

# CRV HOMEOWNERS ASSOCIATION

## JANUARY 2011 NEWSLETTER

CRV HOA, PMB 512, 987 N Suncoast Blvd., Crystal River FL 34429  
Website ~ [www.crystalrivervillagehoa.com](http://www.crystalrivervillagehoa.com)

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### The President's Message

What brought each us to Crystal River Village? Was it the location, convenience, large Clubhouse, the lakes, or perhaps the heated pool? The majority of us came from away, and since coming to this place have discovered what a wonderful community we have in Crystal River Village. Neighbors saying hello so you know you are not alone; pot luck gatherings; singing Christmas carols together; someone helping you out when you are not feeling well; these are all examples of what makes our community a wonderful place to live. These are the things we need to preserve and promote. Why not let others who do not live here know about them, so they might want to join us and become residents? My main focus and that of the HOA Board in the coming year will be to promote our Village for our common benefit. We will need your help and participation to achieve this goal.

It is rewarding to read the positive comments many have made on their 2011 Membership Forms. It is especially heartwarming after the year and a half of uncertainty we have come through. Now that we know where we stand with our rental agreement, we can plan our futures and feel even better.

In closing, I hope each of you had a wonderful holiday season, are feeling well, and looking forward to an active winter season with great weather. And for those who ventured north, welcome back. But what were you thinking?! Brr!

Carl Preston (#340) 795-6458

### New Year's Eve Party

This year the New Year's Eve Party is an informal "*Ham and Hors d'oeuvres*" gathering starting at 7:00 pm Friday with an early New Year's Eve celebration at 10:00 pm. If you wish, you may stay on and continue to party until midnight and celebrate again with the other night owls. The HOA will provide the ham and sandwich incidentals, those attending should bring hors d'oeuvres and appetizers to share along with their own beverage. We will use our own sound system for music. To cover the cost of the ham, coffee, punch, etc., the fee will be \$2 per member and \$4 for guests. Sign-up early so supplies can be ordered. A sign-up sheet will be posted at the Clubhouse.



### Undo Clubhouse Decorations

If you are able to assist in taking down Christmas decorations, please join us on Monday, January 3, 2011 at 3:00 pm. It should only take an hour or so, depending on how many helpers are there.

### 2011 Healthy Living Health Fair

Our third annual Health Fair will be held on Tuesday, January 25, 2011 from 9:00 am-1:00 pm at our Clubhouse. The Health Fair is held for the benefit of you the residents. This one promises to be bigger and better than ever before. We have many more vendors attending, and these professionals have taken time from their regular jobs to be here. This is your opportunity to get free services, such as vision and hearing screenings, glucose testing, blood pressure check, and even a massage. You can obtain information on services that are offered within this area which you, or a family member, friend or neighbor may need to use in the future. The LIFESouth Bloodmobile will also be on hand for donations. Many door prizes will be given away.

Mark your calendars now to come to the Clubhouse on January 25 to check out the multiple health services offered in Citrus County, save money on free screenings, and have an opportunity to win a door prize.

**Best Wishes to All in 2011!**

## Congratulations & Best Wishes!

### January Birthdays

3 Ken Nehring (452)	21 Ed Peckham (447)
4 Alyce D'Annibale (374)	21 Katie Suech (349)
4 Nancy Hammer (390)	23 Geraldine Caul (538)
4 Lou Talamo (322)	24 Carol Cate (319)
7 Dorothy Simon (364)	24 Doug DeKalb (450)
9 Caryl Kershner (337)	24 Bob VanDuzer (345)
12 Les Perry (391)	25 Bob Cardinal (163)
13 Bernice Fields (427)	27 Gloria Apfel (406)
14 Ross Ward (371)	27 Sylvia Solenberger (328)
15 Charles Clapp (521)	28 Bobbie Barnes (365)
17 Toni Imbasciani (346)	29 Ruth Townsend (401)
18 Rune Torstensson (388)	31 Lee Horner (431)
20 Connie Long (445)	31 Bob Hrabec (437)
20 Ken Schedel (418)	31 Butch Shull (434)

### January Anniversaries

9 Les & Susan Perry (391)
16 Ken & Bernice Nehring (452)
20 Harry & Barbara Schoeller (357)
26 Bud & Linda Shott (504)

#### Correction:

Belated birthday greetings to Stella Fuks (#302) who celebrated her birthday on December 7, 2010. My apologies for the omission.

