

## Starlight Ranch Mobile Homeowner's Association, Inc.

August 2016

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### DEPUTY AT THE RANCH

Deputy Rich Conner with the Orange County Sheriff's Office recently visited and spoke to a full clubhouse. Just some of the highlights, as there is not room to put all that he shared:

- ★ Be Neighborly! - Get to know at least four of your close neighbors
- ★ Conduct a Home Inventory - Serial and model numbers, take photographs. Lock up your guns!
- ★ Lock your cars at night and shred or completely destroy all junk mail

Deputy Conner also added "There are three things needed for crime to occur: Desire, Opportunity and Ability. You can limit the opportunity and ability for the criminal to make you a victim. The only element we can't control is the desire of the individual. So let's work together to limit their ability and opportunity."

**MORE PICTURES ON PAGE 12!**



### JOY DURGIN - NEW ACTIVITIES CHAIRPERSON!

Happy August Starlight Residents! I'm Joy Durgin, and was appointed and approved to be the new Chairperson of Activities at the July Board Meeting! You may already know something about me as I was 'Spotlighted' in the May newsletter. Today I'm writing about the excitement ahead as I undertake this new position and hope that all of you will join in for a renewal and revitalization of our Activities! This position will be quite time consuming, and I will need lots of help learning and moving forward. Thank goodness that Georgia Moffat, has agreed to stay for a bit and help me out. The Committee hopes to have some new ideas regarding meals, maybe some bus trips, a decorating sub-committee, etc. but none of this is ready yet, not even in the planning stage but rather just in the ideas.

I was overwhelmed with the number of volunteers that signed up for the recent spaghetti dinner **(PHOTOS ON PAGES 13-15!)**. THANK-YOU, THANK-YOU! If we get enough people to volunteer, it makes the work lighter and we won't have to call on the same people all the time. We may send out a questionnaire in the future asking your favorite activities or ideas for dinners, etc. **RUMMAGE SALE:** We will hold a planning meeting on Monday, August 8 at 10:00 AM in the front clubhouse (ACH) to begin preparations for the Fall Rummage Sale on October 22. Please join us and give us your ideas, input and help.

If you would like to talk more about Activities, call me at 407-353-7513 (a new 'Smartphone', please be patient while I learn how to use it!) or drop me an e-mail to [basenji4174@yahoo.com](mailto:basenji4174@yahoo.com). Thank you for your support!

## FROM THE PRESIDENT ...

Hello Starlight Ranch residents! First off I want to thank all of the new members along with the existing members for your support. It has been great to see how many residents we have seen recently become members and along with that we are looking forward to input into our HOA with new ideas and information that may help or benefit everyone in our community. It has always felt good to me when we have meetings with guest speakers and I always seem to take away some helpful information.

There are several issues we could talk about at any kind of group in our community but the ones that seems to be most common for those that have recently moved here or have lived here for some time is that we just want to live in a quiet, safe community; where you know most people, and when you go to an activity to relax and have a bit of fun. And in the back of your mind you know that one of your neighbors has your safety and health in mind as you would for them.

I just want to say that it looks like when you have a strong HOA and community like ours, although we may not always agree, we can help make it a safer happy place to call Home working together as unified community. Stay Happy Everyone! -- Curt

## AND THE BOARD ...

- ★ The Board and ELS management met together in a quarterly meeting. We met the temporary Regional Manager Leslie Taylor-Rharei. Topics discussed were trying to clarify the complaint procedure in regards to acknowledgement and follow-through of them. The board voiced resident concerns with both security and landscaping. To be continued ...
- ★ During July's Board meeting the two open seats were filled. We welcomed back both Lou Kerns and Richard Balderson to Director positions.
- ★ The Wednesday 'Membership Round-Ups' are becoming popular. We had four join us the first week and a dozen in the second. They will continue in August.

