

News & Views

FEBRUARY, 2022 NEWSLETTER

2700 RIVERBLUFF PKWY, SARASOTA FL 34231

Strathmore Riverside Villas

A 55+ Community



President's Report

Please join me in welcoming our newly elected and returning Board members. Here's a few updates from our January 27th Board of Directors meeting.

To improve efficiency, responsiveness and fiscal oversight, the SRV Board has formed a new Operations Committee and Finance Committee. Board members comprise the sole membership of each committee. The Operations Committee is chaired by Joe Morganstern, who serves with Board members Dan Hooks, Jean Burns and John Calia. Jerry McDermott chairs the Finance Committee and is joined by Board members Bob Bender, Jean Senninger and Carl Sheppard.

Information and proposals that the other SRV committees (e.g. Grounds) would like considered at an SRV Board of Directors meeting must first be presented to the Operations and Finance Committees, the respective memberships of which must approve placing the item on an upcoming Board of Directors meeting agenda. This allows each Board member to gain a comprehensive understanding of agenda items ahead of the monthly Board meeting. For proposed expenditures exceeding a review threshold to be determined by the Board, the Finance Committee must sign off on any expenses approved by the Operations Committee.

In other news:

- SRV's flood insurance carrier has announced that FEMA's preliminary flood elevation maps will remove all SRV villas that are presently shown as within the floodplain. Although the FEMA maps still await final approval and are thus subject to change, things look quite promising. SRV will save approximately \$21,000 annually if the FEMA flood maps are finalized this way.
- Bill Hallisey, Doug Spencer, and I are teaming up to identify and prioritize SRV's physical infrastructure needs. This ad hoc committee will focus on capital items such as, but not limited to, buildings, streets, water and sewer lines, and our sea wall. Staebler Consulting's recent report on our capital assets' useful life will inform the committee's work. This review is critical to ensuring SRV has sufficient reserves to fund the replacement or rehabilitation of infrastructure whose useful life will conclude within three to five years.

I hope everyone enjoys a restful and fun-filled February in our corner of paradise.

Respectfully submitted by:

Bob Martucci – SRV Board President

In This Issue

Board Members

President	Bob Martucci (2023)
Vice President	Dan Hooks (2023 TL)
Secretary	Jean Burns (2023)
Treasurer	Jerry McDermott (2022)
	Robert Bender (2023)
	John Calia (2022)
	Joe Morganstern (2022)
	Jean Senninger (2023)
	Carl Shepherd (2022 TL)

Note: Executive Committee is listed in bold.
*TL denotes "Term Limit"

Committees

Advertising Sales	Louise Pearson
Audit	Dan Hooks
Building	John Calia
Calendar	Jean Burns
CAM	Nanette Thomas
Clubhouse	Joe Morganstern
Communication	Office - Nan Thomas
Dock Master	Bill Hallisey
Elections Committee	Linda Meyer
Finance & Budget	Jerry McDermott
Grounds	Robert Bender
Hurricane Committee	Bill Hallisey - Chair
Insurance	Stan Feldman - Chair
Legal Committee	
Library	Harriet McDermott
Maintenance	AZ Valez
Newsletter Editor	Carol Maccio
News & Views	Stan Feldman - Publisher
Phone Book	Office - Nanette Thomas
Programs / Services	Joe Morganstern
Property Manager	Nanette Thomas
Public Relations	Jean Burns
Sales, Lease & Rental	Ilene Novack
Safety & Security	Carl Shepherd
Social Committee	Joe Morganstern
Website	Nanette Thomas
Office - (922-8188)	Nanette Thomas

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Community Association Manager Report

Thank you all for your patience as I have started my new journey as your CAM here at SRV.

I am happy to tell you that the front office window will start being open on Tuesdays from 9:00 until 11:00a.m. and Thursdays, from 1:00 until 3:00p.m. If you need to see me at different time, please email me for an appointment at srv2700@comcast.net. It is easier to get ahold of me via email than by phone. My office will be moving to the back of the clubhouse within the next couple of weeks. This will give me a quiet area to work and meet with people as needed.

One of my new duties as the CAM is property inspections. I have completed inspections of the entire area and I have found some things that I would like to bring to your attention. Please review the Rules and Regulations regarding the appearance of the villas.

