

CRV HOMEOWNERS ASSOCIATION

JUNE 2012 NEWSLETTER

CRV HOA, PMB 512, 987 N Suncoast Blvd., Crystal River FL 34429
Website ~ www.crystalrivervillagehoa.com

Editor: Susie Lunney ~ 352-794-4115
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The President's Message

You may have heard around the Village that some residents feel our HOA Board and the Rent Committee have been antagonizing CRV Owners and Management. To the contrary, we have bent over backward trying to be patient and allow Management time to complete the items in the contract for which they set the timetable. Some items are now almost a year overdue and have yet to be completed. What finally prompted the decision to take the Owners to court was the issue of the icemaker in the kitchen. The icemaker they were installing was too small to meet the needs of Clubhouse activities and was not what the Owners had agreed to provide. When this was brought to their attention, they basically ignored us and installed it anyway, with a take-it-or-leave-it attitude. I get the feeling, as many other residents have also said, that the Owners seem to feel we are at their mercy and must accept whatever they decide to give us, not what was agreed upon.

Jean Whitehurst stated at a recent meeting with the Rent Committee that the HOA should return to being a "little social group" and leave management to them. Contrary to what she says, Chapter 723 states that the HOA is the only group that can represent the Park residents as a whole. Wouldn't Management love to be able to return to \$25-\$30 rent increases every year? If not for the HOA and residents working together, we wouldn't have a 5 year contract allowing only a \$45 increase over 5 years. As I have noted in previous HOA meetings, I estimate it will save each resident a minimum of \$1,440 over that 5 year period.

Management has inferred they would like to restrict the HOA from having too big a treasury, because we use those funds to protect the rights of our residents. A case in point is their refusal to allow us to have our annual Yard Sale in front of the fence where we have held it for years. Most of the protection provided through Chapter 723 is only enforceable using legal means through the court system. It costs money to pursue our rights. Management figures we should have our social events for free. The Owners take in over \$65,000 every month in rental income, and yet they do not even provide turkeys for the CRV Thanksgiving Dinner any more. But they do advertise in their sales materials that they sponsor Village functions. Comparing the mere pittance we take in to what they make, I think we are doing the best we can for our residents. I cannot say the same for the Owners.

I thank the Board and Rent Committee for all the hard work they have done and do to benefit our residents. I encourage you to thank them, too.

Carl Preston (#340) 795-6458

Court Hearing

The court hearing to require the Owners of CRV to live up to the terms of the contract they signed is scheduled for Tuesday, June 12 at 2:45 pm with Judge Patricia Thomas presiding. For those planning to attend the hearing, the County Court Building is located in Inverness behind the historic Old County Court House. Allow plenty of time to park your car and go through their security, which is much like at an airport, with a walk-through metal detector and X-ray screening of your personal belongings. This will be a good opportunity for us to see our attorney, Karen Maller, in action.

June Ladies Luncheon

This month's ladies luncheon is on **Thursday, June 28** at noon at **Fat Daddy's Roadhouse Bar & Grill**, which is located on the west side of Hwy 19, midway between Crystal River and Homosassa. We will be seated outside on the covered patio. Your hostesses this month are Dottie Matteson (#443) 795-8698 and Bonnie Hubbard (#283) 563-5432. Watch the bulletin board for a sign-up sheet and sample menu.

Happy Father's Day
Sunday, June 17, 2012

Congratulations & Best Wishes!

June Birthdays

1	Lew Clark	(448)
2	Margie Buschbascher	(497)
3	Jan Hunt	(367)
3	John Moore	(173)
6	Ingrid Brinkman	(522)
7	Gerald Phillips	(430)
10	Leo Lumpiesz	(338)
11	Priscilla Ballagh	(348)
13	Bob Cross	(375)
15	Lynn Preston	(340)

18	Stan Zipperer	(310)
20	Bob O'Brien	(502)
21	Blanche Dooley	(429)
21	Ray Pelletier	(180)
22	Kellee Clark	(448)
23	Don Buschbascher	(497)
25	Dottie Matteson	(443)
26	Barbara Harner	(527)
30	Bob Johnson	(396)
30	Sue Newell	(369)

June Anniversaries

3	Jim & Dolores Harrison	(336)
8	Butch & Sharon Shull	(434)
8	John & Shirley Clark	(508)
11	Bob & Gloria Cate	(160)
13	Mike & Gloria Kinnison	(440)
17	Tom & Joyce Douglas	(510)
21	Ken & Bobbie Barnes Ogdie	(365)
23	Ron & Patty Ferro	(339)
23	Bob & Pat LaManna	(405)
25	Harry & Marilyn Chisholm	(320)

Bingo Fun

Since the July 4th holiday falls on a Wednesday this year, BINGO WILL BE CANCELLED for that evening. This will give you all a chance to celebrate the day at our annual cook out at the Clubhouse and enjoy community fireworks that evening. Bingo will resume the following week.