## HOA Board

Curt DeLong,  
President:  
407-616-3745

Roger Hebert,  
Vice President:  
407-592-3850

Mary Rivera,  
Secretary:  
321-663-0507

Jose  
Rodriguez,  
Treasurer:  
321-229-5429

Bob Marley,  
Director  
407-228-0846

Richard  
Balderson,  
Director  
407-340-8592

Lou Kerns,  
Director  
407-496-5427


## 2016 DRIVE TO FIGHT RENT INCREASES

By Lou Kerns

Yes, the headline says it all, but I will elaborate as well. How many of us can keep paying these 'out-of-control' rent increases? Has this year's 4% increase been the "straw that broke the camel's back"?! Many of us are on a fixed income and only see a zero to two percent increase in income each year. This problem is compounded by the inevitable raises in health care premiums and costs. So many constantly fall behind and make sacrifices in essential services and needs. We all have neighbors who are living below the poverty level while ELS lines their pockets with our lot rents. And now there will be 2017 and beyond increases. How much? **IT ALL DEPENDS ON HOW VAST OUR MEMBERSHIP IS!** We must have your support by joining the Starlight Ranch Homeowners' Association!

Soon, the Statutory Committee will send members into a room with ELS management for the purpose of negotiating OUR future lot rent increases. Just how serious will ELS consider our position if we don't even have half of the homeowners spend \$10 to give us clout? Please back up your HOA and Statutory Committee.

The HOA Membership Committee is spearheading the 2016 "Drive to Majority!" We will have manned the mailboxes and now plan to canvass our neighbors in an effort to increase our ranks. More on the "Drive to Majority" in next month's newsletter. We will continue to host 'Membership Round-Ups' on Wednesday evenings in August (3, 17, 24, & 31) at the front clubhouse from 6:30 to 8:00 PM. You can join then or pledge and help us in our goals. We look forward to meeting with you.



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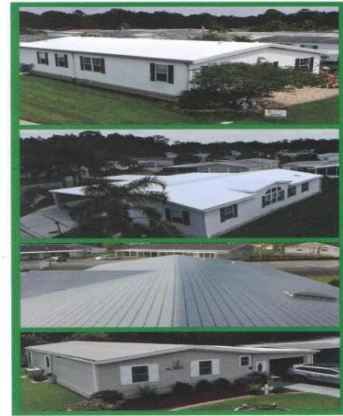


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## RESIDENT SPOTLIGHT

By Joan Stearns



As I sat with Jose (“Popsi”) & Iris Rodriguez on their lovely, breezy porch, I was wondering why I thought I met this couple beforehand. It finally dawned on us – I am from Haddonfield, NJ, and they are from Camden, NJ – less than 10 miles away. Both in South Jersey. Our conversation gave me such

nostalgia I got homesick!

“Papo” is a nickname commonly used in Puerto Rico for small boys...it was turned into “Popsicle” by his school friends in Camden, and now “Popsi”...and Iris is as beautiful as her name suggests. They have been married 15 years, blending both their families. They are so lucky to have three daughters living close by. As a member of the Camden School Board for nine years, Jose used to travel to Orlando to attend conferences, and fell in love with our ‘City Beautiful’. Iris was a

Corrections Officer with the Sheriff’s Office, and was part of the security for the NJ Aquarium overlooking the Delaware River across from Philadelphia. They love their home here in Starlight Ranch. It is in a quiet, peaceful location; where their neighbors check on them all the time.

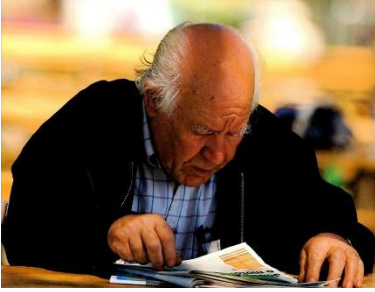
At the moment, they are coping with the recent loss of Jose’s gracious, and lovely 102-year old aunt, Titi Cachita, who recently came to live with them from Puerto Rico. After serving in several positions on the Board, Jose is now our Treasurer. They are both dedicated to their church, Christ Hispanic United Methodist. Jose is Church Administrator, while Iris is Director of Ushers, handles security, heads a Cancer Survivors’ Group (of which she is one!), and works with the elderly. She also finds time to do all the decorations for the church...you should see what she did for Father’s Day!

