



POA Bulletin



POA4US.org

OCTOBER 2020

FREE COPY Issue 46.10 | Circulation 60,900

OCTOBER GENERAL MEMBERSHIP MEETING

October 20, 2020 • 7 P.M.

Everglades Recreation Center

Speaker: Candice Dennis
District Community Standards

“Understanding Community Standards”

Face Masks REQUIRED

Social Distancing Requirements will only allow the first 100 people to attend.

Stay connected through our website at POA4US.org.

INSIDE THIS ISSUE

Residents Protest Apartments

2018 Sumter County Housing Study

New Sanitation Pick Up Guidelines

In Case You Missed It

POA Endorses Fall Candidates **Early** Voting Begins Oct 20

The POA has identified several local elections of particular interest and importance to residents of The Villages and makes the following endorsements.

Gary Search Candidate for Sumter County Commissioner, District 1

I bring 13 years of experience as a commissioner in PA, 12 years as President/Chair of the Board. I managed strict financial budgeting & comprehensive plans resulting in no tax increase during my tenure. I was a certified trainer for Crisis Prevention Intervention, training educators and police in diffusing potential altercations. I spent 35 years in education, 30 years as a certified school & grief/crisis counselor. I provided counseling assistance to schools during disasters. I am the current Chair of the governing board of New Covenant United Methodist Church and have chaired various outreach ministries. I look forward to leading Sumter County by being open, honest, and transparent while treating every resident with respect and dignity.

Donna Kempa, CPA, CFE, CISA Candidate for Amenity Authority Committee, District 3

Donna is a Certified Public Accountant (CPA), Certified Fraud Examiner (CFE) and Certified Information Systems Auditor (CISA). She has been a resident of The Villages since 2013 and property owner since 2007. As a former Supervisor in District 6, she has a working knowledge and experience with Villages local government. As a CPA, she has knowledge of government accounting principles, standards, and regulations. As a Certified Fraud Examiner, she is trained to identify and detect accounting irregularities. As technology is becoming increasingly important to the District for Resident communications and publications such as the Recreation News, her training as a Certified Information Systems Auditor she has the technical knowledge to understand how efficiencies can be created using technology.

Donna is a resident of the Village of Glenbrook, originally from Western New York. She has been the Treasurer of the Property Owners' Association (POA) since 2014. She is committed to putting the interests of the residents FIRST and giving the residents a strong voice on the AAC Board. Residents elect representatives to act in

EARLY VOTING BEGINS
Tuesday
October 20, 2020
EARLY VOTING ENDS
Saturday
October 31, 2020
ELECTION DAY
Tuesday
November 3, 2020

The Property Owners’ Association, Inc. (POA) is the original property owners’ group in The Villages. Established in 1975, the POA operates with complete independence from the Developer of The Villages. Membership is open to all property owners and residents of The Villages. The POA is committed to acting as a watchdog to ensure that the Developer and local government are responsive to the needs, interests, and rights of residents.

Vision The Property Owners’ Association, Inc. (POA) is a champion for the rights of residents of The Villages. Guided by member input, investigation and determination, the POA brings attention to and acts on issues that may impact property values and quality of life.

Mission Statement The POA provides 1) a forum for discussion of issues; 2) research and analysis; 3) programs of interest; and, 4) is a conduit for objective and accurate information. Specific attention is given to resolving housing, community and local government issues.

Values

Independence	Honesty	Fairness
Objectivity	Respect	

The POA Declaration of Independence

The POA is free of any outside influence. This is the only way we can assure our members of absolute autonomy to act on their behalf. From the very beginning in 1975, we recognized this need for independence, and we’ve cherished and nurtured it ever since.

The *POA Bulletin* is published monthly by the Property Owners’ Association of The Villages, Inc. Articles represent the opinion of the POA or the writer, and Letters to the POA postings represent the opinions of the writers. Care is taken to ensure that facts reported herein are true and accurate to the best knowledge of the POA and are taken from reliable sources. The POA assumes no liability for any information published, opinions expressed, or delivery to any person or location. The POA does not endorse or recommend the products or services of any advertiser or discount partner. All publication rights are reserved. Publication or reprinting of any material contained herein is by written permission only. The POA reserves the right to remove and/or discontinue any advertisement or advertiser from its *POA Bulletin* at any time at its sole discretion.

Endorsed Candidates continued from page 1

THEIR best interests and to make decisions that have a positive impact on their lifestyle and financial interests. Donna believes the current Board members are not challenging the advice and/or decisions made by the District Office which jeopardizes their independence from the Developer. She promises to ACTIVELY participate in the decision-making process; LISTEN to Residents; ACT in their best interests and keep them INFORMED.

Daniel E. Warren North Sumter County Utility Dependent District (NSCUDD), Seat 7

Dan Warren is a University of Wisconsin registered professional Civil Engineer with an MBA in finance from DeVry University.

He has extensive experience in land development, construction and project management of major storm water, solid waste, water, and wastewater treatment systems. He is intimately familiar with all aspects of this infrastructure such as planning, engineering, finance, construction, operation, maintenance, and regulatory compliance. A perfect fit for the NSCUDD board position.