Thanks to new resident Barbara Atwood who volunteered to be a Bingo caller and has done a great job the past two weeks. We now have three regular callers, but could use one or two more. There is one resident who will be in training shortly, but we can still use an extra person as a "swing shift" fill-in for vacations and those 5-Wednesday months. It's fun and it's simple to learn the machine. We can always use help for the front table and to help set-up refreshments, too.

So, keep Bingo in mind as a volunteer option. With our snowbirds gone, and smaller crowds, it's a good time to ease into the system. See y'all at Bingo!

Bob Hrabec, Chairman (#437) 794-3357

HOA Home Sweet Home

The winners for June are:

Home Sweet Home Golden Award

Dennis and Renée Bailey #428

The new landscape adds a great look.

Good job, Dennis and Renée!

Home Sweet Home Silver Award

Frank and Jan Rymar #511

This corner has true eye appeal.

Many thanks, Frank and Jan!

~HOA Home Sweet Home Committee

Bingo Jackpot Winners

Apr 25	Terry Cummings	\$26
	Lorraine Fricke	\$26
	Joyce Mohr	\$26
	Alba Nigro	\$26
	Margaret Stevens	\$26
	Bill Thompson	\$26
	Trudy Wood	\$26
May 02	Jennie Asher	\$97
	Deborah Clark	\$97
May 09	Maureen Price	\$102
	Stephanie Raney	\$102
May 16	Trudy Wood	\$159
May 23	Nancy Hannah	\$70
	David Martin	\$70

Bible Study Break

There will be no Bible Study over the summer months. Weekly meetings will cease on May 23 and resume in September. Many thanks to Brad for leading us, and thanks to all who have attended our Wednesday morning sessions.

Suzanne Dost, 727-255-9255

Shuffleboard

Apr 24	Ken Nehring & Bob VanDuzer
May 01	Mal Hood & Ken Nehring
May 08	Don Gibeau & Barbara Lohfink
May 15	Jim Gavaza & Don Gibeau
May 22	Jim Gavaza & Judy Hood

May HOA Meeting Summary

The May 1 meeting of the HOA had 25 households in attendance, plus 6 members of the Board. Treasurer Mary Gavaza was absent due to illness, and Secretary Kay Hrabec was out of state. Since there was not a quorum, it was an unofficial meeting.

There was no secretary's report available. Correspondence was read from the Crystal River First Presbyterian Church. The Treasurer's report was read.

Leo Lumpiesz spoke for the Rent Committee, and discussed pretty much what was stated in the newsletter. The new court date was announced; June 12 at 2:45 pm. When asked if residents should attend, Leo encouraged that, and suggested it would be an opportunity to see our attorney, Karen Maller, in action. He also announced that the new pool lounge chairs have arrived. The Office is asking residents to have their trees trimmed.

Saturday Breakfast will adjust their menu and serve a bit lighter fare for the summer. It continues to be a great social gathering time for our Village. Bingo's attendance is slowing. Woody Wood encouraged people to bring friends and neighbors to keep the pot value up. Don Gibeau asked who is responsible for maintenance of the horseshoe pits, as they really need work. Leo said that is one of the amenities the Park advertises and they are the ones to contact. It will be discussed at the monthly meeting with the Office, but a call directly to the Office would also be a good idea. That is what Mrs. Whitehurst said at the recent meeting with the Rent Committee, residents should contact her with issues and concerns. Bill Bryan noted that residents should patronize the preferred businesses on our website, since they help support it by their advertising.

Shirley Decker has offered to chair the Halloween Party to be held on Saturday, October 27 from 6-10:00 pm. She is looking for volunteers; please contact Shirley at 352-601-0307. Bible Study is taking a break for the summer starting at the end of May until September.