- Many villas need their gutters cleaned. I saw a lot of gutters that have trees growing in them. The gutters are an owner responsibility and need to be kept in proper working condition.
- The carport floor may be painted according to the approved color schemes as specified in Section VI(0). of the Rules. Both sides must be painted the same color.
- The carport floor must be cleaned of car oil drippings and rust spots on a regular basis.
- Outside light fixtures are the responsibility of the homeowner and when replaced must be white. This includes all light fixtures on the villa. I saw silver, black, beige etc.

During my inspections, AZ, (our new maintenance tech) and I found a broken water pipe and an issue with our storm water drain along the Parkway. The water pipe has been repaired and the drain issue is being addressed with Sarasota County.

Respectfully Submitted,
Nanette Thomas
Community Association Manager

Advertising Sales Committee Report



February, 2022

We are very fortunate to add a new advertiser to our vendor/contractor list, **TNT Carpentry**. I hope when you have a project you will think of using **TNT Carpentry**. It is our advertisers that provide the funds so that *News and Views* can be published.

If you have a vendor/contractor you are pleased with, please have them either contact me, or go to the front hall of the Clubhouse and find the brown envelop that contains the forms that need to be filled out and submitted.

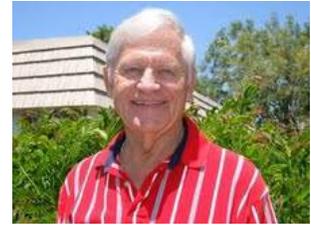
I hope that you will help me add to our vendor/contractor list in the coming year. Please remember to use our advertisers.

I hope you have a great and safe February.

Regards,
Louise Pearson

SRV *News & Views* Advertising
906-362-7444
srvadvertising35@gmail.com

Treasurer's Report



TREASURER'S REPORT
Month ending Dec. 31, 2021
And Year-to-date

SRV December Balance Sheet

Assets	\$ 1,131,350.64
Check/savings	\$ 85,867.47
Reserves	\$ 606,414.07
Insurance	\$ 266,892.26
Assessment receivable	\$ 17,342.08
Other assets	\$ 154,833.86
Liabilities	\$ 736,358.11
Total Equity	\$ 394,992.53

Total Revenue for December: \$ 130,881.37 vs. budget \$131,444.66

Total Expenses for December: \$ 134,220.41 vs. budget \$131,444.66

Main contributors were:

Grounds over budget by	\$ 529.74
Bldg Maintenance under budget by	1,038.94
Rec. facilities under budget by	520.19
Utilities over budget by	3,771.26
(sewer over by \$2,218.34)	
Payroll over budget by	4,980.97
Administration under budget by	1,593.00
(Professional fees over budget \$1,190.83)	

Net income for February is minus \$ 3,339.04

Total Revenue for year to date: \$1,583,763.60 vs. budget \$1,577,336.00

Total Expenses for year to date: \$1,593,785.81 vs. budget \$1,577,336.00

Main contributors were:

Grounds over budget by	\$ 7,694.75
Bldg Maintenance over budget by	11,091.97
Rec. Facility under budget by	4,301.26
Utilities under budget by	1,040.65

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Continued

Payroll under budget by 13,751.30
Administration over budget by 14,794.30
Net Income for year to date is minus \$ 10,022.01

Delinquent accounts as of December 31, 2021

11 members in arrears for a total of \$17,342.08 vs. \$18,133.83

5 members under 2 months for total of \$2,186.01

0 members are two months + in arrears

3 members in arrears for 3+ months total of \$4,666.61

1 member in foreclosure owes \$7,912.46

2 members owe fines for total of \$2,577

Legal action is in process on 2 accounts and letters sent on 2 accounts

Requesting payment before being sent to attorney for collection.

Reserve Balance report.

Deck resurfacing	\$ 7,089.01
Pool structural restoration	13,006.70
Pool Heater	3,092.81
Exercise Equipment	5,231.26
Maint. Equip & bldg	2,846.12
Fence	6,929.33
Paving	232,069.68
Painting	74,860.38
AC Rec. bldg	12,320.21
Club House Roof	27,417.38
Club House Improvements	8,903.28
Creek House Projects	5,100.99
Seawall & Marina retaining wall	119,385.02
Sewer/Water lines	58,794.96
Marina / docks	21,973.24
Utility Carts	4,673.67
Reserve Interest	<u>2,720.03</u>
Total Reserve fund	\$ 606,414.97

Jerry McDermott, Treasurer

Sales & Rentals Orientation Committee Report



Sales

B \$235,500.00

Single \$245,000.00

C \$330,000.00

E \$350,000.00

Ilene Novack

Sales & Rentals Chairperson

STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.

