armed Forces of the United States

Name: _____

Address: _____

City: Fort Pierce State: FL Zip: 34951

GOLD STAR Mother/Father

BLUE STAR Mother/Father

Name of deceased: _____

Name of Service member: _____

Branch of Service: _____

Branch of Service: _____

PLEASE RETURN THE FORM BY MAY 18, 2020 TO THE:

SLCCV VETERANS CLUB,

53 LAS CASITAS,

FORT PIERCE, FL 34951