

# Property Owners' Association of The Villages

CHAMPIONS OF RESIDENTS' RIGHTS SINCE 1975

## BULLETIN



Vol. II No. VI

December 2000

### REMEMBER PEAR HARBOR

We have so much to be THANKFUL for, and it's all because of those who gave so much and many their all, so that we could enjoy the FREEDOM, we take for Granted.

May GOD Bless us all, with the Wisdom to change, the things we can, and the courage to do it. I VOTED DID YOU?

GOD BLESS AMERICA!!!! -saw-

### RATIONALE FOR REAL PROPERTY TAX REFORM

Economists from the time of Adam Smith, including eight recent Nobel laureates, have recommended that economic rent, as measured by land values, should be the first if not the only source of public revenue for the following reasons:

A tax on land values is the only tax that perfectly satisfies all accepted canons of taxation, and the only one that promotes non-inflationary full employment. They tax earned incomes of labor and capital. The tax is easy to administer, cannot be evaded, and has no harmful side effects. The higher land value tax permits lower tax rates on the value of buildings and other improvements thus reducing net tax burdens on homeowners and businesses. Hence, it is politically quite acceptable.

Land value taxes discourage land hoarding, land speculation, slums, leapfrog development, urban sprawl, and the consequent costly social and environmental problems. Higher Land value taxes and lower taxes on improvements make investments in capital production comparatively more attractive. Capital is both a product and a tool of labor, but land exists in fixed amount whether it is taxed much or little, nobody needs to be paid merely for owning it.

Official government statistics covering many years of actual experience in Meiji Japan, Australia, New Zealand, Africa, Canada, and Pennsylvania uniformly show that the more that land is taxed and the less that improvements are taxed, the greater is the rate of economic progress. Connecticut has recently passed enabling legislation for progressive tax reform, and Maryland and several other states are considering it as the most cost-effective way to promote general prosperity.

-A reprint by: Russell Day-

## Season's Greetings

### PRESIDENTS THOUGHTS

I just do not understand. Since the election on November 7, everyone from the local election board to the Florida Supreme Court, and now the United States Supreme Court are debating whether every vote should be counted. Yet here in the Villages you cannot vote on issues that affect you within the VCCDD structure.

There was an article in the Villages Daily Sun on November 26<sup>th</sup>, asking, "Why is the Sentinel picking on the Villages." Yes it is true we have many fine stores, restaurants and activities for the residents, but to achieve this goal, remember the developer had to go and borrow money in the form of bonds, totaling more than two hundred million dollars. Now the best trick of all is that the developer does not have to pay this back. Under the VCCDD structure, it is you and I who live under State Statue 190, that pay all the bills in the form of our amenity fee.

Remember one thing. When you, the people, live under statue 190, which is a state law, you surrender your rights to vote on VCCDD issues. You are only given the right to pay the bills (bonds). The CDD school that Mr. Wahl puts on should be offered to potential buyers who wish to live in the Villages before they buy not after they buy.

At the present time there are three large organizations, statewide, that are attempting to amend state statute 190, to return the right to vote back to the people. The three organizations that want to help the people are: The Property Owners of the Villages, (P.O.A.), The Silver Hair Legislature, and CHIPS.

It would be to your personal benefit in order to regain your right to vote on issues, to join one of these organizations. How you vote is your own personal privilege, but you should be given the right to cast your vote on all issues. That is what the freedom to cast a ballot is all about.

-Tom Poss -

### WHAT IS THE POA?

I am often asked about the POA and what it stands for. So, with the help of several officers and members of the POA, we developed this Mission Statement to describe the role and focus of this organization.

The POA is a independent organization that is devoted to the homeowner interests and needs of the residents of the Villages.

Specific attention is focused on housing, community, neighborhood, and government issues of interest and importance to our residents.

The POA serves Village residents through programs of research, analysis, education representation, advocacy and political action.