Please let me know if your special day is missing or incorrect. Susie

### Shuffleboard Winners

Nov 30	Judy Hood & Bob VanDuzer
Dec 07	Cancelled - extreme cold
Dec 14	Cancelled - extreme cold
Dec 21	Mert Brown & Woody Wood

### Helping Hands

Helping Hands is a service that some of our CRV residents provide for their neighbors. It could be to pick up prescriptions at a pharmacy, provide an occasional ride to a local doctor's office, or help to set up transportation to an appointment. If you need some assistance occasionally, this service is for you. Contact Marilyn Snell-Brown (#179) at 585-593-3560. Also if you can assist in providing this service please contact Marilyn. We all need a helping hand once in a while.

### Hard Rock Casino Trip

The bus trip to Hard Rock Casino is Monday January 10, 2011. The cost of \$20 covers the round trip for the bus, and includes \$25 free play at the casino plus a \$5 voucher toward your lunch. The bus will depart from our Clubhouse about 8:15 am and return around 6 pm. You must sign up no later than January 1, 2011. Contact Dottie Matteson (#443) 795-8698 or Trudy Wood (#523) 563-2612 for more information.

### January Ladies Luncheon

The Ladies Luncheon will be held on Thursday, January 27 at noon at the Plantation Resort. Your hostesses are Lois DeKalb (#450) 794-3709 and Faye Cartner (#442) 795-7769. Remember to sign up on the sheets at the Clubhouse so the hostesses can have an accurate count to send ahead to the restaurant. All ladies of the Village are welcome to join in and bring a friend. Hope to see you there.

### New HOA Board for 2011

President:	Carl Preston (#340) 795-6458 carl_prestonjr@msn.com
Vice-Pres.:	Trudy Wood (#523) 563-2612 rbw38@aol.com
Secretary:	Kay Hrabec (#437) 794-3357 kay.hrabec@gmail.com
Treasurer:	Carole Nye (#313) 795-1070 crystalroserules@yahoo.com
Directors:	
2 yr. term:	Lee Horner (#431) 795-6003 leenbob@aol.com
2 yr. term:	Suzanne Dost (#399) 1-727-255-9255 (No email address)
1 yr. term:	Art Devlin (#392) 563-0557 adevlin@tampabay.rr.com
1 yr. term:	Leo Lumpiesz (#392) 1-231-620-7762 leoandshellylumpiesz@yahoo.com

This new Board will be sworn in at the January HOA meeting on January 4, 2011.

## December HOA Meeting Summary

At the start of the Homeowners Association meeting on December 7, 2010, a moment of silence was observed in memory of Blaze Autovino, Genevieve Urbaniak, and Pat Rutherford, residents who had passed away in the previous month. Seven Board members were present, and there was a quorum in attendance.

A few committees gave brief reports. Trudy Wood noted the January 10, 2011 bus trip to Hard Rock Casino that needs 45 people to sign up.

Leo Lumpiesz, Chairman of the Rent Committee, distributed copies of the Settlement Agreement finalized at the December 2 Mediation Meeting in Tampa. He went through the entire contract, clarifying points and answering residents questions. Those in attendance were pleased with the results of over a year and a half of hard work by the Rent Committee and HOA members.

Members voted to accept the new HOA Board for 2011. \$1600 was approved for the Spring Fling to be held on April 2, 2011. Shelly Lumpiesz' suggestion of giving the Clubhouse kitchen a complete cleaning after the holidays was met with approval.

## December Pot Luck

The December Pot Luck Christmas Party had almost 60 in attendance. The buffet and seating tables were festively decorated, as was the entire Clubhouse. There was an abundance of delicious dishes shared and consumed. Following the meal, Christmas themed games were played. In one game a person at each table won a door prize. These "prizes" were items like a can of tuna, a box of macaroni, a lottery ticket, a box of tissues, and a deck of cards. They brought many chuckles as they were unwrapped. Then brother and sister duo Ed Plissey and Susie Lunney led everyone in carol singing. It was a fun relaxing evening for all.