SRV BOARD MOTIONS – January 27, 2022

Motion – To approve the 11-18-21 minutes and 12-09-21 minutes– ***Motion by Dan and seconded by Jean S. to approve the minutes. Motion carried.***

Motion – To approve Sales/Lease and Rentals – ***Motion by Jerry and seconded by Jean B. Motion carried.***

Motion – To approve the expense of \$5248.00 for the surveillance of Villa 93 by the Sarasota Sheriffs off duty officers – ***Motion by Carl and seconded by Jean S.***

Motion – To approve the expense of \$1215.15 for clubhouse improvements for the restrooms and new office area – ***Motion by Joe and seconded by Dan***

Motion – To approve the 2022 Board Meeting Dates – ***Motion by Carl and seconded by Bob B. Motion carried.***

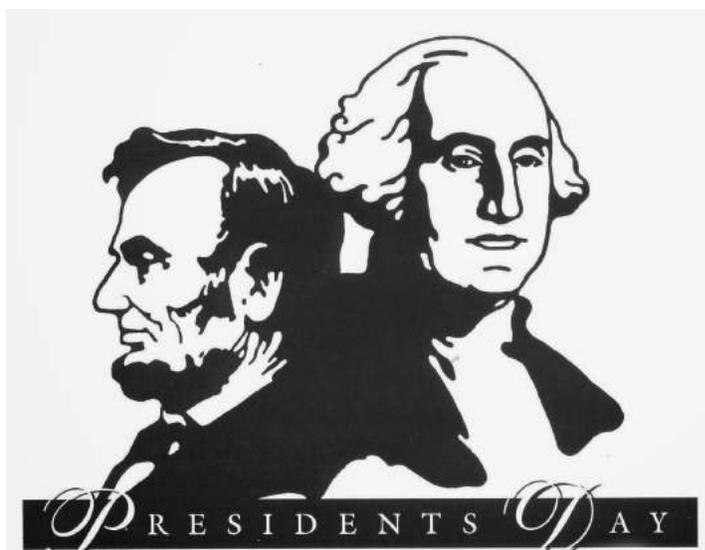
Motion – To approve Air conditioner protection surround – ***Motion by Joe and seconded by Dan. Motion carried.***

Motion – To approve Villa Keyhole Doorway Installation not to exceed 36”x80” or 6’ slider – ***Motion by Joe and seconded by John. Motion carried.***

Motion – To approve Villa Model G Backdoor Installation maximum 36”x80” – ***Motion by Joe and seconded by Dan. Motion carried.***

Motion – To allow homeowners to repave their villa driveways – ***Motion by Joe and seconded by Bob. Motion carried.***

Motion – To allow homeowners to install paver walkway in place of existing flower/shrub bed, not to exceed 36” from exterior wall – ***Motion by Joe and seconded by Dan. Motion carried.***



Secretary's Report



I believe that for the first time in SRV's 50 years as a community and definitely for my 36 years living in SRV has anyone asked for all records and documents pertaining to annual meetings and how residents voted; but it happened when one resident asked for **all records and documents relating to the 2021 Annual Meeting** including but not limited to the following:

- Paper Ballots cast for the Board of Director Candidates
 - Paper Ballots cast for the votes for all Amendments
 - List(s) of owners who voted electronically
 - List(s) of owners who voted using paper ballots
 - E-Consent forms completed by Owners for the 2021 Annual Meeting
 - Paper "Proxy" forms completed by Owners for the 2021 Annual Meeting
- All Becker Ballot reports for electronic voting
 - Any and all forms and papers used by the Election Committee to count votes and check-in-owners
 - A list of owners who voted by paper ballot in the 2020 Annual Meeting
 - A list of owners who voted electronically in the 2020 Annual Meeting
 - E-Consent forms completed by Owners for the 2020 Annual Meeting

This very same person expressed concern that some Board Members and other owners would know how they voted. That was the day before the election; but the only person who requested this information is the one who expressed concern. As far as I know all board members thought the proxies were secret as well as the ballots. Justin, Nan and our attorneys informed us, after the fact that the proxies were part of our official records and could be seen by any resident. So we gave this woman full access to the records she requested because we are obligated under FL Statue 718.111 (12) Official Records. This resident was not permitted to see anyone's name connected to the candidate ballots because your candidate ballot is placed inside one envelope with no name or signature attached then placed in another envelope that does have your signature. The envelopes are opened separately and thereafter kept separate; one used for counting, one used for voting. The proxy's unfortunately are signed and according to law can be seen.