We focus on homeowner issues - not social, recreational, or entertainment issues. Some examples of the POA focus are:

- The Statute 190 law under which the VCCDD was established and How that law is practiced here in The Villages.
- The 1990 litigation regarding golf amenities promised to some Villages residents by the Developer of the Villages.
- The litigation in the early 1990's regarding the use of monthly amenities fees for maintenance as well as other items by the Developer of the Villages.
- Participation in the recent convention of the Florida Silver Hair Legislators in which state issues of interest to senior citizens were discussed and voted upon.

The POA was officially established in 1975 as an independent organization. The emphasis here is on "independent organization" in the sense that the POA was formed with no sponsorship by or ties to the Developer of The Villages. In this regard, the POA is devoted exclusively to the interests of residents of The Villages.

Membership is open to every resident of The Villages. The only requirements are that the resident be interested in (1) continuing the wonderful way of life we enjoy here in The Villages and (2) speaking up through the POA when necessary to preserve or enhance our way of life.

- Tom Poss -



**HOUSE BILL-93**

**AMEND CHAPTER 190-COMMUNITY DEVELOPMENT DISTRICTS**

WHEREAS, Chapter 190 as commonly applied by large tract developers to optimize their profit and freedom of action, sometimes at the expense of homeowners in the district; and,

WHEREAS, an imbalance of economic and political power between the homeowners as a group and the developer is contrary to American principles of government, equity, and quid pro quo transactions; and,

WHEREAS, this defacto politico-economic system more resembles a colonial Dutch patroon manor than a democratic institution, and is characterized by paternalistic exploitation on the one hand, and passive resentment or antipathy on the other. It is common knowledge that Chapter 190 needs to be amended to make it consonant with the principles of the originating state government:

NOW THEREFORE, BE IT RESOLVED, that landowners whose financial contributions, by whatever name, support C.D.D. governments shall have effective control over these governments and their expenditures through their elected representatives. Each owner of land, whether developed or undeveloped, in the district shall annually be assessed to pay financially according to the amount of land that he owns, and his vote in electing officers of the district shall also be based upon the extent of his land holdings. This resolution is based on two premises: one, that it was not the purpose of Chapter 190 to favor one class, developer, over another, homeowner; and, two, the interests of both classes, and the benefits they receive y actions of the district government are directly proportionate to the amount of land they own.

Submitted by, Rep. Ted Morris  
Endorsed by, Sen. Frank Renner  
Endorsed by, Sen. Winthrop Shook  
Endorsed by, Rep. Russell Day  
Endorsed by, Rep. Tom Poss

The Florida Silver Haired Legislature, accepted the above bill and the bill is in the sessions top three priority bills.

**SERVICES FOR POA MEMBERS**

Charlotte Poss, POA Treasurer, offers the members of the POA the following services:  
**NOTARY SERVICE - FREE -bring to POA meeting or call Charlotte, bring to her home.**  
**FAX SERVICE - Incoming/Outgoing**

50 cents a page - must be dropped off and picked up

COPIES - limited number are FREE  
CLASSIFIED ADS in POA Bulletin - FREE  
If members are house bound, arrangements can be made for Charlotte to visit your home. For additional information or service, call Charlotte Poss - 750-5640. -ck-

**A BRIEF CRITIQUE OF CHAPTER 190**

Chapter 190 promotes and legalizes huge wind-fall profits for developers at public expense, particularly at the expense of homeowners in the disstrict, who finance the infra-structure and other improvements that greatly enhance the value of land. Very little of this wind-fall profit, which is a pure economic rent, is recaptured in taxes on the developer for the public good.

The developer through his control of C.D.D. governments, directs the expenditure of monies collected from homeowners. The homeowners pay the fiddler, so to speak, but the developer calls the tune. Thus, we have egregious case of taxation without representation - something historically abhorrent to all Americans.

Any reform, at the very least, should equalize, between homeowners and developers, the financial burden of providing infra-structure and other improvements intended for common use. All monies paid-in to the C.D.D. governments should be at a common rate for the amount of land owned, whether developed or undeveloped, because the value of all sites is increased as the margin of development extends through the district.