Dan has attended numerous NSCUDD meetings over the years providing citizen input. He most recently provided alternative suggestions for the process of the CSU purchase from the Developer, solid waste conversion to the Waste-to-Energy disposal option and changing water and irrigation meter reading from manual to automated. He is up to speed and ready for the challenge.

Dan was also dedicated to serving the public as commission president of the Waukesha Wisconsin Water Utility for 24 years and was elected to the Waukesha School Board for 21 years. He is a current member of the Villages Architectural Review Committee representing district 9.

Reed Panos

Candidate for Community Development District (CDD) 5

Reed is a proven leader, starting with the University of California student body vice-president, then 24 years in the Air Force as a surgeon, being promoted to colonel. In The Villages, I was instrumental in the successful campaign to reform the County Commission by electing the EMS team as County Commissioners. My opponent was silent regarding that election. I want to ensure the reform movement is continued at all levels of local government.

IF ELECTED DISTRICT SUPERVISOR, REED WILL WORK TO:

- Reform the Districts in order to fight any abuse by the Developer
- Reform the deed compliance process and eliminate complaints by “traveling trolls”
- In collaboration with the new County Commissioners, establish a master plan for responsible growth-- with the costs of such growth placed on the Developer, not on the current residents.
- Explore restoration of recycling.

As interest in the 2020 elections continues to ramp up, from the local level to the top of the national ticket, controversy swirls nationally about mail-in voting. The State of Florida is no stranger to election controversy, however, election websites for Lake, Marion and Sumter Counties provide all the information a voter needs to find options for how to vote – mail-in, early, or election day. In addition, if a voter requests a mail-in ballot (also available online), he or she can track the status of their vote from request to being counted. Election offices began mailing ballots in late September.

A voter can also review all of his/her voting information online at the election websites, which are separate from the regular county government websites. You will find your voting location in this section. ■

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Relation _____

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Residents Continue to Fight Multi-Family Rezoning Requests

Residents spent hours last month voicing opposition to requests by The Villages for rezoning of commercial space in Spanish Springs and Lake Sumter Landing that would allow multi-family units at the former Katie Bell's and other second story space in both town squares.

The pitch by The Villages Vice President Marty Dzuro to the Lady Lake Planning and Zoning Board, which serves only as an advisor to the Lady Lake Commission, for the Spanish Springs properties include The Villages Daily Sun offices over Margarita Republic and over Demshar's (currently closed)/ Dunkin Donuts, the La Reina Building that houses MVP Athletic Club, and the Van Patten building which housed the now-closed Katie Bell's. Mr. Dzuro initially said the request was a result of the lack of demand for commercial space and the Coronavirus, but later said that there are no vacancies in second floor buildings at Spanish Springs.

The Zoning Board recommended that the request for multi-family zoning be denied. Because their role is only advisory, the Lady Lake Town Commission can still approve the rezoning request. Agendas have not yet been set, but the Town Commission meets on the first and third Mondays of the month at 6 PM at the Lady Lake Town Hall Commission Chambers, 409 Fennell Blvd.

In Sumter County, a similar hearing was held before Special Magistrate Zachary Broome for consideration of the request to build apartments on the former site of the Hacienda Hills Country Club and above stores in Lake Sumter Landing.

This time the pitch was made by the attorney representing The Villages, Jo Thacker, who pointed to the 2018 Housing Study (see article on page 6) that concluded there is a need for multi-family housing in Sumter County, and that The Villages' proposal would address that need.

Residents argued that no apartments should be built in their residential neighborhoods and that not enough information was presented about the plans for second floor apartments in Lake Sumter Landing.

After about six hours, Mr. Broome recommended to the Sumter County Commission that amendments be made to the Development of Regional Impact plans for Lake Sumter and Hacienda Hills to allow multi-family housing. In addition, he recommends an amendment to a 2003 development agreement.

The Sumter County Commissioners meet on October 13 and 27 to hear the recommendations. However, Commissioner Doug Gilpen said at the September 22 Commission meeting that he intends to make a motion to table consideration until after the three new commissioners take office in November. Commissioner Al Butler expressed agreement.

POA Analysis

In the September issue of the *POA Bulletin*, the subject of the Hacienda Hills issue was covered in detail. The POA's issue with the actions of the Amenity Authority Committee (AAC) was specific to the change in designation of the available

Rezoning Requests continued on page 5

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Rezoning Requests continued from page 4

Amenity Units (approximately 286) to multi-family from the originally agreed upon designation for independent or assisted living. Members of the AAC have repeatedly said they had no vote in what the Developer builds on private property. (See Commentary by AAC Member Carl Bell on page 15.) **The POA agrees with that point but disagrees that the AAC had no leverage.** Their leverage is only with what happens to the Amenity Units and the POA believes the AAC members did not require enough information about promised amenities to decide. Instead they caved in to the Developer's secret ultimatum.

Could the Developer build apartments without the re-designation of the Amenity Units? Yes, but it would likely not be financially beneficial without Villages-wide amenities for apartment dwellers. Could he construct a parking garage as threatened? Again, yes, but parking garages are very expensive and do not provide a terrific revenue stream.

In the POA's view, there are three separate issues with respect to multi-family dwellings. One is the need for workforce housing that could be accomplished with the buildings being constructed on CR 466 and the proposed development behind Sam's Club. The second is apartments within

single-family zoned residential areas such as Hacienda Hills. The third is multi-family units in and around the town squares, such as The Lofts of Brownwood and second story space in the commercial buildings in the squares.