This resident made photo copies with her phone of the Proxy Tally sheet with our villa #'s, last names and how we voted on each question. We sent out a tally sheet, with no names or villa #'s in News & Views after the election, which had never been done before. Why wasn't that good enough, why did she have to see how everyone voted? Like I said before, this is a first. And it will also be the last time. Most of the people I've spoken with have never liked the proxy system but were never told we could vote any other way. Well, we can and your board will, in the future, there will be no more proxies/signatures at our Annual Meetings. In the future, all votes can be made with ballots, it will cost us a bit more in time and money but it is well worth it, our votes will be secret.

We have hired new local attorneys, who came highly recommended; they have already helped us move forward. Times change, ideas change – not all are good - not all are bad - the law evolves, even FL Statue 718 changes on an annual basis. Not all at once but a little bit every year. Our new lawyers have read and re read our Declaration of Condominium, Articles of Incorporation, By-Laws & Rules and Regulations; in so doing they have determined that the Board can make decisions that in the past we were unable to make. Previous boards had granted people the right to put sliders from their dining room into the keyhole. There was a lawyer on the board at that time. Then after that, the Board went back to a vote of the people. One of our previous attorneys told us we could do what was needed, but we would have to make our documents comply with the ever changing law. We were going to completely upgrade our documents so many times in the past 10 years but we were never able to accomplish it. Time and money always blocked our progress. I believe this board with the guidance of our new attorneys will complete this task. And the cost will not be as expensive.

6 to 10 residents sat in the Clubhouse while this resident was making photo copies with her cell phone. When she completed her photo copying they ask her why she did it. She said she was part of a committee looking into how to increase the vote for the next election. This woman is not part of any SRV authorized committee.

Jean Burns



Building Committee Report

January, 2022



We've had our first board meeting and we've passed five positive changes for the community that are related to the Building Committee. These changes are exciting because they give owners the opportunity to make changes to their units. There are no hoops to jump through, no doctors' notes needed, no board approval or 66.67% of the community vote. All you need to do is fill out a modification form completely, get approval and make your changes. All changes will be the owner's responsibility and must adhere to county codes.

1. You can remove the plants from within 3 feet of the rear of your unit and install pavers. No permit needed.
2. You can install a plastic lattice fence around your outdoor AC unit. The fence would be 3 sided and no more than 4" above the top of your condenser. There will only be one design allowed. I have seen it at Lowes. Depending on the height of your condenser unit the panels may need to be modified. The unit must also be portable in case of a storm. No permit needed.
3. If you are not happy with the condition of the asphalt driveway in front of your carport you now have the opportunity to replace it. SRV is not ready to do any paving but don't let that stop you. The asphalt will need to 2"-4" in depth.
Permit Required.
4. You can choose to have an egress added that leads into your keyhole. This can be an impact window if you don't currently have one, a single 36" impact door or a 72" impact sliding or French impact door.
Permit Required.
5. For our G model units that only have one door, owners will now have the opportunity to add a rear 36" impact door to their unit. We will work with you to determine the proper location to install your door.
Permit Required.

I will be creating a specification sheet for each item shortly. Most of the specs are already listed above.

I held two townhall meetings last year and I plan on holding another in February. This will be beneficial since most owners are now in town. We will be discussing future possible projects to help reduce or subsidize our fees. We will give whatever information we have. This is an opportunity for you to give suggestions and ask questions. We don't want you to have any misleading information.

Be happy, have fun and stay healthy

Building Committee Chair

John Calia



Safety and Security Report



January, 2022

Greetings to all SRV Residents. Let me provide an important update on two troublesome issues our community has been dealing with the past few months.