-R.E. Morris-

**BELIEVE IT OR NOT**

By TOM POSS

At the last CDD 1 meeting the new officers were installed into office. Mr. Frank Topping was presented, a plaque for his years of service to the board. After receiving the plaque and resuming his seat in the audience, within approximately ten minutes he left the meeting.

I remember at one meeting Mr. Topping made the grand speech, directed to Gary Moyer, stating that, this is the best form of Government that one can live under and the whole country should live under the same, (State Statue 190). Now the people have spoken on what type of representation that they want. Mr. Topping was defeated by Russell Day, with more than a two to one vote. Do the people living in this district know something that Mr. Topping is not aware of? Congratulations, go out to Russell Day, who we know will represent all of the residents of the Villages. Believe it or not we have someone to watch out for our rights.

As always, I welcome your views. Please write or call 750-5640, Fax: 750-2320, e-mail [Tcposs@aol.com](mailto:Tcposs@aol.com) Until next time this is "Believe it or Not" -By Tom Poss-

**THE LIGHTS OF LAKE**

On Friday December 9h at 6:00 p.m., at the Log Cabin, Our Town Lady Lake, will hold a Festival to Light up the Holidays.

The Theme this year is "Tropical" ( A Florida Christmas).

There will be lots of wonderful entertainment. Daurice McIntyre' Starlets - The Children's Chorus from the elementary school of Lady Lake. The Lady Twirlers and more. To top it off Miss Lady lake will be the M.C. for the entire program. There will be more surprises too numerous to mention.

For those in need of refreshments, there will be plenty available, at booths to raise funds for future needs.

Naturally the star of the event, "Santa Claus", will arrive in all his glory and turn on the lights. The lights at Heritage Park will also light up at the same time. Kudos' to the director of the Parks and Recreation Department, Sharon Ellis, and the sponsors of this fabulous program: The Greater Area Chamber of Commerce of Lady Lake. - Kiwanis Club and Lady Lake Soccer Club.

Doesn't this sound exciting? What a lovely way to spend an evening, and it is all taking place, in Our Home Town !!! Hope to see you there. Have a happy Holiday and God Bless you and yours!!!! -SAW-

**CONGRATULATIONS**

Congratulations to the winners of the November 7<sup>th</sup> election. All candidates put forth their best effort.

Now, we eagerly look forward to the new officials' fulfillment of their campaign promises. We also expect them to diligently work in the best interests of the citizens.

Congratulations to all.

**"LIGHTS OF LAKE CELEBRATION"**  
"It's A Tropical Florida Holiday"  
**Saturday, December 9, 2000, 6 pm**  
Log Cabin Park - Hwy 27/441 & Lady Lake Blvd  
Entertainment featuring:  
The Villages Elementary School at Lady Lake Chorus  
The Lady Lake Twirlers  
**A VISIT FROM SANTA CLAUS AND SURPRISES!**  
At the end of the program, Santa Claus will throw the magic switch lighting up the Log Cabin Park Buildings and Grounds w/ a great light display!  
Be sure to visit the New Lady Lake Train Depot Museum Sponsored by The Lady Lake Historical Society  
Take a look at lovely decorated trees with hand-made ornaments made by students at The Villages Elementary School at Lady Lake  
Sponsored by: The Town of Lady Lake, Kiwanis Club of Lady Lake, Lady Lake Soccer Club, The Lady Lake Greater Area Chamber of Commerce, and the SOUTHERN COMMERCIAL newspaper. Special thanks to the Lights of Lake Committee, Bob McKee, Chairperson.  
The Community is invited to attend the  
**3RD ANNUAL LADY LAKE TOWN HALL HOLIDAY OPEN HOUSE**  
Friday, Dec. 1, 2000 • 1pm to 4pm • 409 Fennell Boulevard  
Come and meet your Mayor, Town Commissioners, Town Manager and Staff  
Tour the Administration Building and Police Department  
For information on Holiday Activities Please call the Town of Lady Lake Parks and Recreation Dept. at 761-1807  
Homemade Refreshments Courtesy of Town Citizens & Volunteers