They are avid bowlers! On two teams – “Iris’ Crew”. He has bowled a perfect 300 game five times! (and has the rings to prove it!).

*\*\* Would you, or know someone who would, like to be featured in a future Spotlight? Call Joan at 678-338-0486*

## TO YOUR HEALTH: VISION

By Ron Speener



The sunrise the other morning was a pause to hold my breath. The roses, pinks, blues and purples flushes against the white clouds, made me appreciate my sight.

As we age, like everything else about the body, sight can begin to falter.

We are all familiar with the long-arm-syndrome, presbyopia, which occurs after forty. We can no longer read small print and need bifocals. In addition, we may experience small flecks (floaters) crossing our vision, like little gnats. Floaters may be annoying, but usually are not serious. Other normal annoyances of aging vision are needing more light to read and the loss of some color perception because of the slight yellowing of the eye lens.

More serious eye problems are cataracts, glaucoma, and macular degeneration. Cataracts are caused by the lens of the eye becoming cloudy. Developing cataracts increases with age with almost 50% of people over 75 having them. Surgery, however, is usually effective. Glaucoma is caused by fluid pressure in the eye, which can also be treated with drops or surgery. Macular degeneration is the leading cause of vision loss in people over the age of 50. The macula is a small spot in the center of the eye. With age, this may become damaged and a dark spot develops when you look forward. This spot can grow until you have only vision to the sides. There is no effective treatment for age-related macular degeneration.

We are not totally at the mercy of aging eyes. Some research suggests foods rich in vitamin C, E, and beta-carotene can slow the progression of eye degeneration. Wear good sunglasses and do not smoke. If you are having problems with your sight, see a specialist because you do not want to miss tomorrow's sunrise. (Age Related Vision Problems <http://www.mayoclinic.org/healthy-lifestyle/adult-health/multimedia/vision-problems/sls-20076758?s=1>)


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## RANCHERS AT SEA



Residents of Starlight Ranch are invited to join with others from VFW post 4287 and Gulfstream Harbor in a bus trip and half-day Casino Cruise aboard the Victory One Casino Cruise out of Port Canaveral on Monday,

September 12. It is only \$39.00 per person and includes transportation (bus leaves the VFW at 8:00 AM), boarding, buffet, and two drinks! Also, when you spend \$20.00 in play you get \$20.00 in free slot play. There is also live music entertainment on board.

Laurie Lyons is the coordinator for Starlight Ranch and must have your check (made payable to VFW 4287), full name, date of birth and phone number by Thursday, September 8. She will also be arranging carpooling to the VFW from the front clubhouse parking lot beginning at 7:30 a.m. The cruise is from 11:00 AM to 4:00 PM. You will return to Starlight at approximately 6:00 PM. Please contact Laurie at 407-802-4762 for additional information. Additional Victory Cruise information: <http://victorycasinocruises.com> or 855-468-4286.

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## EVENTS & ACTIVITIES:

Joy Durgin, Activities Chairperson

<b>Ice Cream Social and Gift Card Bingo</b>	August 6	1:00 PM	ACH
<b>HOA Board Meeting</b>	August 10	7:00 PM	ACH
<b>Movie Night</b>	August 13	6:00 PM	ACH
<b>Bingo by WellCare</b>	August 16	2:00 PM	ACH
<b>Community Dinner</b>	August 20	6:00 PM	ACH

### WEEKLY ACTIVITIES:

- ★ Bingo - Monday - 6:45 PM (Last Sale 6:30) – ACH
- ★ Bread Distribution - Wednesday - 9:00 AM (Tickets beginning at 8:00) – ACH
- ★ Bunco - Thursday - 6:00 PM – ACH
- ★ Water Exercise - Tuesday & Thursday - 10:00 AM - ACH



### Remembrances:

**Gerald Hosford (Jerry)**, 99, passed away on July 9. Gerald was retired from the U.S. Air Force and a long time resident of Starlight Ranch.