First, the nightmare at villa 93 is now over. The squatters have moved out, the illegal drug use and distribution network have been extinguished and the doors to the villa have been boarded up. The nearby neighbors have returned to the peaceful and safe enjoyment of their homes. Let me now personally thank the two wonderful residents for their tireless and selfless work to document and film the activity at Villa 93. Janet Williams and Norma Crockett purchased and installed Ring cameras at their villas, provided and maintained detailed logs of date, times, vehicle description, license tag numbers and every other detail imaginable. Janet furnished this trove of information to various detectives and deputies at the sheriff's office and maintained follow-up contact as well. Both Janet and Norma kept me updated daily at all hours, day and night. The final push to conclude this nightmare was the stationing of an off duty sheriff's deputy, in a marked vehicle in front of the villa for a total of twelve nights (10:P.M. to 6:00 A.M.) Although this cost \$5,248.00, the squatters soon realized that it was best for them to move out. They are gone. Also note that the unit owner died 22 months ago without a will and created an environment for unauthorized persons to move in. Foreclosure proceedings have been underway for over a year. We expect this to be concluded in a matter of weeks.

The second troublesome matter regards another villa and involves a grandson and his girlfriend. Their presence on the property has brought an unacceptable level of annoyance to many residents living nearby and has required the dispatching of, multiple times, the Sheriff's Office and the Fire Department. Calls to 911 have been required the past few weeks. Efforts to compel the grandparents to remedy this matter have been elusive. The Board of Directors and Argus Property Management will remain diligent to resolve this matter. Thank you.

Carl Shepherd
Safety and Security Chairman

Clubhouse Committee Report



As we welcome 2022, hoping that this year will be better than 2021.

The Programs and services, Social, and Clubhouse have been combined this year. I will be the Director of all three.

We have already had many activities, a New Year's Eve party, Woodstock party, Louisiana Food Truck along with shuffleboard. Thank you, Dan Hooks, Candy Bender, Mary Hoch, DeWayne and Jeanie Moore, for taking the lead on these events. We have received close to \$2000 dollars from these activities and anonymous donors. I would like to recognize and give a special thanks to our Diamond & Gold sponsors of the Woodstock party, Stragglers, Walsh Construction, Leslie Freeman, LMT, Opus Restaurant & Lounge Edge group, along with several other sponsors, your generosity is greatly appreciated.

The Ping Pong and Pool tournament is starting again this year, thank you Frank Guerrero and George Haviland. We will also be starting the Pancake breakfast. I appreciate all who have volunteered to make the events a success, from setup to cleanup, helping hands are always welcome.

We are looking into purchasing a firepit for the pool area, I have had many requests for this. Karen Morganstern, Bob Bender and Darlene Hassinger are exploring a grant for a A.E.D. (automated external defibrillator) to have in the clubhouse.

I welcome all ideas from residents that will enhance our S.R.V. community. Thank you to my committee members: Karen Morganstern, MaryEllen Martucci, Marie Guerrero and John Srp.

Joe Morganstern,
Director

SPOTLIGHT: Ceil Cooper

Ceil was born in Philadelphia in 1940. She lived in a semi integrated area of Philadelphia known as Mt. Airy until the eighth grade. The environment she grew up in was very Irish Catholic, attending daily mass with her Mother and having four uncles who were priests, three of them Jesuits. When she was ten, her brother entered the Jesuits and was ordained in 1963. (Must be a very intelligent family with 4 Jesuits)

When Ceil attended high school, she took a bus to Gwynedd-Mercy High School where she was introduced to the Sisters of Mercy, who would have a profound effect on her life. These were not the hair pulling, ruler slapping nuns of legend. These intelligent women who encouraged them to learn and make a difference in the world. She decided she wanted to be just like them.

Three months after the convent graduation, Ceil entered the Novitiate, she taught at Merion, PA along with five others from her class of fifty-six. After the Novitiate, she taught third and fourth grade at West Oak Lane, then St Raymond's in Academy, an all-boys school. Ceil's schooling and teaching were close to home until she was transferred to the Walsingham Academy at Williamsburg, VA. Then in 1964, Ceil was chosen to study nursing at Gwynedd Mercy College, earning an Associate Degree in Nursing and soon became an RN. She worked at the Fitzgerald-Mercy Hospital while studying for her BSN at Villanova University, which she received in 1969.



At that time changes, were taking place throughout the Catholic Church and especially with the nuns and their orders. In 1971 Ceil left the convent but continued her work in nursing and helping those in need. At that time Ceil was working at Abington Memorial Hospital starting out as a staff nurse on the evening shift and within a year, was promoted to Nursing Manager. While working there, she met a very interesting patient, Fred Campbell, a widower with two sons. One thing led to another and they married in 1975 with her brother presiding. The ceremony was held at St. Joseph National Shrine on Willings Alley in Old Philadelphia. This is the oldest Catholic Church in the United States and a national shrine. Since the Bicentennial

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was coming up the next year, there were many tourists visiting the shrine, some even walking through their wedding ceremony.