**NOSTALGIA**

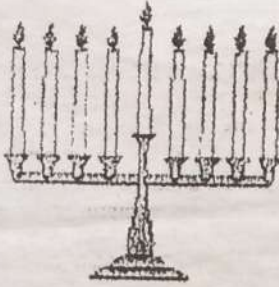
I am one of those people who get extremely nostalgic at this time of year. My thoughts wander all through my life. I recall many wonderful holiday seasons - some considered catastrophic at the time. Like the first Thanksgiving dinner I made. My wonderful sister-in-law purchased all the makings of the dinner. She brought over a fresh turkey (remember the plucking) that was too long to fit my oven. So, I did the only thing a newly wed could, I sat down and cried. The turkey was replaced and the dinner turned out fine. Incidentally, a few years later, this same wonderful woman bought our 3 year old hyperkinetic son a drum set!

I fondly remember our French Canadian custom of having "Toocare" (phonetically spelled - I have no idea of it's French spelling) on Christmas Eve. Before leaving for midnight mass, my mother would put the pies in the oven to heat. Upon arriving home, the aroma of the pies filled the house. The fun began. Out came the pies, coffee, drinks, and people. I don't know where they came from, but the house was full of relatives and friends.

I also remember the peace, serenity, and beauty of the season - cold crisp dry air - white clean snow every where. People were poor. The religious significance was more important than gifts.

They were wonderful times and I enjoy reminiscing about them. But, I also look forward to many more wonderful holidays with my husband, children, and grandchildren, even though I don't think I'll ever get used to palm trees with Christmas lights.

- Carol Kope



**THE SEASON OF HANUKKAH**

and Christmas are fast approaching. A time of Joy and happiness, when friends and families get together to give thanks.

A time to reflect on the past and what we did or didn't do. Here we put our best foot forward, have we really tried to help on another?

A year of crisis, when all Americans must pull together, put our differences behind us.

To our members in the Property Owners Association, past members and future members, we must join together to build for the future.

Twenty seven years ago residents of Orange Blossom Gardens got together to fight for their right. The rights the Developer was not going to provide. The Developer then and even now would not recognize the P.O.A. The fight continues for the protection of the rights of the residents of all the Villages. These rights that you paid for when you bought here, still need to be protected.

The P.O.A. is still fighting to protect your privileges. We need every resident's support, or before you know it you won't have any.

Many of us have fought the wars. The fight for your rights, is a war that can only be won with your support. Come on over and join the fun.

We are still here even though the Developer will not recognize us. After the Developer lost the fight on Trail Fees, many of our members who were in the fight on the original side turned and formed the \*\*\*, so they could do the Developers wishes.

Let us think about this on this Holiday Season and then come on over and join the P.O.A.

-Charles M. Harvey-

**TIME TO RETIRE**

The Christmas Decorations are once again in place, at the Villages. On the Orange Blossom (east) side of the highway, the same old faded wooden soldiers, are once again at the Wales, Shay and Jennifer Gates UGH!!

How much more Festive it would be, if simple Pine Wreaths were placed on the Gate Houses with the garland.

Do you suppose next year, the budget could include this request? Thank You. -SAW-



The Lady Lake Police Department,  
The Sumner County Sheriff's Office,  
The Lake County Sheriff's Office,  
The Villages Fire/Rescue,  
Lake County Fire Department,  
and the Villages Neighborhood Watch  
proudly present the...

**19th Annual  
Holiday**

**Children's Party**  
Saturday, December 23rd

10:00 a.m. - 2:00 p.m.

The Villages Elementary  
School of Lady Lake

All Area Children invited, ages infants to 12 years.

Come see Santa and Mrs. Claus!  
Food! Clowns! Presents! Fun!  
Call Lady Lake Police Dept. 751-1560 for information

**THANK YOU**

A simple thank you does not seem enough but, in all sincerity, that, and deep appreciation, is all I can say to the residents of CDD#1 whose confidence and trust re-elected me to the CDD#1 Board of Supervisors.

As I have in the past, I will continue to extend all my efforts on the Board to assure that only the best interests of the residents are considered.