As The Villages and surrounding areas continue to grow, the workforce – including a significant number of healthcare related workers and service industry workers – need and deserve affordable housing options.

The POA does NOT believe that multi-family units should be allowed in existing single-family residential areas such as Hacienda Hills and opposes any change in zoning that would allow that type of development.

The development of apartments in and around the town squares is an interesting option and deserves to be explored. It is a national trend, and many Villagers can cite examples from their hometowns and cities of projects that have been completed successfully and enhanced their downtown or urban areas. Housing in and around the squares would add significant benefit for retail and restaurant business that are struggling. Are there issues, such as parking, that need to be considered? Yes, of course, and those details should be provided when the Developer asks for zoning changes.

Wouldn't residents rather that Amenity Units be used for "downtown" residents as opposed to the idea of apartments in their neighborhoods? The POA thinks so. And here is another idea for the Developer to consider, as was pointed out in the 2018 Housing Study. Perhaps many of these units could be **owner-occupied** instead of rentals.

Regardless, the POA – and we believe residents – recognizes how the world has been changing around the "bubble" of The Villages and that our "bubble" cannot remain the same either. The Coronavirus has forever changed our local and national economies, and the backbone of those economies are being broken. Our small businesses and their employees deserve all our support. If creating "urban" housing options in our squares can help support the kind of vibrant and fun environment we yearn for to come back, perhaps residents can look more broadly than just their own back yards.

The POA continues to urge the Developer to be more forthcoming in his plans and vision, to stop the secret meetings and ultimatums, and make a renewed pledge with residents to work together to "continue the dream" that was created by the founders of this great community. Even if it means the vision is a little different than what residents originally bought into. ■

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Villages Points to 2018 Housing Study to Justify Multi-Family Zoning

A June 2018 Sumter County multi-family Market Analysis is being used to justify zoning requests by the Developer of The Villages and other developers interested in capitalizing on market demand for apartment and/or other types of multi-family units. Residents can see the developments occurring along CR 466 east of Morse Blvd., The Lofts of Brownwood, and the requests for zoning changes/variances coming for new developments in Lady Lake, Lake Sumter Landing, and Spanish Springs. According to Sumter County Administrator Bradley Arnold, the study was a County Economic Development initiative based on feedback from manufacturing and other businesses that identified a lack of housing in the community.

The study points to national trends that show a concentration on urban core multi-family development.

“The spike in demand came from consumers wanting to live in urban environments near work, entertainment, cultural assets, and transportation. The largest populations creating a demand for downtown density were millennials and baby boomers looking to downsize. Market statistics indicate the best development opportunities are in the suburbs, and Sumter County is poised to take advantage of this trend. In the past few years, the multi-family market has started to shift as more developers are creating urban environments in suburban areas. Developments are creating more population density and offering concentrated employment, retail, and entertainment. Urban development in suburban areas gives developers access to better school systems and the ability to still deliver upscale apartment living. The school system in Sumter County provides an excellent tool for developers as they consider locations in the market.

Large, luxury apartment and condo developments have been dominating headlines and casting a big shadow over other multi-family product types, including small and medium multi-family developments that are suited well for Sumter County.”

The Executive Summary suggests that “Some nearing retirement and looking for housing that promises less maintenance but can still offer space for the material possessions they’ve acquired over the years are candidates for apartment living. With the national recognition of The Villages® community lifestyle and convergence of seniors, there exists an additional opportunity for multi-family development to provide an alternative to this mode of housing.”

The report recommends that market-rate housing and workforce-housing properties will support the economic development needs, and that Sumter County staff recognized the need to increase residential density to encourage multi-family development. There have been amendments to the land development code

and comprehensive plan to support “High Density” residential land use, allowing up to 24 units per acre and reduced height limitations of the facilities. The High Residential Density Ordinance can be found at www.sumtercountyfl.gov/87/Housing. In part, the ordinance states the following:

Sec. 13-422. - Residential zoning districts.

(a) Residential districts. These districts identify and provide for lands which are suitable for residential uses. Unless specified otherwise in this chapter, in rural residential zoning districts, the numeric value in the district title generally denotes the minimum parcel size allowed, in acres. In residential zones, the numeric value denotes the maximum number of dwelling units allowed per gross acre. The letter “C” following the designation denotes that only conventional construction and class A manufactured homes are allowed. The letter “M” denotes that class A and B manufactured homes are allowed in addition to conventional construction.

(3) High Density Residential Districts (HDR-12, HDR-24). The purpose and intent of the high density residential zoning districts is to provide higher density, residential atmosphere where families may reside in a multi-family building, and to provide a buffer between districts of lower and higher residential densities, commercial or other more intensive zoning districts, see Table 13-431A for permitted uses.

The study concluded that approximately 1,500 units could be supported by multi-family development and that those units could be developed with 60% as owner-occupied and 40% as rentals. The income recommendation for these units is 40% to households that earn more than \$75,000 per year, 23% for incomes between \$50-75,000 and 37% for incomes between \$25-50,000.