Fred's sons, Bruce and Doug, were in their teens when she married into the family. They have become very close over the years. There is now an extended family of six grandchildren and six great grandchildren.

Ceil and Fred lived in the Chicago area (Hinsdale and then Naperville) until 1984, at which time Fred took early retirement from the Nalco Chemical Co. He was in charge of all sales training which gave them the opportunity to travel to many exciting places like Japan, Paris, Frankfurt, Munich, Rome and Barcelona. "Life was good."

After retirement Ceil and Fred spent half the year at SRV and half at Windham Center, PA., on Fred's small family farm. The location is halfway between Elmira and Binghamton, NY. The farm had fallen into disuse and Fred greatly enjoyed getting it back to a working farm. This included building a beautiful log home on a hill overlooking the fields and barn. Ceil learned to grow and can vegetables and even helped with the cows.

However, the male side of Fred's family has been cursed with heart problems. In 1992 Fred died at the Mayo Clinic after complications from By-Pass surgery. Ceil decided to stay in Sarasota, at SRV. She took a nursing refresher course at Vo Tech and got a job in the Short Stay Unit at Blake Memorial Hospital.

Then she discovered that the saying "people will not come knocking on your door" was a fallacy! Every once in a while a knock will come. Virgil Cooper, who lived in Villa 24, came knocking one day and asked to take her to lunch. Again, as they say, the rest is history. They got married in 1997, sold Villa 24 and lived in Villa 324. They also purchased a home in Franklin NC 80 miles west of Asheville, spending half the year there and half the year at SRV. They had a great 15 years together. Unfortunately, heart problems arose and Virgil died in October of 2012. Virgil had relatives living here at that time and the wives are still here the Zechman's and Stout's, both of whom have lost their husbands.

Ceil has spent her time since then, quilting, playing tennis/pickle ball, volunteering at the Food Bank and at Habitat for Humanity. She has also worked on the grounds committee. She says now "she will just sit in the park and feed the pigeons!"

Jean Burns

Public Relations

Grounds Report

My first month on the Board of Directors has been interesting to say the least. I have been assigned the grounds which I am finding out is very involved and can be time consuming. I also know I have a lot to learn about this responsibility. To assist me with grounds I have formed a committee where some of the members have past experience on the grounds committee and some have other knowledge and skills, I think will be helpful. The committee members are Kathryn Hallisey, Harold Peck & Darlene Hassinger, Peggy Dunne, Steve Salemi, Cele Cooper and Dan Hooks.

With Nan as the Community Association Manager (CAM) she is responsible to ensure our Landscape contractor complies with conditions of the contract. The committee's responsibilities address work orders outside the landscape contract. Such as types of plantings, tree trimming requests etc.

One work order request that has been reoccurring concerns moles. Kathryn has researched moles and any possible damage they may cause and has found moles are more beneficial than adverse to soil. They eat insects, grubs and certain worms that can damage gardens and plants. They do not cause any damage to foundations. I will have information about moles available at the Board meeting for anyone interested in learning more. As this is my first report, I ask residents to please have patience while I learn about the Grounds position.

Bob Bender, Chair

The Library Corner



The land of sunshine and warmth has turned COLD for south Florida and is evident by the number of books going out and coming back into the Library. Today alone, 54 books were in the return box. Since the last Library report, 529 books have been placed in the Return Basket.

A new resident stopped in the library in the past week or so and told me, the Library was one of the reasons they bought here.

A big Thank You to the many residents who donate Books and Magazines. You keep our library going.

Harriet McDermott
Library Keeper

NEW ARRIVALS

HARD BACKS

<u>Copyright</u>	<u>Author</u>	<u>Title</u>
2020	Stuart Woods	Hush Hush
2020	Lee & Andrew Child	The Sentinel, A Jack Reacher Novel
2020	John Grisham	The Guardians
2019	Phillippi Ryan	The Murder List
2020	Nora Roberts	Forever Summer

PAPERBACKS

<u>Copyright</u>	<u>Author</u>	<u>Title</u>
2020	Daniel Silva	The Order
2020	Stuart Woods	Choppy Water
2021	Christine Faehan	Lightening Game
2020	Bill O'Reilly	Killing Crazy Horse

The Board of Directors approved the following proposals and are now options available to owners:

Air Conditioning Protection Surround

Proposal: Allow Homeowners to install protective lattice border surrounding the air conditioning unit

Purpose: To protect the A/C Unit from projectiles caused by mowing and blowing

Process: The homeowner will fill out an SRV modification form. This form will be delivered or mailed to the SRV CAM, who will review the modification form and give to the Building chair for review. Upon final review, the homeowner will be notified of the decision.

