

Property Owners' Association of The Villages

CHAMPIONS OF RESIDENTS' RIGHTS SINCE 1975

BULLETIN



Vol. II No. III

SEPTEMBER 1998

Thoughts of the President

We just returned from a wonderful vacation, so my thoughts are calm, peaceful and happy. Especially happy because we saw our 17 year old grandson win two National Junior PGA Championship tournaments up North. This kid could be another Tiger Woods - so watch for him - his name is Justin VanHyning.

Now, on to more serious "thoughts". The up-coming November CDD#1 Board of Supervisors election.

RUSSELL G. DAY is the man we will be voting for. He knows when to spend money and when to say NO. He is the most knowledgeable person in the Villages (outside of the CDDs and Management) regarding the Florida State Statutes that govern CDDs.

He is the man who will truly represent the residents. He owes no allegiance to anyone, but feels a great responsibility to protect the rights of all residents.

In our opinion Vernon Gwynne, the candidate for seat #2, CDD#1, Board of Supervisors is the more neutral candidate running for this seat.

Vote for Russell G. Day for seat #1 and Vernon Gwynne for seat #2 on the CDD#1 Board of Supervisors.

- Joe Gottfried

WE NEED YOU

Remember the WWII poster, "Uncle Sam Needs You". We're changing it to read, "The POA Needs You". We need your support and input as well as membership. There is strength in numbers. Come to the meetings - state your position. If you think I am wrong in my approach to the many delicate areas of discontent - tell me. If you think another type of approach would be better, tell me.

I believe that most of the residents really don't understand what is going on. This is simply what we trying to tell - what is going on in the Villages with their CDDs!

Let me hear from you readers! Are you with us or 'agin us?

-Joe



RUSSELL G. DAY

Many residents recognize the name of Russell G. Day. But for the newer residents who might not have heard of Russ Day, I submit the following interesting information about him.

Russ is running for the open seat, Seat #1 on the CDD#1 Board of Supervisors. Russ is the most qualified resident to have ever run for this board.

Russ has been a resident of the Villages since 1993. His interest in CDDs was perked when in 1994 he discovered that he was under the control of CDD#1 and that he had an extra maintenance fee and bond issue to pay. He was extremely upset to discover that he had not been informed by the Developer that this quasi government existed. So, he decided to find out all he could about CDDs.

He had great difficulty locating where these CDD meetings were held. He finally found them in a desolate farm outside the Villages. He was extremely disturbed at the procedure of the meeting - everything was cut and dried - there was absolutely no discussions of any kind. Everything was passed unanimously. He started to attend all the meetings - found them all the same - cut and dried.

He has researched, studied and scrutinized State statutes, dug through county files, solicited files from the Developer and Management (conveniently they could not find much), contacted State officials, contacted other Florida communities run by CDDs, etc. He has amassed a tremendous amount of documentation (much of which puts the Developer in a tenuous position).

Russ is the only resident brave enough to have ever legally challenged the Developer and the VCCD. Several months ago, Russ filed litigation against the Developer and the VCCDD, charging them with misuse of our amenity fee, fraud, non-disclosure, and misrepresentation. This litigation involved thousands of dollars in legal fees. Many concerned residents contributed to this fund along with help from the POA. In addition to these donations, Russ spent a great deal of his own personal money.

**VOTE FOR RUSS
NOVEMBER 3RD**

The court session was scheduled for 7:30 AM (an unusual hour for a judge to schedule court). It wasn't a very long session. Both lawyers presented their case. The judge was provided with a tremendous amount of documentation by Russ' attorney. The judge took the papers and said he would announce his ruling within 15 days. Russ was informed of the judge's verdict - *case dismissed* - through an article in the Daily Sun. He decided against appealing the decision because even if he won the appeal, it would simply go back to the same circuit judge. So - **YOU REALLY CAN'T FIGHT CITY HALL**, can you?!!

Russ continues to fight wherever he can to represent the residents. On the Board of Supervisors he can force discussion on issues and perhaps change the procedure to allow residents to have some voice.

VOTE FOR RUSS DAY - THE BEST MAN FOR THE JOB.

-Carol Kope

Do you want a man on the Sumter County CDD#1 Board of Supervisors who will truly represent you and look out for your best interests, spend your money wisely and not defer to the Developer constantly? Then

VOTE FOR RUSSELL G. DAY FOR SEAT #1 ON THE SUMTER COUNTY CDD#1 BOARD OF SUPERVISORS ON NOVEMBER 3.