**Patsy Zajac**, 84, passed away on July 11. Patsy was very involved in our community. She stayed busy as Activities Chairperson and also helping others. Patsy enjoyed a weekly game of Scattergories or playing cards with the ladies. She was also an avid Pittsburgh Steelers fan.

Condolences and prayers go out to both families and friends in their time of sorrow.

**Phil Williams**, 12/13/1919–8/1/2015, Gone too soon, miss you terribly. Thank you for a wonderful five years. Till we meet again...  
Love, Pat



Nazar Kolliaian	August 2
Debbie Mrazek	August 5
Helen Bostock	August 6
Laura Meroney	August 6
Sal Peccar	August 6
Marilyn Hiller	August 9
Gary Moreland	August 9
Iris Rodriguez	August 11
Donald Canfield	August 15
Norman Coons	August 15
Jim Hall	August 18
Stacy Kormylo	August 23
Joanne Goerndt	August 25
Marie Coons	August 31
Maria Torres	August 31



Janice Traynor & Jim Bedell - August 11 - 25 Years!

Miriam & Carlos Rodriguez - August 11

*If you would like your birthday or anniversary listed in future issues, please either print the information on the clipboard in the front (ACH) clubhouse or contact Mary Rivera at 321-663-0507. Also, please let her know of any residents that have passed-on or moved away.*



**HOLA SUPERMARKET**

**PHOTOS ON PAGE 22!**

Did you know that Hola Supermarket (just East of Semoran Boulevard on Curry Ford Road) will pick you up and return you after you shop? You must purchase at least \$75.00 in groceries (\$50.00 if you just need to be returned to Starlight) to take advantage of this amazing service. They specialize in freshly-cut meats; have a wide variety of fruits, vegetables and many other home goods all with a leaning towards Orlando's Hispanic residents. A delicious buffet featuring all freshly prepared offerings can also be found there. The service is available from 8:00 AM to 6:00 PM, every day of the week. Just call 407-380-3700.

## Hola Residentes Amigos del Rancho Starlight

Por: Jose Rodriguez, HOA/ADC

El mes de julio fue uno de mucha acción y mucho éxito. No fue necesariamente en esta orden cronológica, pero estos fueron los eventos de cuales les hablo. Las dos vacantes en la junta fueron llenadas... ¿y saben por quienes? Por los mismos que las crearon cuando renunciaron. Rich Balderson y Louis Kerns fueron re-nombrados y aprobados por la junta.

Hablando de Lou Kerns, pues él tiene el cargo del comité de membresía y ha hecho un trabajo espectacular. Desde que Lou asumió esa posición la membresía ha crecido más de 25%. Una de las estrategias que Lou ha implementado es la de tener gente en los buzones solicitando a los residentes para que se unan a la HOA. Pronto comenzaran tocando puertas bajo el mismo concepto. Bajo el liderazgo de Lou se ha formado el Redondeo de Miembros todos los miércoles, a las 6:30. Pasen por la casa club del frente para que vean este grupo trabajando. Se los recomiendo.

Se supone que ya pronto el Comité Estatutario se enfrentara a la gerencia para tratar de negociar los aumentos que vienen; los cortes de servicios que vienen. Ellos necesitaran nuestro apoyo, moralmente y el de números. Si, el número de miembros que representaran ese día. De no tener los números, ellos no tendrán el respeto que se merecen de parte de la gerencia.

Nuestra junta se reunió con la gerencia, inclusive la nueva Gerente Regional, Leslie Taylor-Rharei. Enseguida le presentamos los continuos problemas de seguridad, jardinería y muchos jóvenes en el parque. Esperamos esta relación sea mejor que la previa.

