

# CRV HOMEOWNERS ASSOCIATION

## April 2010 NEWSLETTER

CRV HOA, PO Box 512, Crystal River FL 34429  
Website ~ [www.crystalrivervillagehoa.com](http://www.crystalrivervillagehoa.com)

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### The President's Message

Protesting in front of the Sales Offices is still occurring on M-W-F from 1-3:00 pm. Participants are always welcome and needed; it is a successful protest tool. Be aware that on several occasions recently residents have been confronted by one of the Owners trying to provoke and or intimidate individuals, even taking their picture. In view of this, residents should be accompanied by at least one other person at all times while there. If you should feel threatened in any way, call 911 immediately. Perhaps one of you should also carry a cell phone with you.

We are only asking for justification of the lot rental increase. The Owners cannot, by law, randomly increase our lot rental without good reason, and they have yet to justify increases over the past several years. As was noted at this month's HOA meeting, the Owners have already been chastised by the state for not complying with FL Law. I know this whole challenge to the increase has been a long drawn-out process, but it is what we anticipated. I, too, look forward to resolving the issue, hopefully for several years so we don't have to go through this every year. Then our Village can return to its former relaxed atmosphere, and residents desiring to do so can sell their units. Until then, keep faith.

As of this writing a mediator has been named and a date is being finalized for the Mediation Meeting. We hope it will be before or by the end of April. An Owner or a representative who has the authority to answer questions and make decisions must by law attend this meeting. A positive outcome to this Mediation can only benefit everyone, Management and CRV residents.

During last week's heavy rain a resident fell on the wet walkway around the Clubhouse. For many years Management has been warned of this safety hazard because the walkway is too steep and slippery. The response was to recoat the walkway. It is unfortunate Management did not act sooner before an injury occurred. Please continue to use caution, because the new coating is still smooth and the steep slope has not been changed.

At our Board of Directors meeting we approved free Pot Luck admission for those residents celebrating their birthday or anniversary in that month. We will also have a cake to honor the occasion. Simply bring your birthday or anniversary card from the HOA with you to the following Pot Luck.

We now have 153 household units as members. With only 230 total units in our Village, and approximately 30 of those not occupied, almost 3/4 of our Village households are HOA members. We are not representing a minority of residents as Management suggested. I have just had a meeting with the Citrus County Citizen Coalition (CCCC). Please see the article elsewhere in this newsletter. And as I have said numerous times before, please be respectful of each other, including Management. Nothing is being accomplished by some reported angry internet exchanges, and when all is settled we will still be neighbors. Have a good month, enjoy the warmer weather, and come to the Italian Dinner.

Carl Preston(#340) 795-6458

### CRV Website

A link to photos taken at the Spring Fling Country Hoedown has been posted on our website. The Resident Directory has recently been updated. It is now also available sorted by lot number. Look for that listing at the top of the page and click to open. The List of Addresses for seasonal residents has also been updated. If you see any errors, or need to make changes in any information, please let Susie know. And do check out the list of Preferred Businesses and give them your support. Their ads support our website.

### Blood Drive at CRV

The mobile unit from LIFESouth Community Blood Centers will be at our Clubhouse on Sunday, April 18 from 1:00 to 5:00 pm. This is the same unit that was here during our Health Fair in January. Their staff does this full-time and they are very proficient. At that time 16 people from our Village donated blood. There is always a need for blood; please donate if you are able. They will also provide a free cholesterol check for you.

## Congratulations & Best Wishes!

### April Birthdays

1 Doris Perez (157)	17 Lee Praytor (176)
2 John Figuerdo (524)	18 Carole Frank (317)
2 Ann Gosdeck (439)	19 Roberta Andrews (404)
2 Irene Bailey (388)	19 Marion Carpenter (284)
3 Andrew Freund (170)	19 Ron Kerschner (337)
4 John Clark (508)	19 Dolores Zimmerman (501)
4 Mal Hood (178)	21 MaryAnn Devlin (392)
5 John Pollard (379)	23 Carl Preston (340)
8 Bob Collie (491)	25 Don Hudson (324)
9 Paula Blaylock (005)	26 Bob Cate (160)
10 Dale Nichols (358)	26 Terry Cummings (533)
13 Art 'Skip' Brinkman (522)	26 Ann Talamo (322)
13 Joanne Eastman (423)	28 Marilyn Chisholm (320)
15 Trudy Wood (523)	28 Judy Haberlein (376)
16 Linda Moore (173)	29 Virginia Mahnke (414)