## Bingo Jackpot Winners

Dec 01	Frances Borger	\$200
Dec 08	Marylou Maynard	\$176
Dec 15	Bill Craig	\$492
Dec 22	No Bingo	

## CRV Fishing Report

The folks I talk to report fishing is good, that's if you know where to fish. From what I hear, the fish in the lakes have lockjaw right now. But fishing the rivers is at its best, especially near the springs if you know where they are located. One fishing guide I spoke with caught two 10 lb. Bass in the Rainbow River on a #11 Gold Rapala and also several 3 lb. Bass. I have also heard that Crystal River is hot. Check out the area behind the Days Inn, it should be a good spot for all types of fish.

This is your newsletter column, so feel free to call me with anything about what's going, either here at CRV or elsewhere in the county, anything that would help us with our fishing. If you would like to go fishing or just take a trip up the Rainbow River, stop by or call Ollie Simon, (#364) 220-6068.

## CRV HOA Open House

Our next Open House will be held on Saturday, January 15 from 11:00 am to 3:00 pm. The event will be advertized in local newspapers. Signs on Hwy 19 and outside our Village gate will direct potential buyers to our Clubhouse. There they will be given an overview of the amenities available in Crystal River Village, shown photos of those homes holding open houses, and be given a map locating those homes.

This date is coming right up, so if you plan to participate or show your home, please contact a member of the Board as soon as possible. Two more Open Houses are planned, one in February and one in March. The cost is \$20 for one month, or \$39 to participate in all three.

This is not just a HOA Board function, it needs to be a community-wide effort. Sales of homes in our park benefit all residents, and increases the value of our own units. We could make a good impression on potential buyers if residents were out and about the Village, using the pool, fishing in the ponds, playing games or cards in the Clubhouse, and creating a warm and welcoming atmosphere.

We can also use help at the Clubhouse welcoming guests, serving light refreshments, and providing information and maps. If you are able to assist, please contact Carl Preston soon.

## 2011 Membership Forms

As of this date over 95 residents have joined the HOA for 2011. If you haven't joined or renewed your membership yet, remember to turn in your blue form this month. If you need a form, contact Margie Jordan (#177) 563-9849, Shirley Decker (#520) 352-601-0307, or Gerry Caul (538) 863-512-9122.

Join and support our CRV HOA, it works for you!

## Show Palace Dinner Theater

A trip to the Show Palace dinner Theater in Hudson is being planned for Saturday March 12. This show is "*Forty-Second Street*," a musical about an aspiring chorus girl who gets her big chance when she has to go on for the star of the show. But she has only 36 hours to learn everything. It is a classic that features many familiar songs.

We need to have at least 20 signed up by January 8 to be able to get the reduced rate of \$41 for both the buffet dinner and the production. Payment is required by February 12. Contact Dottie Matteson (#443) 795-8698 or Trudy Wood (#523) 563-2612 for more information or to arrange carpooling.

## Upcoming CRV HOA Events

For planning purposes, here are some events being planned for the coming months.

- Jan. 10 Hard Rock Casino Trip
- Jan. 15 Open House
- Jan. 25 Health Fair
- Feb. 06 XLV Super Bowl Party
- Feb. 19 Open House
- Mar. 12 Show Palace Dinner Theater
- Mar. 19 Open House
- Mar. 26 Yard Sale\*
- Apr. 02 Spring Fling

\*(Note the Yard Sale date; start saving your stuff!)

## New Residents

Billie King is renting unit #351 on South Red Street. If you see her please welcome her warmly.

## In Memoriam

CRV lost four residents in the month of December.

**Blaze Autovino** (#378) left us on December 1, 2010. He was 94 and had been married to Laura for 72 years. Blaze and Laura have been seasonal residents for many years. Laura will return to CRV in January.

**Genevieve Urbaniak** (#347) died at her home on December 3 after a brief illness. She had been a resident of CRV for eight years.

**Terry Chasmar** (#172) passed away in New Jersey on December 17 after a long illness. Terry, who is the mother of Lynn (Carl) Preston, had been a resident of CRV for 13 years and really enjoyed playing dominoes and Mah Jongg. Terry had previously served as vice president of the HOA Board.