The Building chair will supply the homeowner a spec sheet for the project. A copy of the signed spec sheet will be kept in the homeowners file along with the modification form.

The cost of all necessary permitting, inspections, maintenance and construction costs are solely the homeowners responsibility.

Keyhole Doorway

Proposal: Allow Homeowners to install a doorway into their keyhole

Purpose: Access to the keyhole would be a maximum 36"x80" door or a 6' slider may be installed. The keyhole is equivalent of a villa patio and also has the electrical circuitry mounted in it. This proposal allows for a safe egress into the keyhole and access to the electrical panel.

Process: The homeowner will fill out an SRV modification form. This form will be delivered or mailed to the SRV CAM, who will review the modification form and give to the Building chair for review. Upon final review, the homeowner will be notified of the decision.

The Building chair will supply the homeowner a spec sheet for the project. A copy of the signed spec sheet will be kept in the homeowners file along with the modification form.

The cost of all necessary permitting, inspections, maintenance and construction costs are solely the homeowners responsibility.

Back Door – G Models

Proposal: Allow Homeowners to install a rear egress door

Purpose: Specific villas were originally built without a rear egress, creating a safety issue. Allowing a maximum of a 36"x80" egress door eliminates this safety concern.

Process: The homeowner will fill out an SRV modification form. This form will be delivered or mailed to the SRV CAM, who will review the modification form and give to the Building chair for review. Upon final review, the homeowner will be notified of the decision.

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The Building chair will supply the homeowner a spec sheet for the project. A copy of the signed spec sheet will be kept in the homeowners file along with the modification form.

The cost of all necessary permitting, inspections, maintenance and construction costs are solely the homeowners responsibility.

Driveway

Proposal: Allow Homeowners to repave their villa driveway

Purpose: as our community ages, driveways are cracking. Allowing homeowners to repave their villa driveway will enhance the look of the community.

Process: The homeowner will fill out an SRV modification form. This form will be delivered or mailed to the SRV CAM, who will review the modification form and give to the Building chair for review. Upon final review, the homeowner will be notified of the decision.

The only product that can be used on the driveway is bituminous concrete otherwise known as asphalt. The Building chair will supply the homeowner a spec sheet for the project. A copy of the signed spec sheet will be kept in the homeowners file along with the modification form.

The cost of all necessary permitting, inspections, maintenance and construction costs are solely the homeowners responsibility.

Rear Flower Bed Pavers

Proposal: Allow Homeowners to install Paver walkway in place of the existing flower/shrub bed at rear of villa, NOT TO EXCEED 36" from the exterior wall

Purpose: Allows homeowner to access their keyhole and rear egress safely.

Process: The homeowner will fill out an SRV modification form. This form will be delivered or mailed to the SRV CAM, who will review the modification form and give to the Building chair for review. Upon final review, the homeowner will be notified of the decision.

The Building chair will supply the homeowner a spec sheet for the project. A copy of the signed spec sheet will be kept in the homeowners file along with the modification form.

The cost of all necessary permitting, inspections, maintenance and construction costs are solely the homeowners responsibility.

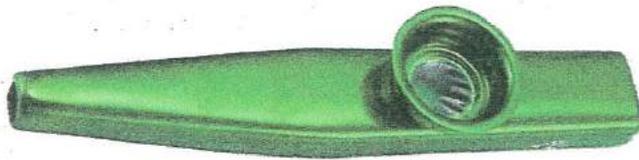
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More information about "Latitude"
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Latitude gives you the whole package- Exceptional musical talent, and outstanding Voices and harmony. And. you can tell they Really enjoy what they're doing.

On the lighter side.....

HEAVENLY

How To Get To Heaven From Ireland

(A true story from an Irish School Teacher)

She was testing children in her Dublin Sunday School class to see if they understood the concept of getting to heaven.

She asked them, “If I sold my house and my car, had a big garage sale and gave all my money to the church, would that get me into heaven?”