(This is only a summary. Full notes can be viewed on the Clubhouse bulletin board.)

Bone Builders Summer Schedule

Bone Builders had a successful year with 12-15 participants each meeting. It will continue through the summer and fall with Marsha Gibson taking over leadership from Mary Lou Benedict. Everyone is welcome to come observe and participate. You will have the benefits of increased strength, flexibility and balance. All this with great companionship and lots of laughter. Come one and all!

Pioneer Singles

Pioneer Singles met on Thursday May 10, at 1:30 pm with five in attendance. Marsha Gibson, RN, took everyone's blood pressure. She discussed the consequences and prevention of both high blood pressure and low blood pressure. Several outings were planned for the rest of the month of May. The group decided to not meet again until September. Cake and soft drinks were served and the meeting adjourned at 2:30 pm. There are over ninety residents living alone in our Village. Get to know your neighbors and check on them often. Have a great summer.

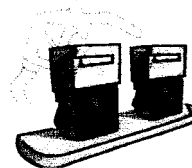
Marsha Gibson (#420) 794-6455

CRV Book Club

The Book Club plans to continue meeting over the summer months. The members are presently reading *"Hotel on the Corner of Bitter and Sweet"* by Jamie Ford. It is an historical fiction based on the internment of Japanese Americans during World War II. The Club meets every other Monday at 10:00 am at the Clubhouse. This month's meetings are on June 4 and 18. If you enjoy reading and discussing the books you have read, we invite you to join us. For more information, contact Joan Helms (#416) 794-6220.

CRV HOA Raffle

Our HOA is raffling a \$250 RaceTrac Gift Card, good for fuel or any other item at the RaceTrac store. Each ticket is \$10, and only 70 tickets will be sold. The drawing will take place on the Fourth of July.



You can obtain tickets from HOA Board members or the Saturday Breakfast Crew. Proceeds from this raffle will be used to purchase needed HOA kitchen equipment.

Procedure for Noise Complaint

A recent call to the Sheriff concerning loud music being played at a new nearby lounge brought the following information from Brian Coleman, our Crystal River Community Resource Officer.

In reference to the "City Noise Ordinance," the Sheriff's Department must have a complainant. When noise gets annoying to you or your neighbors, please contact the Sheriff's Department at the non-emergency number (726-1121) and make a complaint. Usually the deputy will first give a verbal warning to the business, then a written warning and finally a written ordinance citation.

No action can be taken to enforce this ordinance unless the Sheriff's Department has a complainant. Someone must speak up and make a report.

Note: It might be good to also notify the Board if you have a complaint. Others in the Village could be having a similar problem.

Possible Fall Yard Sale

Our Annual CRV Yard Sale in March was a great success. Setting it up at the Crystal River First Presbyterian Church right across from our entry gate worked well. They were very happy to have us and have invited us to participate in a yard sale with their Church in the fall. That could be a win-win situation for both of us. We would have someone to share advertising expenses, and their Church would draw an additional group of potential buyers to their sale. However, we can only participate if we have enough items donated by then. We kept a small number of things that didn't sell in March, but most of it sold. If you are disposing of some used but still good items, or know someone who is, please consider donating them to our HOA. If we receive enough "stuff" by September, we will plan to join them.

Donated items can be left at Carole Nye Polisson's garage at lot #314. Contact Carole, 795-1070, if you have any questions.

In Memoriam

Diane Kraemer, a long time resident in unit # 531, passed away on May 19, 2012. Diane and Richard ("Rich"), her husband who died in 2004, had lived in CRV for many years. We send our sympathy to her sons and their families and friends.

Nominations Committee Report

The Annual HOA meeting for the election of HOA Board members is not that far away! The Nominations Committee is providing you with the following schedule so you can make your plans accordingly.

- Oct. 15** – last day to submit your name to be a candidate for one of the open positions. This early date is necessary to accommodate absentee voting; however, it is still possible to be nominated on election night.
- Oct. 16** – Nominations Committee will submit the list of candidates to the HOA board.
- Nov. 2** – Secretary Kay Hrabec will send the HOA membership an absentee ballot for those voting in advance; however, all members can wait and vote at the Annual meeting.
- Nov. 6** – HOA regular meeting. Candidates will be given opportunity to present their goals and qualifications to the members.
- Dec. 4** – HOA Annual Meeting and Election of 2013 Board.