### April Anniversaries

3 Leo & Shelly Lumpiesz (338)
10 Bob & MaryLou Benedict (174)
10 Jack & Peggy Hilton (420)
17 John & Irene Figuerdo (524)
17 Chip & Marilyn Huckins (169)
17 Hank & Dottie Matteson (443)
21 Art & MaryAnn Devlin (392)
22 Oliver & Dorothy Simon (364)
23 Bill & Katie Suech (349)

#### Quote for the Month:

What do we live for, if it is not to  
make life less difficult for each  
other? George Eliot

### Bingo Jackpot Winners

Feb. 24	Joyce Desiderio	\$212
Mar. 3	Bobbie Stahley	\$200
Mar. 10	Arlene Barry	\$226
Mar. 17	Marilyn Plissey	\$66
	Bethany Plissey	\$66
	Trudy Wood	\$66
Mar. 24	Dennis Bailey	\$99
	Charlene Knight	\$99

### Thursday Night Cards

Thursday Night Cards (which also goes by a more colorful name about neighbors) has been halted for the remainder of the season. It takes a fairly large number of players to make it enjoyable and there have not been enough people attending of late. Perhaps we can start it up again in the fall if there is sufficient interest.

Ken & Bernice Nehring (#452) 795-9451

### A Bingo Call for Callers

Anyone interested in calling for Bingo is invited to contact me. Training is easy, and it makes for a fun night out. We could use a couple of additional callers to add to our roster, so give it some thought and if you'd like to try it, give me a call.

Bingo Chairman Bob Hrabec (#437) 794-3357

### April Ladies Luncheon

The April Ladies Luncheon will be held at noon on Thursday, April 22 at Yanni's Restaurant, which is located just north of Homosassa on the east side of Hwy 19. Your hostesses will be Dottie Matteson (795-8698) and JoAn Whippie (564-6853). Contact them if you have questions. A menu and signup sheets will be posted on the bulletin board.

### The Citrus Playbill by Gary Ammerman

The Arts Center of Citrus County is presenting "Mixed Emotions," a romantic comedy by Richard Baer and directed by Jackie DeTorres. The production will run from March 26 through April 11, with evening performances at 7:30 pm on Fridays and Saturdays and matinees at 2:00 pm on Sundays, with an additional matinee on Saturday, April 3 at 2:00 pm. The play revolves around Herman Lewis and Christine Millman who have been friends for more than 30 years. When their respective mates were alive, the two couples saw each other constantly and often traveled together. Christine is preparing to move from her apartment in New York City to Florida, when Herman appears from out of the blue and asks her to stay in the city and marry him. For more information contact 746-7606.

Support Citrus County's Fine Arts!

## March HOA Meeting Summary

Our March 2 HOA meeting had two Board members absent, Secretary Gary and Treasurer Carole. Carl read the Treasurer's Report which was **accepted**, and Kay Hrabec took minutes. The Annual CRV Yard Sale, which was moved into the Clubhouse due to rainy weather, made \$707 in sales and table rental. The VanDuzers, DeKalbs, Deckers, Lunneys, Randy & Marilyn Brown, Ruth Slaton, and Don Gibeau were acknowledged and thanked for their assistance with the sale. Harry Rundle reported a successful February Breakfast with 90 attending. Membership reported a total of 153 household units have joined to date.

Leo reported on the Rent Committee meeting with Management. The CRV HOA was represented by Leo Lumpiesz, Blanche Dooley, Kay Hrabec, Carol Hilton, Carl Preston and our attorney Karen Maller. The only person representing Management was Delnora. The meeting was cordial, but nothing was accomplished. There was no one in attendance authorized to provide information or answer questions such as why the rental increases are differing amounts; or how the comparison with Forest View was made. Delnora could not answer any of the questions posed to her by the Committee. At the end of the meeting she was informed via telephone by Mr. Diggs, a FL state official, that the Whitehursts were in violation of the terms of Chapter 723. Following that meeting, our HOA and the Owners received a letter stating that we will go to Mediation and a mediator will be assigned. The letter chastised the Owners for not living up to FL Law by providing reasons for the rental increase. Either an Owner or someone authorized to answer questions in their stead must, by law, attend the Mediation. A **motion** was made and passed authorizing the Rent committee to negotiate for CRV Residents.

Toni Imbasciani noted there has been a lull in picketing, the cold weather being a big factor. It was suggested reducing it to 3 days a week, Monday, Wednesday and Friday. There was general agreement from the floor.