Hearings held last month before the Lady Lake Zoning Appeals Board to hear a rezoning request from The Villages for commercial properties in Spanish Springs and the Sumter County Magistrate for rezoning of commercial space at Lake Sumter Landing drew significant opposition from Villages residents. See page 4 for related article. ■

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Sumter County News

Morse Blvd. Improvement Project Begins

The Morse Boulevard improvement project construction from South of O'Dell Circle to South of Stillwater Trail will commence the week of Monday, October 5, 2020, and is expected to be complete in December 2020. Given the location of the construction, lane closures will be utilized during the nighttime hours between 7:00 PM and 7:00 AM. This project completes the final phase of the Morse Boulevard rehabilitation project.

Please use caution when traveling Morse Boulevard during the construction. Partial lane closures are to be expected, and heavy machinery will be working near the travel way. Please travel at the posted construction speed limit to protect yourselves and our construction workers.

Sumter County Commission to Hold Tourism Tax Hearing

Sumter County Commissioners will hold a public hearing on October 13 at 5 P.M. at Everglades Recreation Center to decide the future of the county tourist development tax. Commissioners have indicated they want to eliminate the tax, which is currently used to support public events that bring tourists to the county, to help tourist businesses that have been hurt during the COVID-19 pandemic.

Among those who receive the tax is The Villages Entertainment, which receives \$120,000 for entertainment and events at the town squares. The VHA also receives support for its annual Hoedown event. Funds have already been allocated for the 2020-21 fiscal year, and these grants are likely to continue.

County Administrator Bradley Arnold advised commission members that they can either repeal the tax, declare a moratorium or keep it.

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New Sanitation Guidelines & FAQ

October 1 was the date that new sanitation pickup guidelines went into effect. Following are Frequently Asked Questions that should help residents understand how they will be affected. The bottom line is this: every resident will only have two weekly pickups (not 4) and everything (garbage, recycling and yard waste) will be picked up on the same day by the same truck.

These changes are the result of more than a year-long study by the North Sumter County Utility Dependent District (NSCUDD) which concluded with the change from pick up and recycling by Waste Management to an Energy from Waste (EfW) contract with Covanta.

The following FAQ pertains only to those residents residing in Village Community Development Districts 1-11 in Sumter County, Marion County & The Villages of Fruitland Park portion of The Villages Community.

Additional information can be found at **DistrictGov.org** or by calling Finance Customer Service at (352) 750-0000.

Will I still have two collection days?

Yes, the collection days will either be Monday/Thursday or Tuesday/Friday. There are a small portion of residences that changed collection days. Due to changes in sanitation routes, the time of day your pickup occurs may vary and is subject to change at any time.

How will I know if my schedule is changing?

During the month of September, Community Watch will be placing a door hanger on the homes that will incur a schedule change. The new collection schedule will be posted on the District

website at **DistrictGov.org**, postal station bulletin boards and will also be included as an insert in your September monthly utility bill.

What color bag do I use?

Any color bag is acceptable, with the exception of red, which is used for medical waste.

Will I still put my yard waste out on Wednesday?

No, there will be no pickup on Wednesday. Yard waste may be placed out on either, or both, of your scheduled days. The following requirements for yard waste apply:

Tree limbs and branches may not exceed four (4) feet in length, (4) inches in diameter, or exceed 40 pounds. They should be bundled and tied and placed at the end of your driveway. Lawn clippings and similar yard waste should be placed in bags. Dirt, Rocks, Sod, Concrete, and Contractor Waste WILL NOT be accepted.

Sanitation FAQ continued on page 9

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Sanitation FAQ continued from page 8

How should I separate my household waste from my recycling?

All materials can be placed in the same bag, no need to sort! All household trash should be placed in a sealed 20-30 gallon trash bag (any color, with the exception of red) and placed at the end of your driveway no later than 6:00 a.m. on your collection day or the night before after 5:00 p.m.

Why are we putting everything together?

Beginning October 1, 2020, all waste collected by CH2M/Jacobs will be taken to the Covanta Energy-From-Waste facility in Okahumpka, FL. In 2019, in addition to reducing the waste volume by 90% and saving over 225,000 cubic yards of landfill space, Covanta produced 77,292 megawatt hours of energy.

Can I put my bulk items out with my household waste?

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In Case You Missed It...News Highlights from September Meetings

No Trespassing at First Responder Recreation Center Area

The District has posted “No Trespassing” signs at the new First Responder Recreation Center and is currently on schedule for the project to commence construction in early 2021. Currently, the open areas of the property are unimproved and not intended for public use.

At the scheduled August 2020 Amenity Authority Committee (AAC) meeting there was a discussion, including resident input, which described current unintended and unauthorized use of the property.

The unauthorized use not only impacts neighboring residents, but also exposes the District to additional liability. Examples of unauthorized uses described include using the property as a dog park while allowing pets to run off leash, a practice golf area and after- hours gathering spot for the public.

The AAC chose the sign designs that have been utilized.

Resident/AAC Member Candidate Questions Amenity Fee Reimbursements

District 3 resident and Candidate for a seat on the AAC, Donna Kempa, asked a question that has been on the minds of residents since the closures of recreation centers and other amenities due to the COVID-19 virus: How much has the District saved and shouldn’t residents be entitled to some kind of reimbursement?