**Bud Eastman** (#423) died on December 18, after a brief illness. Bud and his wife Joanne have been residents of CRV for many years.

We send our thoughts and prayers to Laura Autovino, Joanne Eastman, their families and friends and the families and friends of Genevieve and Terry.

## Many Thanks for All Your Work

The following residents (in no particular order) have served as Chair-persons, assisted at special events, helped at Bingo and Saturday Breakfasts, and generally helped make CRV activities possible in the past year, many serving in multiple capacities.

Camden Long \* Don Gibeau \* Christine Peterson  
Bob & Kay Hrabec \* Joan Kenney \* Lee Horner  
Woody & Trudy Wood \* Carole Nye \* Art Devlin  
Bev Ellis \* Lorraine Fricke \* MaryLou Benedict  
Bob & Annie Collie \* Mal & Judy Hood \* Louise Hosie  
Shirley Peterson \* Margie Jordan \* Marj Tischer  
Dennis & Susie Lunney \* Bob & Rosemarie VanDuzer  
Dottie Matteson \* Stan Zipperer \* Marilyn Brown  
Harry & Barb Rundle \* Dennis Bailey \* Lynn Preston  
Leo & Shelly Lumpiesz \* Barbi Nichols \* Don Hudson  
Rich & Shirley Decker \* Jack & Peggy Hilton \* Sue Dost  
Bob Cardinal \* Blanche Dooley \* Dolores Harrison  
Carol Hilton \* Ruth Slaton \* Mary Gavaza \* Joan Helms  
Bud & Linda Shott \* Gary Ammerman \* Ollie Simon

Whenever you make a list like this, there is always the chance of leaving someone off. If your name has been missed, it was unintentional.

Thank you from the CRV HOA Board

## **Rent Committee Report**

Those attending the December Homeowners Meeting heard the Rent Committee Chairman present the Settlement Agreement reached between the Park Ownership and the Homeowners Association. It covers the next five years of rental increases plus actions and Park improvements required of the Owners, as well as several provisions requiring CRV HOA participation. This Settlement Agreement was made possible by extensive hours of work over the past year and a half by Rent Committee members and by HOA members with their countless hours of picketing, posting HOA For Sale Signs on their homes, researching, writing, and maintaining their determination to have the Owners hear our message. HOA members who are willing to get involved are our greatest asset. Our Rent Committee, both past and present, consisting of Toni Imbasciani, Gary Ammerman, Bob Cardinal, Don Whippie, Blanche Dooley, Carol Hilton, Kay Hrabec, Barbi Nichols, myself and Carl Preston has certainly been involved.

Our attorney, Karen Maller, guided us through the process, and we are most appreciative of her personable and professional presence. Without her assistance, this agreement would not have been accomplished. We appreciate, too, that the Owners are taking steps to improve the appearance of the Village in keeping with the Settlement Agreement. The HOA Board looks forward to working with them.

Presently the Rent Committee and HOA Board are completing a guide to help future committees adhere to the guidelines of Chapter 723. We need all of the help we can get and enthusiastically support the Federation of Manufactured Home Owners of Florida, Inc. (FMO) and its presence in Tallahassee in protecting our rights. Its effectiveness is tied directly to the number of homeowners who support them by becoming members. We urge all home owners to join and support the FMO.

I personally thank all Rent Committee members both past and present for their hard work and devotion to ensuring a fair and reasonable agreement. Grateful thanks to you, the members, for your moral support, picketing in all kinds of weather, and your extreme patience.

Leo Lumpiesz, Rent Committee Chairman

To obtain a copy of the Settlement Agreement contact Carl Preston or Leo Lumpiesz.

## **Citrus County Citizens Coalition**

The Citrus County Citizens Coalition (CCCC), the group representing homeowners in manufactured home parks in Citrus County, held their quarterly meeting on December 17. Four parks had members present. Leo Lumpiesz and Trudy Wood attended representing Crystal River Village. Leo spoke to the group about the increased lot rental fees CRV has experienced and our struggle for fairness from our Park Owners. He explained the recently finalized Settlement Agreement that has resolved the problem with the Owners for at least a 5 year period and the estimated legal costs incurred.