New Business - Carl suggested authorizing operating expenses for the summer months while we had a quorum. A **motion** was made, amended and passed, allowing for \$2500 for operating and legal expenses for the next seven months, plus any additional funds needed for legal fees. Art Devlin discussed the swans and that their food station is messy. A volunteer is needed to help clean up the area around their feeding station.

(This is just a summary; full HOA Meeting Minutes are always available for viewing on the bulletin board.)

### CRV Fishing Report

From the reports I've gotten, fishing is good in the rivers and on Kings Bay. When the weather is cool and there is a good incoming tide, many varieties of fish can be caught. Make sure that you know which fish are legal. You can go online to a website that has all the info about Florida fishing at *Florida Fish & Wildlife Conservation Commission* ([www.myfwc.com](http://www.myfwc.com)). Be aware that some restrictions have been put into effect temporarily because of a cold weather fish kill this winter in the Gulf. I'm not sure that I understand all these restrictions, but at this website you can get bag limits and a lot more information.

Bob Hrabec and I fished Kings Bay in early March. We caught a lot of Ladyfish and two trout, but we didn't keep any. Later in the month after the temperature warmed up I took a party of three on a enjoyable trip up Rainbow River. If you would like to go fishing or just take a trip up the Rainbow River, stop by or call.

Ollie Simon (#364) Phone 220-6068

### April Pot Luck

Tom Slagle will be the speaker at our April Pot Luck. Tom is the Director of Nature Coast Ministries, a faith-based, stand alone organization that assists those in need. They coordinate assistance with food, clothing, housing, utility bills and medical needs, among other things. Tom is also employed at Bay Area A/C & Heating, and has spoken to our group before on ways to save on electricity. He will share some of those tips with us. It should be an informative evening. Come join us.

### Shuffleboard Winners

Feb. 23	Mal Hood & John Moore
Mar. 2	Thelma Bachert & Bob Perez
Mar. 9	Ken Nehring & Bob Perez
Mar. 16	Alba Falgiano & Ken Schedel
Mar. 23	Mal Hood & John Moore

● Happy Easter! ●

## Crystal River & Friends Annual Golf Scramble

The Annual CRV & Friends Golf Scramble was held March 22 at Brentwood Farms Golf Club. The results were as follows:

**1<sup>st</sup> Place Team (10 under par):**

Tom Douglas      Bill Mannix  
Annie Collie      Ron Kerschner

**2<sup>nd</sup> Place Team (7 under par):**

John Moore      Bud Shott  
Mal Hood      Al Denton

**3<sup>rd</sup> Place Team (7 under par):**

Don McFarlan      Ken McCabe  
Mike Hrabina      Phil Teresi

**Closest to the Pin:**

#2 Hole:      Bill Mannix  
#4 Hole:      John Kudlas  
#11 Hole:      Horst Templin  
#13 Hole:      Annie Collie

**Longest Drive:**

Ladies: Jenny Diaz      Men: Jim Kieffer

**Closest to the Line:**

Ladies: Bev McFarlan      Men: Ron Kershner

Bob & Annie Collie did a super job organizing the Scramble again this year, another fun and successful outing. Following the tournament hamburgers, hot dogs, beans and salads were served to golfers and guests at our Clubhouse where the winners were announced and prizes awarded.

## Thanks for Volunteering

Thanks to numerous volunteers, we had several successful events in the past month. The Yard Sale at the end of February was a great success, thanks especially to Rosemarie & Bob VanDuzer and all the others who helped. A record-breaking crowd attended the March Breakfast, over 100 were served, thanks to Harry & Barb Rundle and their team. HOA and Pot Luck gatherings were well attended in spite of the cold. Bob & Annie Collie did their usual bang-up job with the annual Golf Scramble. Another successful event was our Spring Fling Hoedown. Thanks to the Co-Chairs Barbi Nichols and Trudy Wood and their crew. And thank you to Susie Lunney for her hard work on our Newsletter each month.

HOA President Carl Preston

## Chairpersons Needed

A chairperson is needed for the Fourth of July Cookout. It is not a difficult job. The cookout, a simple meal of hamburgers and hotdogs, just needs someone to coordinate it. A little decorating needs to be done in the hall with decorations the HOA already owns. Looking ahead we also need Chairs for the Halloween Party and Christmas Party. Perhaps some snowbirds would be willing to volunteer before you head back home for the summer months.

Another Chair is needed for the Helping Hands Committee that Barbara Bakes has coordinated for several years. That group assists those who need rides to appointments or for someone to pick up prescriptions. They try to arrange it so no one has to be called on more than once a month. Ask Barbara about it, perhaps it is just the worthwhile project you have been looking for. And as noted in the HOA Meeting summary, Art Devlin is looking for someone to help with feeding and cleaning up around our swans food station.