District Manager Richard Baier said there have been no savings, only additional costs adding up to more than \$500,000 due to aerial spraying of all centers and ongoing cleaning, hand-wiping, and sanitizing. He said that salaries were paid because of the CARES act, utilities and irrigation systems stayed on. When asked if the recreation centers are running at full capacity with staff, he said they were.

CDD 4 Passes Resolution to Implement Process and Procedures for Unauthorized Home Improvements on District Owned Rights-of way

The following policy and process has been passed and will be implemented by the Community Development District (CDD)4 Board of Supervisors.

PURPOSE:

1. To outline the process and procedure for unauthorized improvements on Village Community Development District No. 4 (District) rights of ways.
2. Establish a program with the timeline in order to address unauthorized improvements on District rights of ways.
3. To ensure the District provides an organized and systematic process for responding to resident concerns pertaining to unauthorized improvements on District rights of ways.
4. The main concern from a legal perspective is the significant potential for exposing the District to liability. The safest option is to require all unauthorized improvements on District rights of ways to be removed.
5. Definition of tolerable rights of ways improvements that are not addressed within this Policy.

POLICY:

- No unauthorized improvements/structures shall be permitted on District rights of ways.
- For the purpose of this Policy, a structure is defined as a man-made framework, feature or construction that is built with identifiable elements giving stability and form and able to resist strains and stresses.
- For purposes of this Policy, originally installed or approved trees, shrubbery, driveway extensions, driveway pavers, driveway paintings, irrigation systems and other structures as defined by staff measured from an adjacent ground elevation which shall not exceed four (4) inches in height, are not addressed.

- Complaints of unauthorized improvements on District rights of ways may be made by any person, including residents, non-residents and staff.
- Once a complaint is received, Community Standards shall field visit the property to verify that the unauthorized improvements are on District rights of ways. Once verified, Community Standards will photograph, record and make contact with the homeowner to advise them the improvements must be removed within sixty (60) calendar days from the initially recorded notification. The homeowner is offered a consultation to determine how the encroachment can be brought into compliance.
- Community Standards will send a letter regular and certified mail to the owner of record of the property according to the County Property Appraiser’s records and any other known address. The letter shall identify the unauthorized improvement on District owned rights of ways and include the following:
 - i. A copy of this procedure.
 - ii. A prescribed time allotment to remedy the encroachment.
 - iii. Photographs of the encroachment.
- A public education and awareness period of October 1, 2020 through September 30, 2021 will be in effect.
- If Community Standards receives a complaint within the aforementioned public education and awareness timeframe, staff will notify the homeowner to provide education and awareness of unauthorized improvements on District owned rights of ways.
- Once this Policy is in effect, Community Standards will review complaints and any corrective action to ensure improvements in District rights of ways are removed within the prescribed time allotment.
- If any action is required to be taken on homeowner improvements on District rights of ways, the case shall be presented to the

September Meetings continued from page 12

Village Community Development District No. 4 Board of Supervisors in a Public Hearing where the Board will determine and issue an Order of Enforcement identifying the enforcement mechanisms.

- In the event the homeowner removes the improvements and restores the property back to its original design within the prescribed time allotment, the case may be closed.
- In the event the homeowner has not removed the improvements or has not restored the property back to its original design, the District may elect to remove the improvements and/or restore the property to its original design and charge the costs to the homeowner or fine the homeowner \$150 to be paid within ten (10) days of the invoice and \$50 per day until the improvements have been removed and restoration of the property has been completed. If the fines reach \$1,500, the case may be turned over to District Counsel to seek all available legal remedies which may include initiating a lawsuit against the homeowner and placing a lien on the property. If District Counsel is required to initiate a lawsuit, the homeowner may be required to reimburse the District for

the attorneys' fees and costs expended by the District in pursuing the action against the homeowner.

GDD 4 Seeking ARC Members

The Architectural Review Committee is seeking a primary and alternate volunteer committee member for Village Community Development District No. 4.

The **primary** applicant must be a full-time resident of District No. 4 and have lived in The Villages for at least one year. Candidates are recommended to have education and/or experience in any of the following areas: architecture, ability to read site plans, residential/commercial construction, building management, deed restricted communities, landscaping, county code enforcement, etc; however, this is not required. The Committee meets weekly, on Wednesdays, for approximately 3 1/2 hours (8:00 – 11:30 AM).

The **alternate** applicant must be a full-time resident of District No. 4 and have lived in The Villages for at least one year. Candidates are recommended to have education and/or experience in any of the following areas: architecture, ability to read site plans, residential/

commercial construction, building management, deed restricted communities, landscaping, county code enforcement, etc; however, this is not required. This requires attendance at the ARC meeting every week for the first four (4) weeks and once every month thereafter. The Committee meets weekly, on Wednesdays, for approximately 3 1/2 hours (8:00 – 11:30 AM).