With deep humility and thanks,

Russell G. Day

Seat #3

CDD#1 Board of Supervisors

**PANCAKE BREAKFAST**

with **MR. & MRS. SANTA CLAUS**



**December 16, 2000, 7 am - 12 pm**

at the Lady Lake American Legion Post 347 Hall  
Corner of SR466 & Rolling Acres Rd.

**\$2** per child  
12 & Under

Breakfast to include:  
Pancakes, French Toast, Scrambled Eggs, Sausage Links, Orange Drink and Coffee

**\$3** per adult

Steve Nolan  
259-2253

Town of Lady Lake Parks  
& Recreation Dept.  
751-1507

Sponsored by Lady Lake American Legion Post 347  
The Lady Lake Soccer Club and Town of Lady Lake Parks & Recreation



**PROPERTY OWNERS ASSOCIATION  
MEMBERSHIP FORM**  
P.O. BOX 1657 LADY LAKE, FLORIDA 32159

Completion of this form constitutes acknowledgement of the P.O.A. as your representative

NAME(S) \_\_\_\_\_

ADDRESS \_\_\_\_\_

VILLAGE/VILLA: \_\_\_\_\_

COUNTY \_\_\_\_\_ PHONE: \_\_\_\_\_

NEW \_\_\_\_\_ RENEWAL \_\_\_\_\_ DATE: \_\_\_\_\_

ANNUAL DUES: \$6.00

Donation: \$ \_\_\_\_\_

Due to the overhead of the Bulletin (P.O.A. Paper) any contributions above the amount of membership will be appreciated.

P.O.A. PHONE: 750-5469  
PO BOX 1657 LADY LAKE, FL. 32159

**Officers**

Tom Poss	President	750-5469
Win Shook	Vice President	752-2928
Carol Kope	Secretary	750-0394
Charlotte Poss	Treasurer	750-5640

**Directors**

Charles Harvey	753-7294
Frank Renner	750-0306
Sadie Woollard	753-0615
Ralph Yohn	750-1413
Advertising Dept.	750-5640

**DEC. 20 - POA GENERAL  
MEMBERSHIP MEETING**

Our next meeting is scheduled for Wed. Dec. 20, 7:00 PM. Paradise Rec. Center.

**ELECTION OF OFFICERS,  
HOLIDAY CELEBRATION  
SNACKS (FINGER FOODS)  
ROLLS AND COFFEE**

**COME AND JOIN US— Dec. 20  
ALL RESIDENTS WELCOMED**

**SCHEDULED CDD MEETINGS**  
All CDD & VCCDD Meetings are held at the Savannah Center.

**VCCDD** - Villages Community Center Development District - last Friday of the month.

**CDD#1** - Meets on the last Friday of the month.

**CDD#2** - Meets on the first Friday of the month.

**CDD#3** - Meets on the first Friday of the month.

**CDD#4** -  
Call Pete Wahl's office for Time & Day

The P.O.A. Bulletin  
Published by the Property Owners Assoc. of the Villages of Lake/ Sumter Counties

Articles are the opinion of the writer and must be signed. Articles may be edited for length, grammar and clarity. Mail Box letters must be signed by the writer, thus, giving the Bulletin permission to print the letter with signature. These letters will be edited only for inflammatory language.

Advertising: Call 750-5469 or mail to PO Box 1657, Lady Lake, FL, 32159

**THANK YOU**

The Disabled American Veterans Chapter 150 Lady Lake, all want to thank all the people who helped them with their annual "FORGET ME NOT DRIVE" held on September 14, 15, 16, 28, 29, & 30. All proceeds go to help the needy Veterans and their families.

Sincerely,  
Thomas Ritter /Adj. D.A.V. 150  
Lady Lake FL 32159

**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)**

**FOR SALE**

- \* Sony AM-FM Radio w/ cassette, battery or AC \$20.00
- \* Eureka (the Boss) Vacuum Cleaner \$25.00
- \* Schwinn Air Dyne Exercise Bike cost new \$700.00 will sell for \$300.00, arm & leg motion, plus many extras,
- \* Black Magnetic Refrigerator Door Panels 1/2 pair \$40.00

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