CDD SCHOOL

Pete Wahl has been promoting his CDD school to educate people on the functions of this "quasi" government. Go to Pete's school! Then come to Joe Gottfried's school (no reservation required) and learn about the other side of CDDs. After attending both schools - make your own decision.

Joe's school is held once a month at 8:00 pm after the monthly POA Board of Directors meeting in the Charlie Chapman Room.

Or, if you prefer, Joe will speak at your organization or get a few neighbors together and Joe will meet with them. For more information, call Joe Gottfried, 750-5469 or 750-1141

THE FLEECING OF RESIDENTS

The water rate was increased under the pretext that it was suggested by the St. John's Water District.

CDD#1 voted to spend \$140,000 - \$150,000 to replace the grass on Morse Blvd and Rio Grande (to the Lake County border) because they (or the Developer) didn't think the original grass looked pretty enough.

The CDD#1 Board of Supervisors is considering putting huge entrance signs on Morse Blvd. for each street that is an entrance to Rio Grande. There are four such streets and the cost of each entrance sign is \$25,000 - total of approximately \$100,000 of our tax money.

There is a RUMOR that the VCCDD is considering raising the Maintenance Fee to \$105.

A \$6 million bond has been issued to upgrade the present sewer system. Bringing our total bond indebtedness to \$73 million.



ACCOLADES

Many say that the POA and the Bulletin are simply nit-picking and negative. Believe me, we are not.

We would love to state the good things the Developer and CDDs do. In fact, we will publish such items - send them to us. So, I am pleased to report:

1) A Sumter County resident called Coy Taylor of the Warranty Dept. about the mold and fungus growing on her roof. Coy was very pleasant and told her what to do and who to contact. She is now waiting to hear what the manufacturer will do about the problem.

2) There is a house in Sumter County that had to have the front repaired because of water leaks. The repair job was horrible - the house looked like a checker board. They came back and fixed the house. Now it's fine.

WELCOME - NEW ADVERTISER

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VILLAGE NEWS HYPOCRISY

Around the first of July I got my Daily Sun newspaper in my driveway here in the Villages. Being close to Independence Day there seemed to be more on July 4th festivities and more ads to use Villages restaurants and other recreational facilities. I, like the rest of many of my neighbors enjoy the Villages lifestyle and am thankful to my creator that in many ways I have been blessed. There is plenty of golf, swimming pools, dancing, etc.... it is really a nice kind of lifestyle.

What boiled my blood over was a paper flag enclosed in the newspaper telling me to "attach this flag to your window and show your patriotic spirit". Now why on earth would I be offended by a paper flag enclosed in the Daily Sun?

First, let me say I spent 20 years in the military and felt kind of miffed that the newspaper would have the gall to suggest what people should do to show "your patriotic spirit". I really and truly felt insulted that people and management who do not practice freedom of the press or news media would have the arrogance to suggest what I might do in regards to patriotism.

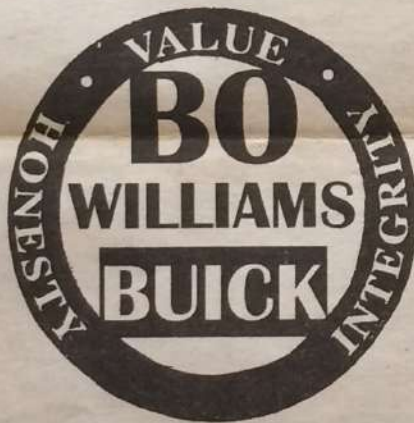
When the Daily Sun and the rest of the VNN media practices freedom of the press than I'll fly the paper flag you sent me in my newspaper. If you think I'm sort of a nut or gripper, then may I suggest you try putting something in the Villages News Media that the Villages management doesn't like or don't want to hear.

A great U.S. President once said ... tear down your walls Mr. Gorbachev. ...

Until the Villages' media allow freedom of the press and accept the news or ads from friends and foes alike. ... please stop talking about patriotism and freedom. ... you haven't earned the right and you certainly don't practice what you preach.