If you are interested in becoming a primary or alternate volunteer representative for District No. 4, applications are available on **DistrictGov.org**. Please complete the application and return it to the Community Standards Department, 984 Old Mill Run, The Villages, Florida, no later than 5:00 PM on Monday, October 26, 2020. For information about the position, contact the Community Standards Department at (352) 751-3912. ■

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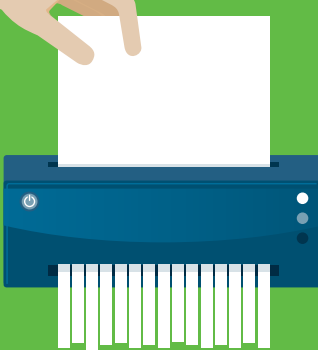

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Why I Voted the Way That I Did on The Hacienda Agenda Item

By Carl Bell, AAC Member from District 1

Community Development Districts (CDD) were formed in Florida so that Developers could build communities. Permission to build, zoning, building permits, and inspections for building code compliance is controlled by the town, city, or county that the CDD resides in. The AAC was created as an unpaid volunteer Committee to give residents a say in how Amenity moneys are spent. We have no vote on what the Developer builds on the land he currently owns, where or when he chooses to purchase more land, nor what he chooses to build on that new land. He makes those decisions subject to county or town ordinances, water management rules, etc.

Amenity contracts are the contracts between the developer and the buyer, we all signed one of those contracts when we purchased our houses. The contract runs with the land that our house sits on. The Developer may keep those contracts and the amenity payment stream or sell them. The AAC has no say so. If he offers to sell the contracts to the Village Center Community Development District, then we the AAC have a vote on whether to purchase them. If we do

purchase the contracts we may pay for them as we did for the Philips and Soulliere Villa contracts at 8 million dollars, from the current reserve bank account, or float a bond issue to pay for them pledging the Amenity payment stream to the paying off of those bonds.

The Hacienda Country Club vote was not about what he could or could not build there, but about reaffirming a previous contract where the AAC agreed that he could create 300 new amenities about 4 years ago. We do not get to approve how he uses those amenities. The AAC is not a developer. We do not build houses and apartments because we are not developers.

The AAC is charged with the responsibility to provide the level of amenity services in place when the original home was purchased and to maintain all the amenity facilities. The AAC has chosen over the last few years to, modify, add, and create additional amenities.

The second part of the vote was to allow the developer to rebuild the Hacienda Amenity owned postal facility at his expense. The facility needs

to be refurbished in the near term and he will do that for us at a savings of about \$700,000.00. He will incorporate the mailboxes from the ALF (Assisted Living Facility) or ILF (Independent Living Facility) into the reconfigured mail station.

Note: The details of the request can be found on **DistrictGov.org**. Under Committees, select Amenity Authority Committee, then select Agendas and Minutes from the side menu. Select the August 12, 2020 agenda packet. ■

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Weeds with Benefits

THE FANATICAL GARDENER

by Anne Lambrecht Fanatical Gardener mrsanneo4@gmail.com

Oh, those pesky weeds! You finish weeding one spot and turn around and they’re back, even if you do get the roots. I’ve got all the weeds, every one of them. Over the years I have observed that not all weeds are bad. Don’t they say that a weed is just a misplaced plant? Weeds used to be our medicine before we became modern. If we only retained the knowledge our ancestors gave us, we wouldn’t have to go to the doctor so often.

Weeds have benefits in that they are food for our pollinators. Many bees and other pollinators love the pollen that the weed flowers give off. Some of them are larval food for butterflies.

My garden is not sterile. It is not formal. It is crazy with life. One time a few years back I was fanatically pulling out this wispy fragrant weed and noticed that there were dozens of little larvae on it. Come to find out, the weed is called “Mock Bishop’s Weed,” a member of the carrot family, and the little black larva with a central white girdle were caterpillars of the black swallowtail butterfly. The weed itself smells like carrots as does the white root. I immediately stopped pulling this weed and invited it to be a part of my world. It does come up all over the garden, however, if any of you want some!

Another weed that comes up all over the garden is Spanish Needle. I have a love-hate relationship with it. Pollinators are crazy for it. If you keep an area of it and think you are containing it, forget it. It has these little seeds that look like flat two-pointed needles and they stick to everything. I keep some for the pollinators but end up pulling massive amounts. My Garden Buddy keeps quite a large area of them for the pollinators.

A weed which every gardener knows is Milkweed. We know that the troubled Monarch butterflies lay their eggs on it and their larva eats it. Then the butterflies drink the nectar from the flowers. There is speculation, however, that overwintering milkweed can harbor a virus that makes the Monarchs sick so the recommended

remedy in winter is to trim them down. When they grow back, it is likely there will be no virus in these plants. There are people who freak out when the monarch butterfly larvae have eaten their milkweed down to the nub and they have no more. I say it’s “the circle of life” and even if the caterpillar has not grown to its maximum capacity, they will go pupate. The result will be a smaller Monarch!

Other weeds that I like are Toad flax, Carolina geranium, Venus looking glass, only because they are gorgeous and have pretty leaves or flowers. When they are not in bloom anymore, pull them out. The seeds are already in the soil for next year.

Weeds you will agree are absolute pests: Cuban purple wood sorrel (that 3-leaf “clover” that comes up everywhere), Florida betony or rattlesnake

weed (the root is white and looks like a rattle snake rattle-so weird) and Asian Hawksbeard which winters over no matter the temp.

