

# Property Owners' Association of The Villages

## BULLETIN



Vol. II No. II

AUGUST 1999

### PRESIDENTS THOUGHTS

The wife and I just returned from a terrific five week vacation. She says I never take her any where. So, for five weeks we toured the country. We visited the family in New Jersey then went up into Canada, back down to North Carolina, then to Georgia, and back home. We had a lovely time and saw many new and interesting sites. But, it's good to back home.

Trying to get caught up on all the events in the Villages. Just as we were about to leave the VCCDD had a sales agreement made up with the listings of properties that they were going to acquire and the method of opinion or value (which is what the business is worth) for the new \$40 M bond issue. The particular price for each piece of property was left blank until their consultant, Fishkind & Associates, Inc. could determine it.

The original list that I saw had fourteen items on it. The report from Fishkind, listed five pieces of property, assessed value of \$4M, method of value, "cash flow" Cash Flow is: the developer receives \$99 monthly maintenance fee from homes that were closed from Nov. 1, 1997 thru May 31, 1999 (roughly 2,280 x \$99/mo for a year equals \$2.8M a year which is a \$22M bond issue for 25 years.

That's how this amount was arrived at. How sweet it is! What ever happened to the old formula, the "income approach to value"? Are we being taken again???

- Joe Gottfried

### SPEAKER AT THE AUGUST 18 POA MEETING

At our August 18<sup>th</sup> General Membership Meeting, our guest speaker will be the Lady Lake Acting Town Manager, Andy Iturbe. Mr. Iturbe will be bringing the Community Resource Director and Public Works Director with him. They will explain what is going on in Lady Lake and will be open to questions from the floor. This should be very interesting meeting so plan to attend the POA meeting on Wednesday, August 18, 7:00 PM in the Paradise Rec Hall.

### THANK YOU, MR. SCHWARTZ

We thank you, sir, because we believe that your intervention resolved a conflict between LRMS (Leesburg Regional Medical Center) and VRHS (Villages Regional Health System) that would have added years to realizing hospital facilities here in the Villages. You are a man of your word.

The P.O.A. Supported LRMC from the beginning, believing that their existing 40 bed hospital structure could be available sooner than any other plan that existed at the time. We were distraught that a legal battle loomed which could have taken several years to settle. Now that is past. The Villages will be recognized everywhere for the medical facilities available to the residents.

We sincerely hope, Sir, that your life's work is not "complete" - that you will have many more years in good health - that you will continue to honor us with your good will and clear thinking.

Again, THANK YOU!!

The Board of Directors, Property Owners Association of the Villages

### LRMC'S 55PLUS PROGRAM

For more than 35 years, Leesburg Regional Medical Center (LRMC) has been bringing the area the best in healthcare services. Today, LRMC is proud to offer a new program for folks like us. It is called 55PLUS. This program will assist Seniors in maintaining control of their health care and lives by being informed patients. It is open, absolutely free of charge for folks 55 or older.

55PLUS is not an insurance or Medicare supplement. LRMC provides this program as a service to older members of the community.

As a member, you receive the following privileges: discounts on prescriptions, at area businesses, LRMC's Wellness Center, LRMC hospital gift shops, medical equipment supplies - free notary service, living will form - newsletter and updates on medical news - educational programs and workshops on new medical procedures and medicines.

Applications to join 55PLUS will be available at the next POA meeting. If you would like more information, please call 352-322-5535

### ANNUAL CHARITY EVENT FOR THE VILLAGES

Well, folks, it's that time of year again when the Villages start pushing and publicizing their annual charity event held for the benefit of the Recreation Dept. As we have said many, many times, "they try to squeeze every nickel they can from the residents", even to the extent of taking over this event which started back in the days when Harold Schwartz was running the show. Mr. Schwartz created a very lovely retirement community called, "Orange Blossoms Hills".

Orange Blossoms Hills was a beautiful, small community. The purchase contracts for homes provided for eternally free golf (no trail fees), free trash collection, and free cable. It was a very close-knit, happy community. Harold was deeply respected and loved by all.

When the residents realized that Harold could not provide all the desired recreational equipment, they got together and planned a "White Elephant Sale" with the proceeds to provide these recreational items. Thus, began the traditional "White Elephant Sale".

Gradually, the Villages management became more and more involved in this event, until, now they appear to have complete control. They have made it into a huge money making event - proceeds, of course, go the Recreation Dept.

Do you really think that the Rec. Dept. should still benefit from the proceeds of this "White Elephant" sale today? The Recreation Dept. has a yearly budget that is amply sufficient to supply ALL recreational needs.

Wouldn't it be more appropriate and certainly more beneficial for the proceeds to go to some worthwhile, local charity, ie, Hospice, Habitat for Humanity, food pantries, etc.?