--- Al Oram
Village Resident

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I'd like to tell you about a customer, Mrs. Dickens. Mrs. Dickens lost her husband. She decided to move back to her home state of Michigan. When the time for her to goodbye to the community that she had been active in for 12 years, the one person that Mrs. Dickens insisted on saying goodbye to was not her doctor or her minister, but her friends here at Bo Williams. In talking to her on that last goodbye, I asked her why she felt the way she did about us. Her response: Bo Williams treats every visitor to their dealership as an honored guest in their own home. In a fast growth-filled, changing world, I hope we never change.

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Homeowner Tips

By Mark Sheppard

Over the 1992-1996 period there have reportedly been hundreds of homes built in the Villages with vinyl siding over an inferior wood composite board. This board material absorbs and holds moisture that causes the wood to deteriorate under the siding. Fortunately, the Villages developer has taken responsibility for replacement of the defective board where there is evidence of rotting in the front part of the homes. Homeowners who have had their homes repaired indicated that there are some 800 homes identified with this problem. Word has it that the developer is making repairs even though the product's manufacturer (Georgia Pacific) has not compensated the developer for the defective product. This is a very benevolent act. On the other hand, if the problem goes uncorrected, there is a potentially significant downside affecting his reputation and home sales.

If your house has symptoms of this problem, do not ignore it. Try calling operations management in the Villages at 753-4508 to request an inspection.

Caution to homeowners. Any time your framing structure shows symptoms of excessive moisture buildup, you should call in your termite contractor to inspect your property. For termites, moisture in wood is like A-1 sauce to your steak. Termite contracts usually require notice from the homeowner on structural changes for the contract warranty to be valid. Properties that have already been repaired under the Villages program may be prime targets for very serious and very expensive

termite damage. If you have had your property repaired or are on the schedule to have it repaired under the Villages program, it is important to check with your termite contractor for their recommendations.

Note: Homeowner Tips is a new column we would like to feature regularly. If you have found some useful information that can save time and/or money, please submit it so all of our members may benefit.

LRMC OPEN HOUSE

I attended the Aug. 23 open house. I couldn't believe the number of people there. The hours were from 1 pm to 4 pm. I got there around 2:30 and had to stand in line about 20 minutes to get in. Working volunteers said that it had been that way since 1 pm. I did not realize there was so much interest in this facility. I met people from all over the area.

The environment of the facility is lovely, softly colored and relaxing (if any hospital can be relaxing). It appears to have the latest up-to-date equipment.

I do not understand what the Villages is building across the road. I do wish someone would explain to us exactly what their plans are. It seems ridiculous to simply have a duplication of LRMC.

GOLF CART PATH

Leesburg Regional Medical Center has received Lady Lake's approval to put in a golf cart path off Paradise Drive by Boone Gate into the back of the hospital - to all doctors offices. Will be in place within 30 days



SWEET/SOUR NOTES

by Joyce

— We salute the resident veterans who initiated the project of the veterans memorial wall. What a terrific idea!

— Gee, let's go to the movies. Have you tried out the new seats yet? They are sooo comfortable.

— Transportation, transportation! Oh, where to go? Head downtown, pass the Square, turn right at the Bakery and low and behold, a Transportation Center that beats them all. Don't forget those bright yellow taxis - need a cab - hail one.

— Attended a meeting recently and thru the backdoor an outraged adult and a girl entered - complaining because the family pool was closed. Come to find out - they were guests!

— To: "no guts, just mouth". Couldn't read your signature! Why don't you ask your questions at the CDD meetings? This information has been printed many times in the Bulletin. Why didn't you put your hat in the election ring? No guts?

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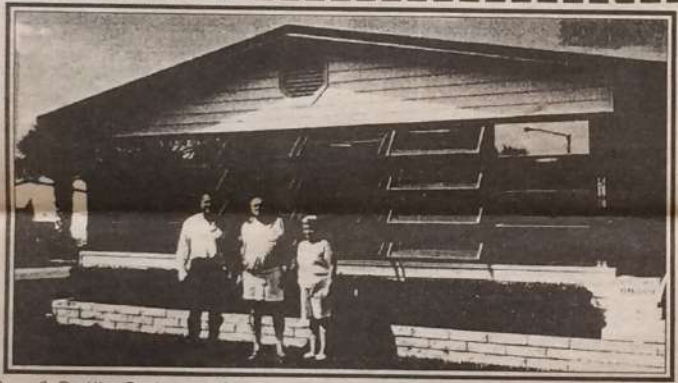
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