There was a blurb in the paper on “re-wilding” which is a trend toward conservation landscaping that boosts wildlife populations. Our gardens should not be sterile. Real gardeners know that having a few weeds is harmonious with nature and is not being lazy. We need to relax maintenance standards and learn that flowers (and weeds!) are good pollinator attractors and also have seeds that our birds like. And for heaven’s sake, let’s stop all that spraying of chemicals!

It’s OK to have a landscape. Most of the real world does. But real gardeners, gardeners who labor for the earth and all its treasures, have real gardens—with weeds.

Some great books to have:

Florida Wild Flowers and Roadside Plants

by C. Ritchie Bell and Bryan J. Taylor

A Gardener’s Guide to Florida’s Native Plants

by Rufino Osorio

Weeds of Southern Turfgrasses

University of Florida IFAS Extension. ■

All Freemasons in The Villages Communities:

If you haven’t attended Lodge in a while because you’re a “transplant” from another State, or because you’ve gotten a little “rusty” regarding Masonic practices, you are invited to attend a special program being offered by the Villages Masonic Lodge #394.

The Lodge will be presenting *The Order of The Rusty Nail* on Thursday, November 12, 2020 with Dinner at 5:00 and the Program at 6:00 PM. All Masons in good standing having current Dues Cards are encouraged to attend. *The Order of the Rusty Nail* refreshes the memory regarding the various rituals of the three Degrees of Freemasonry and the customs and functions of the Lodge. There is no charge to attend.

For more information and to register for the event, please contact Worshipful Master Rich Koenig at (856) 905 3275.



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IF YOU ARE A MEMBER, under POA Member, click the highlighted text that says "Verify Your Account." You will be prompted to set up your own password. Once you receive a confirmation email, you will be able to access your account. Your account page will allow you to know when your membership expires, select your Bulletin delivery preference, change your email, etc. **You will now do these steps instead of sending an email to the POA.**

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The new website is a work-in-progress and we will be adding features as we go along. Please, log on and explore! ■



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Fending Off Hackers

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Your personal information is valuable. That’s why hackers try to steal it. Seldom does a day go by at Seniors vs Crime that we don’t hear from someone who was hacked or someone tried to hack them. That’s why we’ve got tips from Alvaro Puig, a Consumer Education Specialist from the Federal Trade Commission (FTC), to help you keep your personal information from ending up in the hands of a hacker.

Protect your phone: Let’s start with protecting the data on your phone. Set your phone to lock automatically and create a passcode to unlock it. Use at least a 6-digit passcode.

When you notice an update for your phone is available, run it promptly. Those updates could include critical security patches. Back up your phone regularly. That way, if you lose it, you’ll still have access to your personal information.

Use an app that will help you find your phone if you lose it – or if someone steals it. If it’s the latter, you can use the app to remotely lock your phone or erase the data on it.

Protect your computer: To protect your computer from threats like malware use security software and update it regularly, or set it to update automatically.

Protect your accounts: To protect your accounts, use strong passwords. Consider using multi-factor authentication for accounts that offer it. If you’re trying to enable multi-factor authentication on your account, it might be called two-factor authentication or two-step verification.

Connect safely: Know what makes a wireless network secure. Start with your own wireless network and router. Then find out how to use public Wi-Fi safely.

Keep your info to yourself: Another way to protect your personal information is to recognize scammers’ attempts to steal it. Phishing

attacks by email or text may try to trick you into giving up your passwords, account numbers, or other personal information. Or callers might lie about your Social Security number being suspended and urge you to contact them.

If you need assistance with understanding any aspects of coronavirus scams, contact the nearest Seniors vs. Crime office in The Villages for advice or assistance. Seniors vs. Crime also has a Speakers Bureau that will gladly come to your club, church or group to speak about scams. To schedule a presentation, contact any of their offices. There is never a charge for their services. Seniors vs. Crime can be reached at:

The Fruitland Park Police Department Annex
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The Marion County Sheriff’s Office in The Villages
(352) 753-7775

The Sumter County Sheriff’s Office in The Villages
(352) 689-4600, Extension 4606

The Wildwood Police Department Annex at
Brownwood in The Villages – (352) 753-0727

During this pandemic, please call before you come to our offices. Hours may vary or may require appointments.

Volunteers’ at all four offices are ready, willing and able to assist you. To keep up with the latest scams, LIKE ‘Seniors vs. Crime Region 4’ on Facebook. Hablamos Español. Por favor pregunte por Yolanda. Martes a Viernes: 10:00 A.M. a 2:00 P.M., (352) 689-4606. ■

POA Board Seeks Volunteers for Shredding Event and Other Projects

SHREDDING EVENT:

Volunteers needed for various tasks for the November 14, 2020 POA shredding event at the Lowe’s parking lot, located on 466A from 9 AM – Noon.

Volunteers may select from a variety of duties as described below. Please choose before the day so we can move personnel to their preferred duty station. It is recommended that Ticket Checkers and Traffic Controllers bring a folding chair.

Tickets Checker will verify the driver has a Shred Ticket when they arrive. These positions require standing and greeting residents.

The traffic will be guided through a well-organized and controlled route intended to alleviate traffic backup onto 466A that will be monitored by law enforcement. Many Traffic Controllers along the route will display directional signs for visual assistance.