- Carol Kope

### TIME AND PLACE CHANGE OF CDD MEETINGS

CDD#1 meetings will now be held in the meeting room adjacent to Pete Wahl's office over the Citizens' First Bank on Main St. in the Town Square. Meeting day remains the same, last Friday of the month, time is changed 11:00 AM.

VCCDD meeting is scheduled for 9:00 AM at the same location on the same day.



## BELIEVE IT OR NOT?

By Tom Poss

Have you heard this one? "Have I got a deal for you". Last week I came across an interesting document called 'Town of Lady Lake Adopted Budget 1998-1999'.

While going through the budget I noticed a very interesting line item on page 1-2, General Funds. Under inter-governmental: Revenues & Other Funds, an item marked 'VCCDD-Public Safety, \$89,600.00'. This is the money received by the Town of Lady Lake from the Villages for additional police protection in the Villages.

**NOW**, stop and think of this logically. Speaking for myself, I live in the Villages, but, I also am in the Town of Lady Lake. If the Villages is paying the Town of Lady Lake for additional police protection from our maintenance fee, I live in the Town of Lady Lake and I pay property taxes to the Town of Lady Lake. A portion of that tax money is paid to the police department. I am paying for the same service twice. The real kicker comes in where you people who live in the Sumter County part of the Villages. You pay property taxes to Sumter County and also help pay for police protection in the Town of Lady, Lake County via your maintenance fee.

Evidently you Sumter people are comfortable with this (we don't hear any complaints). "boy have I got a deal for you" philosophy. Believe it or not, this is supposed to be a MAINTENANCE fee.

Give me a call at 750-5640 or fax 750-2320. Until next month - Believe It or Not?

- Tom Poss

## A DONE DEAL

Scheduled on the agenda for the Sumter County Commissioners meeting on July 13<sup>th</sup> was a question and answer session regarding the VCCDD's new fire district for the residents of the Villages.

Felix Adams, Zoning Attorney for the County, and Pete Wahl made their presentations to the Commissioners. Questions asked by the Commissioners, in my opinion, did not tackle the real issue of quality of service for the cost involved. They merely wanted to know about accounting procedures, who would own newly purchased equipment (*Ed. Note: The county already owns more equipment than the VCCDD plans to purchase. Why should tax payers buy duplicate equipment?*) in the event the VCCDD canceled its contract. Not one commissioner questioned the costs involved or why the VCCDD felt they could do a better job than the present Oxford Fire Dept. Commissioner Karen Kraus stated that Mr. Wahl, had answered all her questions prior to the meeting.

The next day, the Daily Sun announced that the VCCDD moved another step closer to providing services to the Villages, and that Villages' residents in Sumter would be assessed \$56/yr for their service. (*Ed. Note: The figure is actually \$97/yr - \$56 from the residents and \$41 taken out of their Villages maintenance fee.*)

They haven't figured out yet how much the surrounding communities in the Oxford fire district will pay. But, Mr. Wahl says that their fee will be under \$56/yr, however, they will not have roving emergency responders in their areas but have all the other services.

**Sumter Villages residents will pay more than double than that of the rest of the district just to have roving services provided by the "good ole" VCCDD.**

How practical is "roving" emergency service? What are they going to do for 24/hrs? Ride around the Villages - wear/tear on vehicles - burning gas - use a megaphone and say "we're here - how can we help you"?

Lake County rejected Pete Wahl's plan outright - Marion County doesn't seem to be anxious to go along with Pete. But, good old Sumter County embraces his plan completely, without getting any other bids!!

**Remember, the present Oxford Fire Dept. is already fully equipped and manned to provide all our needed services much, much cheaper, and at the same time keep the Villages management out of county affairs.** -Carol Kope

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## VILLAGES NEWS NETWORK

At one of the club meetings I recently attended. VNN news reporter, Ms. Talbot interviewed me after the meeting. Before taping the conversation, I told Ms. Talbot that it would never be aired. We proceeded with the interview and Ms. Talbot asked my name. When I told her, she hesitate for several seconds.

I ran into Ms. Talbot a couple of days later. I asked her why my interview was not aired on VNN. She told me the audio was very poor. I suggested that we could redo the interview any time - at her convenience. I have yet to hear from her. Oh well, so much for opposing views and suggestions on VNN.

- Russell G. Day



## MAIL BOX

**THE BIG BAD WOLF** - Is he the one everyone is afraid of? Is that why so many people send us anonymous letters? We receive quite a few letters (none we can print this month because they were unsigned or requested we not use their name). Some letters say 'atta boy', some say 'bad boy'.

As far as I know, the "big bad wolf" hasn't huffed and puffed, and blown down anyone's house.

So, come on, folks sign your name and let us publish your opinions. There is nothing to be afraid of! You have terrific ideas and many write beautifully.

- Editor



**Michael Glick, M.D.**

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### WOW! THIS SOUNDS FAMILIAR

A reprint from Florida Magazine, June 6, 25 Things You Should Know - but may not - about this place.