Jesse James, our District Federation of Manufactured Home Owners of Florida, Inc. (FMO) representative, was also present and praised the CCCC for its work. He urges other counties in FL to do something similar to protect the rights of their manufactured homeowners.

Mr. James discussed how the State of Florida has a huge money shortage, and the Budget Committee is once again looking at ways to raise funds. They are considering reviving a bill that would place a sales tax on rental fees in Florida. The FMO lobbyists were strong enough in the past to get the tangible taxes taken off our manufactured homes. If you remember, we all received an exemption from paying ad valorem taxes on tangible personal property (such as sheds, porches, carports), in many cases a savings of up to \$150-\$160. This was due in large part to the FMO's efforts. We are looked at as a movable home, licensed under the Motor Vehicle Dept. and there is a possibility that we can be taxed on our monthly rents. We need to support the FMO at this time more than ever. It is important to keep our yearly memberships up to date and encourage others to join the FMO as well. They are our only voice in Tallahassee. The FMO works for us.

[FMO membership costs just \$20 a year, or \$50 for 3 years. For more information go to [www.fmo.org](http://www.fmo.org).]

# Crystal River Village - January 2011 - Calendar of Events

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 10:30am - Horseshoes
2	3 8:15am-BUS TO <b>HARD ROCK</b> 9:30am - CRV Golf 7pm - Poker	4 8am- Men's Breakfast Ladies included 9:00am - Exercise 10am - Shuffleboard 1pm - Dominos 7pm - <b>HOA Meeting</b>	5 1pm - Bridge 7pm - Bingo 7pm - Table Pool	6 8am - <b>ALUM CANS AT CURB</b> 9:00am - Exercise 9:30am - Painting Grp 1pm - Mah-jongg	7 9:30am - CRV Golf 1pm - Cards & Games 1pm - Craft Class 7pm - Men's Pool	8 8-10am - <b>SAT MORN BREAKFAST</b> 10:30am - Horseshoes
9	10 9:30am - CRV Golf 7pm - Poker	11 8am- Men's Breakfast 9:00am - Exercise 10am - Shuffleboard 1pm - Dominos	12 10am -Blood Pressure 1pm - Bridge 7pm - Bingo 7pm - Table Pool	13 9:00am - Exercise 9:30am - Painting Grp 1pm - Mah-jongg	14 9:30am - CRV Golf 1pm - Cards & Games 7pm - Men's Pool	15 10:30am - Horseshoes <b>11:00 3:00 pm OPEN HOUSE</b>
16	17 9:30am - CRV Golf 7pm - Poker	18 8am- Men's Breakfast 9:00am - Exercise 10am - Shuffleboard 1pm - Dominos 7pm - <b>HOA Board</b>	19 1pm - Bridge 7pm - Bingo 7pm - Table Pool	20 9:00am - Exercise 9:30am - Painting Grp 1pm - Mah-jongg 6pm - <b>POT LUCK</b>	21 9:30am - CRV Golf 1pm - Cards & Games 1pm - Craft Class 7pm - Men's Pool	22 10:30am - Horseshoes
23	24 9:30am - CRV Golf 7pm - Poker	25 8am- Men's Breakfast 9:00 -1:00pm- <b>HEALTH FAIR</b> 10am - Shuffleboard 1pm - Dominos	26 10am -Blood Pressure 1pm - Bridge 7pm - Bingo 7pm - Table Pool	27 9:00am - Exercise 9:30am - Painting Grp 1pm - Mah-jongg 12 noon - <b>LADIES LUNCHEON</b>	28 9:30am - CRV Golf 1pm - Cards & Games 7pm - Men's Pool	29 10:30am - Horseshoes
30	31 9:30am - CRV Golf 7pm - Poker					

NEWSLETTER DEADLINE: by the 23<sup>rd</sup> of month  
 Susie Lunney 794-4115, #433, [dslunney@embarqmail.com](mailto:dslunney@embarqmail.com)  
 HOA Website ~ [www.crystalrivervillagehoa.com](http://www.crystalrivervillagehoa.com)

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