El sábado 23 de julio, durante la buen asistida Reunión de Pueblo (Town Hall Meeting) tuvimos la visita del Diputado de la Oficina del Alguacil del Condado Orange, Rich Conner, quien nos habló extensamente de seguridad, recomendando que nos familiaricemos con nuestros vecinos, por lo menos los cuatro que rodean nuestros hogares; que hagamos inventario de nuestras propiedades, marcando números seriales y tomándole fotos. Que desgarramos esos papeles o cartas con nuestras direcciones antes de echarlos a la basura. Que tengamos nuestras armas personales bajo llave, igual que cerremos nuestros vehículos por la

noche. Nos explicó que tres cosas son necesarias para que un crimen pueda ocurrir, deseo, oportunidad y habilidad. Como el deseo no se puede controlar, trabajemos fuerte para limitar la habilidad y oportunidad.

Felicidades a Joy Durgin por haber sido nombrada y aprobada con el cargo de el comité de actividades. Joy y el comité piensan poder hacer algunos cambios e introducir nuevas ideas, tales como cambios al menú, algunos viajes en guagua.

Hablando de viajes; nuestros residentes están invitados por el VFW y Gulfstream Harbor a un viaje al barco casino Victory One del Puerto Cañaverl, lunes 12 de septiembre. Saliendo a las 8:00am desde el VFW de la Goldenrod. Incluye transporte, buffet y dos tragos por \$39.00. Sale de regreso a las 4:00pm. Comuníquese con Laurie Lyons no mas tarde del 8 de septiembre al 407-802-4762.

Hasta la próxima!

## WELLCARE BINGO BIG WINNERS!



Beverly and Steve 'cleaned-up' and were the big winners at WellCare Bingo in July. Join in the fun again on Tuesday, August 16, at 2:00 PM in the front (ACH) clubhouse!

**MORE PHOTOS ON PAGE 11!**



*Have you heard the one about the woman who called her friend to say that she had lost her passport and wanted to know if her friend found it? After a week, the woman called again to say that she found the passport but was very distressed about the picture. "It's terrible!" she wailed. "It makes me look 85 years old." Her friend said, "That's great." The woman cried saying how can you say that? The friend replied, "Because you're 86." - from Joy Durgin*

## Resident Classifieds

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**For Sale:** 1991 Cadillac Brougham - Only 57K miles, \$8300 invested - Must Sell - \$6,500 - Call Rick at 678-777-5697

**Needed:** Resident looking for someone to run errands (grocery store, doctor appointments, etc.) if interested call Linda at 407-734-5075.

Important Telephone Numbers	
Emergency	Dial 911
Starlight Ranch Office	407-273-3130
Starlight Ranch Maintenance (After Hours & Weekends Only)	407-770-7015
Universal Towing	407-816-0102
Rattlesnake Security	407-545-1464
Watering Violations	800-232-0904
Orange Cty Animal Control	407-836-3111
Fraud Hotline	877-438-4338
Elder Abuse (DCF)	800-962-2873
Crimeline	800-423-8477
Orange County Sheriff's Office - Non-emergency	407-836-4357
Mosquito Control	407-254-9120

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	
National Watermelon Day - August 3! 	1 Bingo 6:45 PM - ACH Last Sale - 6:30 PM	2 Water Exercise 10AM ACH	3 Bread 9 AM ACH Membership Round-Up 6:30 PM ACH	4 Water Exercise 10AM ACH Bunco 6:00 PM ACH	5 	6 Ice Cream Social and Gift Card Bingo 1 PM ACH	
7	8 Rummage Sale Planning Meeting 10:00 AM ACH Bingo 6:45 PM - ACH Last Sale - 6:30 PM	9 Water Exercise 10AM ACH	10 Bread 9 AM ACH HOA Board Mtg 7 PM ACH	11 Water Exercise 10AM ACH Bunco 6:00 PM ACH	12	13  Movie Night 6 PM ACH Pizza	
14	15 Bingo 6:45 PM - ACH Last Sale - 6:30 PM	16 Water Exercise 10AM ACH  Bingo by WellCare 2:00 PM ACH	17 Bread 9 AM ACH Membership Round-Up 6:30 PM ACH	18 Water Exercise 10AM ACH Bunco 6:00 PM ACH	19	20 Community Dinner 6 PM ACH Desserts Welcome	
21 	22 Bingo 6:45 PM - ACH Last Sale - 6:30 PM	23 Water Exercise 10AM ACH	24 Bread 9 AM ACH Membership Round-Up 6:30 PM ACH	25 Water Exercise 10AM ACH Bunco 6:00 PM ACH	26 National Dog Day! 	27	
28	29 Bingo 6:45 PM - ACH Last Sale - 6:30 PM	30 Water Exercise 10AM ACH	31 Bread 9 AM ACH Membership Round-Up 6:30 PM ACH	Notes: ACH = Front Clubhouse MCH = Back Clubhouse			National S'mores Day August 10! 