"You've noticed the lovely lakes that punctuate the Orlando landscape? Most began life as lowly sinkholes," says Kevin McCann, Lake Enhancement Coordinator for the city of Orlando.

"Any lake with a round shape - that's most of them in Orlando, if you look at a map, probably started as an ugly hole in the ground. Water slowly dissolves limestone rock until the surface collapses, creating the familiar big hole, which then fills with rainwater to make - voila! - a lake.

Remember that the next time your commute home is delayed by a sudden sinkhole in the highway - or when you get home and notice that your home is missing, gobbled by a sinkhole, Congratulations - you are now the owner of lake front property!"

By any stretch of the imagination could the author of this article have made a visit to the Villages and observed the lake front homes at Lago del Luna????

\*\*\*\*\*

Pete Wahl says "many, many things have to occur before his VCCDD fire/rescue service can be operational by Oct. 1: licenses obtained from the state, purchase equipment (trucks, etc.) and required life support equipment, hire/train personnel. **WHY? THE OXFORD FIRE DEPT ALREADY HAS ALL THESE THINGS AND MORE!**

### DID YOU KNOW??

The North Lake Presbyterian Church in cooperation with the Villages Foundation provide a beneficial service to the seniors of our community called Operation Home Bound.

This service will provide a nourishing daily lunch - Friday through Saturday - for residents who are home bound as a result of an illness or recuperation from surgery. The charge for this service is very reasonable. Upon certain circumstances, this fee can even be waived. For more information, contact the Villages Foundation office.

Also, did you know that Villages Security perform an additional function besides checking your house in your absence? If you live alone, or know of someone who does and you feel they should be checked on daily, the Villages Security will do so. For more information on this, please call Villages Security.

### REAL HUNGER

I once picked up a small girl who was wandering the streets, lost. Hunger was written all over her face. Who know how long it had been since she had eaten anything? I offered her a piece of bread. The little one started eating it, crumb by crumb. I told her, "Eat, eat the bread! Aren't you hungry?" She looked at me and said, "I am just afraid that when I run out of bread, I'll still be hungry." - Mother Teresa

### WHO IS THAT OLD LADY IN THE MIRROR

A weird thing has happened. A strange old lady has moved into my house. I have no idea who she is, where she came from or how she got in. I certainly didn't invite her.

All I know is that one day she wasn't there and the next she was. She manages to keep out of sight for the most part, but whenever I look into a mirror directly to check my appearance, suddenly she's hogging the whole thing.

Though I don't like to jump to conclusions, I think she pilfers money from me regularly. I don't spend money that fast. I also think she alters all my clothes so they no longer fit.

I am a very organized and neat person, I know she jumbles everything up so I can't find things. And she gets into my groceries and applies super glue to the tops of every jar and bottle so they are just about impossible to open. She must be the one the messes up our television so that it's fuzzy and hard to hear.

If she keeps on doing these things, I swear I'll put her in a nursing home. But, first I'll have to catch her.

- unknown

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\*\*\*\*\*

### PETITION TO AMEND CHAPTER #190

**SUBJECT:** Amendments needed to Florida Statute 190

This petition is to change the law to represent the will of all of the people and not just the Developer. Whereas: We the undersigned residents and registered voters are requesting our elected officials to make **necessary amendments** to Florida State Statute #190, for the following reasons:

1. None of the people serving on the Village Community Center Development District Board, (referred to as VCCDD from herein), are required to live in the district therefore, do not have a direct interest in the area.
2. The VCCDD Board, had and has the authority to request and issue bonds at their discretion. The home owners, who live in this servicing district had no voice in this decisions whatsoever. The VCCDD is now approximately \$150 million in debt (including interest this figure would be over \$200 million).
3. The Developer directs his VCCDD Board to purchase specific properties without appraisals or comparative prices.
4. At the present time there are 10,000 homes and 17,000, residents being serviced by this VCCDD. All the above paid for by the \$99.00 monthly maintenance fee each unit pays to the VCCDD, yet the residents have no voice on how the money is spent by the VCCDD Board.

NAME and ADDRESS

COUNTY

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2. \_\_\_\_\_

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\*\*\*\*\*  
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 Signed articles are the **OPINION** of the writer.  
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 POA Editorial Staff  
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**P.O.A. MEETINGS**  
 Board of Directors - 7:00 PM  
 1<sup>st</sup> Tuesday of the Month  
 Charlie Chaplin Rm - Paradise Center  
 (all POA members welcomed)  
 General Meeting - 7:00 PM  
 3<sup>rd</sup> Wednesday of the Month  
 Paradise Recreation Center  
 Refreshments Served  
**(ALL RESIDENTS WELCOMED)**

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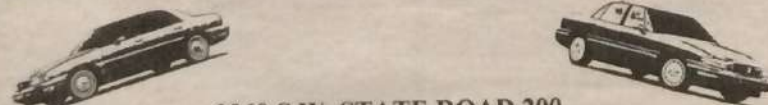
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