Is it your turn to volunteer for one of these events? Please consider it and contact Carl Preston.

## CRV Italian Dinner

An Italian Dinner will be held at our Clubhouse on Saturday, April 17. There will be continuous seating from 5:00 to 7:00 pm, and tickets will be sold in advance. The \$7 meal includes spaghetti with meat or meatless sauce; and for \$8 the meal includes chicken cacciatore over pasta. Both meals include salad, bread, dessert and beverage. You are invited to bring your own beverage if you wish. Don Hudson is our Chef for the evening.



Renate Williams will provide piano and accordion music for our listening enjoyment from 6-8:00 pm. This is a fundraiser to benefit our HOA. Tickets may be purchased from any Board member and will also be available at CRV meetings and events through April 15. There will be no ticket sales at the door. Hope to see you there.

## **Citrus County Citizen Coalition (CCCC)**

I attended a meeting of the CCCC this past week. Crystal River Village HOA was one of the 5 founding members of this organization two years ago. This group which now has HOAs from 10 Manufactured Home Parks all across Citrus County represents over 6,000 residents and potentially has considerable political clout.

Our guest speaker was Bruce Jefferies, the district representative for FMO (Federation of Manufactured Home Owners of FL). He shared that in the past year a proposal by the Florida Legislature to place a 6% sales tax on our lot rental was defeated due to lobbying by FMO. They are currently working with several legislative committees on a bill concerning "First Right of Refusal" that would protect our rights even more. This bill has already passed 3 committees, and it is looking positive for final passage. This shows how important the FMO is to all of us. There are over 1 million Florida residents living in manufactured homes, but less than 3.5% of them are presently FMO members. They are our only representation at the state level, and it is vitally important that we support them. The annual fee is \$20 but only \$50 for a 3 year membership.

Since the CCCC was organized we have been helping other parks in Citrus and other counties have a better understanding of Chapter 723 and how it affects them. Some of the benefits other parks have achieved have been 5 year lease agreements with limited yearly increases, and renovation of clubhouses to meet all fire, building, and handicapped accessibility codes. Forest View is looking to have a clubhouse renovation like their sister park Stonebrook in the near future. The Owners will update from top to bottom and bring all areas, especially their kitchen, up to code. These Parks have reached fair agreements through reasonable negotiations with their Park Owners/Representatives. This has been achieved through the help of CCCC by providing knowledgeable assistance and support of their Park's HOA. The Park Owners, many of them large corporations with holdings all over the country, are businessmen looking for stable, long term investments. They recognize the benefits of developing good relationships with their residents by working through the Homeowners Association.

Other Parks are now asking how they can assist Crystal River Village. We have a large support group behind us.

### **Spring Fling Hoedown**


The Annual Spring Fling was a foot stomping success. More than 140 people attended, many sporting Western duds, cowboy hats and boots, and all had a great evening. Numerous door prizes were awarded at the "outhouse." The music provided by DJ Joe Dube had something for everyone. Joe and his wife have been providing music for events for many years. They donate all of their earnings to charity, the Nature World Wildlife Rescue being the recipient this time. Several attending gave them additional donations. It was a delightful evening, and we all received an embossed drinking glass as a memento of the event. Many thanks to Barbi Nichols and Trudy Wood, their spouses and their committee for their hard work and creativity. All of the little touches, from the 'moonshine' lemonade in canning jars, to the hay bales in the horse corral, to the rustic outhouse created a fun atmosphere. To view photos of the event, go to the Community News Page on our website. Thanks to Bud Shott for providing them. If you weren't there, you missed a great time!

### **Sales Tax on Unit Re-sales**

Regulations concerning Sales Tax on unit re-sales states that if a previously owned unit is purchased through a dealer, the buyer will be charged Sales Tax on 100% of the sale price including everything in and attached to the unit. Since the CRV Sales Office is a dealer, this applies to re-sales purchased through them. If however, you do a private sale from individual to individual, you do not have to pay Sales Tax on non-tangible items, such as the lanai, carport, shed, and some appliances.

Residents, if you are selling your unit through the CRV Sales Office, let your buyer know this information. If the buyer, rather than the dealer, completes and submits the final paperwork to the County, the value of non-tangible items can be deducted before the Sales Tax is applied. This information may help the sale of your unit. Either way the CRV Sales Office will still receive their commission, so it should not affect them. This information was obtained from the office of Janice Warren, Citrus County Tax Collector.

# Crystal River Village - April 2010 - Calendar of Events

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

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