The following positions on the HOA Board are open for 2013:

President	Vice-President
Secretary	Treasurer
Director (2 yr. term)	Director (2 yr. term)

If you plan to run for one of these offices, please contact one of the following members of the Nominations Committee and submit your intentions in written form.

Bill Bryan, Lot 306, 352-257-9526
Demas Brubacher, 352-212-1899
(cell phone contact only)
Lorraine Fricke, Lot 380, 352-795-2802
Ann Hodge, Lot 3, 352-601-1264

Fourth of July

It's not too early to begin planning for the July 4th holiday. We will have a decorated golf cart and bicycle parade through the Village on that morning. Then we will gather at the Clubhouse for a cookout lunch. Hot dogs and hamburgers will be provided. Look for more details in the next newsletter.



Front Gate Fixed

After several weeks of being open, the front gate to the Village is finally repaired. The remote vehicle openers will still work, but every resident will need to get a new personal 4 digit gate code. This code opens the gate if you do not have your opener with you. Your old gate code will no longer work, nor will the emergency number 0911. Last week Manager Delnora DeSanta posted a note for all residents to meet with her to confirm their correct phone listing and obtain new personal gate codes. It was short notice, so some residents did not get the information. If you have not received your new code, you should contact her at the office, 795-7161. You should also check to see that you are correctly listed in the entry box, as there are several names misspelled. Delnora said she will contact seasonal residents who are not here right now.

When a visitor or vendor needs entry they should find your name listed in the entry box and the 3 digit code beside it. They then enter the "#" symbol followed by the 3 digit code. That automatically calls your phone so you can press "9" which opens the gate. If you wish to make it easier, you can give them that 3 digit code, so they don't have to search for your name. They will still need to enter the # sign and 3 digit number to call you. If you are not at home to answer and press 9, they cannot enter as they would be able to do if you gave them your personal 4 digit gate code. The system is designed to work and protect us, and if we all do our part, it will.

We urge residents to not give out their personal 4 digit gate code to anyone other than close family. It is not just for your safety and security, but also that of your fellow residents.

New CRV Residents

Stan & Krys Vogt recently purchased unit #285. They were renters in CRV this past season, and attended many Village activities, so many residents may already know them. Stan & Krys are from Michigan and will be seasonal residents.

John & Linda Pfister just finalized the purchase of unit #164. They also were renters this past season. They are from Wisconsin and will be seasonal residents as well. We welcome Stan & Krys and John & Linda to our community.

FMO News & Information

The Federation of Manufactured Home Owners of Florida (FMO) has fought for your rights since 1962 by speaking for you in Tallahassee. There have been many close calls in legislative sessions, and the FMO, together with those who write and call our legislators, has been successful in stopping most bills designed to do us harm. Thank you for your support.

We are acutely aware of the ever-increasing cost of living, the FMO can no more escape this reality than we can. So on July 1, 2012 the cost of supporting FMO will increase from \$20 to \$22 dollars per year for an annual membership and from \$50 to \$55 for a three year membership. This represents an increase of a half a cent a day, but belonging to the FMO is still the best bargain around considering how much we get in return.

If you want to renew your FMO membership before July 1 and beat the dues increase, please act quickly and encourage your friends to join us in supporting this highly focused effort to protect our rights in the legislative process. I will be unavailable from June 14 until July 16 but will leave some new Membership Forms with several members of our HOA Board, Joan, Kay, and Leo. Thank you again for your support.

Dennis Lunney, FMO Representative

Pot Luck

The Mystery Dinner held in place of the May Pot Luck Supper was a success, with 51 people in attendance. We will return to having our regular Pot Luck on June 21. As always, bring a dish to share and your own special beverage. If you bring your own place setting it saves some time for those doing clean up.

Louise Hosie, who chairs the Pot Luck Supper, has not had any volunteers sign up to assist with the monthly supper lately. It is too much for her to do alone. Please consider volunteering once a year for this fun gathering. Contact Louise, 795-0830, and she will tell you what needs to be done. It is just putting tablecloths on the tables, setting out the silverware, napkins, pot holders and serving utensils, placing salt and pepper and table numbers on the tables, and preparing the coffee and a cold beverage. There's not much else to it, other than cleaning up afterward.

Crystal River Village - June 2012 - Calendar of Events

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

NEWSLETTER DEADLINE: by the 23rd of month
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