The newsletter is published monthly by the Starlight Ranch Mobile Homeowners' Association. Articles, ads, and other contributions for consideration are due by the 20<sup>th</sup> of each month, but earlier would be appreciated! Please drop in the mail-slot of the HOA Office or the Suggestion Box in the front (ACH) club house to the attention of Dave Wegman, Editor, and include your contact information. Contributions may be altered for size, clarity or grammatical correction. You may also send e-mail to [newsletter@starlightranchhoaweb.com](mailto:newsletter@starlightranchhoaweb.com).



# JULY EVENTS AND ACTIVITIES!

## ICE CREAM SOCIAL - JULY 9





# BINGO BY WELLCARE - JULY 12



# TOWN HALL MEETING - JULY 23



# SPAGHETTI DINNER - JULY 30









The Starlight Ranch Mobile Homeowners' Association, Inc. (HOA) was created in 1996 to act as the 'voice' of the homeowners in negotiating fair and balanced lot rent increases with the park owner. In addition, the HOA also monitors the existing services, amenities and maintenance provided by the owner and intervenes as necessary. Only homeowners may participate, no renters are allowed, although the HOA does seek backing from the renters by signing a petition as negotiations with the owner may also affect their rent as well.

Both the Association and the park owner, currently Equity LifeStyles (ELS), are subject to following the law(s) set forth in Florida State Statute Chapter 723, MOBILE HOME PARK LOT TENANCIES. This Chapter falls under the Florida Department of Business and Professional Regulation. Further governing the day-to-day operation of the park are the Prospectus assigned to each homeowner (which contains the park's Rules and Regulations) and the HOA Bylaws.

The HOA Board is comprised of homeowners and, due to staggering terms, is voted upon annually in November by all members of the HOA. It is currently comprised of seven Directors. The Directors then nominate and decide which position each Director will perform, i.e. President, Vice President, Secretary, etc. The Board meets in the front clubhouse on the second Wednesday of each month at 7:00 p.m. and all members of the HOA are allowed to attend. In addition, the HOA hosts Town Hall Meetings bi-monthly on a Saturday at 11:00 a.m. which all residents, regardless of HOA membership, may attend. The HOA communicates to all residents via a monthly newsletter, website and Facebook page.

Participation in the HOA is not mandatory, but is strongly suggested. By having a majority of homeowners as part of the HOA it displays solidarity and betters the chances of a successful negotiation of a fair and balanced annual lot rent and services rendered by the park owner.

The Association also coordinates a monthly Activities program which includes social functions such as Bingo, Bunco, Bread Distribution Program, Exercise Programs, Ice Cream Socials and Community Dinners for all residents, regardless of membership in the HOA.

2016 is particularly critical for establishing a strong membership as a new, hopefully long-term, contract needs to be negotiated with ELS. The old, 3-year lot rent contract expired this year. It limited the raise to four percent annually. Without a new contract in place on December 31, ELS will have the right to possibly raise the lot rent by as much as 20-percent monthly in 2017.

Currently, the average BASE rent in the park is \$550.00 ... this figure approaches \$600.00 with ELS instituted pass-on and add-on fees for sewer and property taxes. At 20% this would be \$110.00 more per month on the base rent, 10% would be \$55.00, 5% would be \$27.50, and 2.5 % would be \$13.75. Obviously, the HOA will seek to negotiate the lowest possible increase.