The Unloader positions are staffed by a team of people who rotate in and out to give each other breaks. This work can be performed by women or men with the ability to lift 20 – 30 pounds. The process is the car will drive to the point where the shredding trucks are located. The Unloader will remove a bag of paper from the car and toss into a shredder bin. The maximum weight is 30lbs and paper is held in bags or boxes. Please contact Director of Volunteers – Ms. Tita Dumagsa email: volunteer@poa4us.org

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OTHER PROJECTS:

Volunteers are needed at various other times to help with programs, projects or activities they routinely address or plan to address. These can include items such as answering phones or making phone calls, handling correspondence, assisting at membership meetings, attending community meetings, membership-related projects (mailing notices, developing plans, etc.), assisting with POA shredding events, developing/assisting with POA co-sponsored events, conducting research on issues impacting residents, etc.

We promise to make this one of the best volunteer experiences you've ever had!

You will find a Volunteer Registration form on the POA website, poa4us.org or email volunteer@poa4us.org. ■

DISCOUNT PARTNERS

Another benefit for POA members is this Discount Partner program.

Most vendors will ask you for your current POA Membership card to receive the offered discount. If you have a favorite business who is currently not offering a POA Discount, tell them about our program. Please say "thanks" to our Discount Partners for their participation.

The up-to-date list of Discount Partners can always be found on our website poa4us.org. Click 'Discount Partners' on the left menu. ■



DISTINGUISHED SERVICE AWARD

2018 Elaine Dreidame

POA Hall of Fame

2017 Myron Henry

2016 Frank E. Carr

2013 "Class Action Five"
Elaine Dreidame
Bill Garner
Joe Gorman
Rich Lambrecht
Irv Yedwab

2012 Joe Gorman

2011 Pete Cacioppo
Betty Cunningham

2009 Dorothy Morehouse-Beeney
Vinnie Palmisano

2008 Ray and Lori Micucci
Win Shook

2007 Rose Harvey
Dorothy Hokr

2006 Charlie Harvey
Carol Kope
Frank Renner

2005 Sadie Woollard

2004 Russ Day
Eva Hawkins
William Rich, Jr.
Glen Swindler
Jean Tuttle

The Property Owners' Association
8736 SE 165th Mulberry Lane,
PMB 111, The Villages, 32162

2020 OFFICERS

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Treasurer	Donna Kempa	716-445-4008
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POA Website	poa4us.org	
POA Phone	352-418-7372	

Stay Connected for the latest Announcements!



We have over 890 likes and over 970 follows!

Type POA of the Villages FL in the search on Facebook and you will find our page.

Click LIKE, and then, suggest our page to all of your friends and neighbors that live in The Villages! Meeting and relevant information will be posted on a timely basis. *Please continue to send questions or comments via email or call the POA at 352-418-7372.* ALL content will be monitored by the Administrator and posts containing opinion or debate will be removed. ■



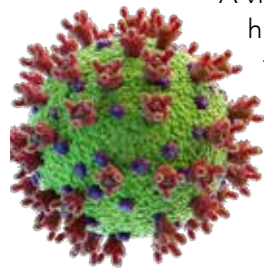
STOP/START DELIVERY – NEW PROCESS!

Go to POA4US.org. If you are a POA member, sign into your account to change your Bulletin Delivery preference. If you are not a member, create a Guest Account by selecting POA Bulletin Delivery.



COVID-19: Facts...Focus...Future

As a physician by training, my wish is for everyone to “live long and prosper.” Let’s evaluate this virus. Think of a mere particle whose closeness to you can cause irreparable destruction... with just one breath. Its invisibility does not provide comfort, but rather enables entry by deception.



A virus is not alive: it depends on hijacking your normal cells’ ability to replicate. Think of it as a pirate ship sneaking into a port. Flying no flag of recognition, the renegade slips into our vulnerable harbor, only to plunder. (Step #1). If there was a way of identifying pirate vessels

while still far at sea, it could be sunk long before ever docking. But if our response is delayed, the viral ship gains a foothold. By not accurately focusing our cannons, the body’s own immune counter-offensive destroys much of the homeland. We magnify collateral damage to ourselves that becomes overwhelming. This “cytokine storm” may be fatal for multiple body organs...and ultimately for us. (Step #2).

The COVID-19 virus has an outer fat layer surrounding a protein. If the fat layer is disrupted, the protein is exposed and disintegrates. Our response must be rapid...and controlled. By doing so, we actually resolve both Steps #1 and #2.

Alpha lipoic acid is a natural anti-

inflammatory and anti-oxidant whose published medical results have been documented for forty years. It is not a prescription; but, it is inexpensive and safe when used as directed, and can address both steps at the same time. It is not a cure-all: rather, offering a natural balance for our immune response. The health impact goes well beyond treating a virus.

The Robert Boissoneault Oncology Institute constantly seeks ways to protect you. We are far more than just superior cancer specialists. We are human...and humane...specialists. Visit our web page to gain more knowledge about alpha lipoic acid, RBOI, and to maximize your health.

Live long...and prosper.



A Higher Standard

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Patient-centered radiation oncology close to home

The Villages 352.259.2200 / **Ocala** 352.732.0277
Lecanto 352.527.0106 / **Inverness** 352.726.3400
Timber Ridge 352.861.2400 / **RBOI.com**



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