‘NO!’ the children answered

“If I cleaned the church every day, mowed the garden, and kept everything tidy, would that get me into heaven?”

Again the answered was ‘NO!’

“If I gave sweets to all the children, and loved my husband, would that get me into heaven?”

Again, they all answered ‘NO!’

She was just bursting with pride for them, she continued, ‘Then how can I get into heaven?’

A little boy shouted out: ‘YOV GOTTA BE FOOKN’ DEAD.

It’s a curious race, the Irish. Brings a tear to the eye, doesn’t it.

February 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p>RESONSIBLE PET OWNERSHIP MONTH</p>	<p>SRV' CHORUS IS WELCOMING NEW SINGERS, COME JOIN US ON TUES. AT 10:00 A.M. MEN & WOMEN!</p>	<p>1 CHINESE NEW YEAR 9 QiGong/Tai Chi 10 SRV' CHORUS 6:30 Ping Pong/ Pool</p>	<p>2 9 TUBE Computer 10 Shuffleboard 4 Easy Aerobics 6:30 Euchre 7 Poker</p>	<p>3 12:30 Crafters 5 Sip N' Dip 6:30 Pay Me & Pass the Ace</p>	<p>4 10 Chair Exercises 4 Easy Aerobics 6:30 Pinochle</p>	<p>5</p>
<p>6 6:30 Hand & Foot</p>	<p>7 10 Chair Exercise 4 Easy Aerobics 6:30 Rummi-Kub</p>	<p>8 9 QiGong/Tai Chi 10 SRV' CHORUS 6:30 Ping Pong/</p>	<p>9 9 TUBE Computer 10 Shuffleboard 4 Easy Aerobics 6:30 Euchre 7 Poker</p>	<p>10 12 LUNCH BUNCH TRIVIA MAJORITY WINS 6:30 Pay Me & Pass the Ace</p>	<p>11 10 Chair Exercises 4 Easy Aerobics 6:30 Pinochle</p>	<p>12 TICKET SALE CABARET 10:00 - 11:00</p>
<p>13 SUPER BOWL PARTY 6-15</p>	<p>14 VALENTINES DAY 10 Chair Exercise 4 Easy Aerobics 6:30 Rummi-Kub</p>	<p>15 NAT'L FLAG OF CANADA DAY 9 QiGong/Tai Chi 10 SRV' CHORUS 6:30 Ping Pong/</p>	<p>16 9 TUBE Computer 10 Shuffleboard 4 Easy Aerobics 6:30 Euchre 7 Poker</p>	<p>17 12:30 Crafters 6:30 Pay Me & Pass the Ace</p>	<p>18 10 Chair Exercises 4 Easy Aerobics 6:30 Pinochle</p>	<p>19 TICKET SALE 10 - 11 A.M. 50's DANCE PARTY</p>
<p>20 6:30 Hand & Foot</p>	<p>21 10 Chair Exercise 4 Easy Aerobics 6:30 CABARET</p>	<p>22 9 QiGong/Tai Chi 10 SRV' CHORUS 6:30 Ping Pong/</p>	<p>23 9 TUBE Computer 10 Shuffleboard 4 Easy Aerobics 6:30 Euchre 7 Poker</p>	<p>24 9-30 BOARD MEETING 11 BOOK CLUB 6:30 Pay Me & Pass the Ace</p>	<p>25 10 Chair Exercises 4 Easy Aerobics 6:30 Pinochle</p>	<p>26 8:30 PANCAKE BREAKFAST</p>
<p>27 6:30 50'S - 60'S DANCE PARTY</p>	<p>28 10 Chair Exercise 4 Easy Aerobics 6:30 Rummi-Kub</p>	<p>FEB BIRTHSTONE: AMETHYST FEB FLOWER: ASTER</p>				

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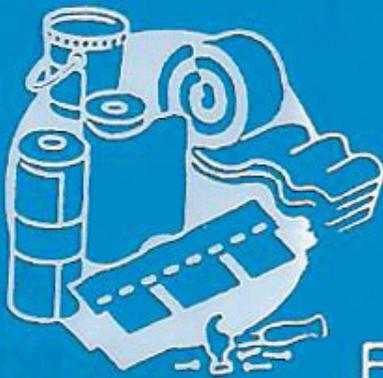
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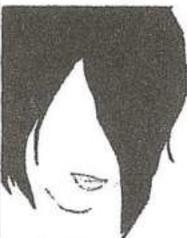
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