Membership forms can be found on the bulletin board in the front clubhouse near the kitchen area or you may request one from any Board member, please use the telephone numbers listed in the newsletter. The form must accompany your \$10.00 payment (checks/cash) and your membership will be valid through December 31, 2016.





La Asociación de Dueños de Casas del Rancho Starlight, Inc. (ADC/HOA) fue creada en el 1996 con el propósito de ser la voz de los miembros en negociaciones con los dueños del parque, procurando que futuros aumentos de renta sean justos y balanceados. Además, la ADC (HOA) también supervisa los existentes servicios, comodidades y mantenimiento proveído por los dueños, e interviene como sea necesario. Solo dueños de casas pueden participar; inquilinos no son permitidos, aunque la ADC (HOA) busca el apoyo de ellos por medio de firmas de una petición ya que las negociaciones con la gerencia pueden afectar sus rentas también.

Ambos la Asociación y los dueños del parque, actualmente Equity Life Styles (ELS), están sujetos a seguir las leyes establecidas por el Capítulo 723 del Estatuto del Estado de Florida, **Arrendamientos de Solares de Casas Móvil**. Este capítulo cae bajo el Departamento de Negocios y Regulaciones Profesionales de la Florida. Otra cosa que rige la operación diaria del parque son los Folletos (Prospectus) asignado a cada dueño de casa (que contiene las reglas y regulaciones del parque y los estatutos del ADC (HOA)).

La junta de la Asociación de Dueños de Casas (ADC)(HOA) se compone de dueños de casas, y por causa de que los términos son rotativos, hay elecciones todos los noviembre, cuando todos los miembros de la organización votan. La junta está compuesta de siete directores, los cuales deciden quien desempeñara cada posición, tales como: presidente, vice-presidente, secretario y tesorero. La junta se reúne el segundo miércoles de cada mes a las 7:00pm. Además, la ADC (HOA) auspicia reuniones de pueblo un sábado cada dos meses a las 11:00am a la cual todos los residentes, miembros o no, pueden asistir. La Asociación se comunica con todos los residentes a través de un boletín mensual, el sitio web y Facebook.

Participación en la Asociación no es mandatorio, pero si es fuertemente recomendado. Teniendo la mayor parte de los dueños de casas como miembros, demuestra la solidaridad y mejora la posibilidad para unas exitosas negociaciones para un justo y balanceado aumento de renta y los servicios rendidos por los dueños del parque.

La Asociación también programa y coordina actividades mensuales cuales incluye funciones sociales tales como: Bingo, Bunko, Sociales de Helado, Programas de Ejercicios, Distribución de Pan y Cenas Comunitarias. Todos los residentes están invitados a todas estas actividades, sean miembros o no.

2016 es particularmente crítico para establecer una fuerte membrecía ya que un contrato de renta nuevo y de largos plazos debe ser negociado con ELS. El previo contrato por tres (3) años se cumplió este año. Ese límite el aumento al cuatro (4) por ciento anual. De no tener un nuevo contrato para diciembre 31 de este año, ELS tendrá el derecho de subir la renta hasta veinte (20) por ciento mensual en el 2017.

Actualmente, la renta promedio en el parque es \$550.00....esta cifra se aproxima a \$600.00 con los costos de alcantarillados e impuestos de propiedades que ELS ha impuesto adicionalmente. Al 20% esto sería \$110.00 más al mes a la renta básica. 10% sería \$55.00; 5% sería \$27.50 2.5% sería \$13.75. Obviamente la ADC (HOA) buscara negociar el aumento más bajo posible.

Formularios de inscripción se pueden encontrar en la pizarra de anuncios en la casa club del frente cerca de la cocina o le puede solicitar uno a cualquier miembro de la junta. Por favor utilice los números telefónicos que aparecen en el boletín. Su formulario debe ser acompañado con su pago de \$10.00 (cheques o efectivo) así su membresía será válida hasta diciembre 31 del 2016.



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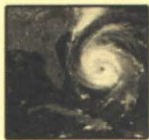
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✓ WE CAN CHECK LOOSE STAPS  
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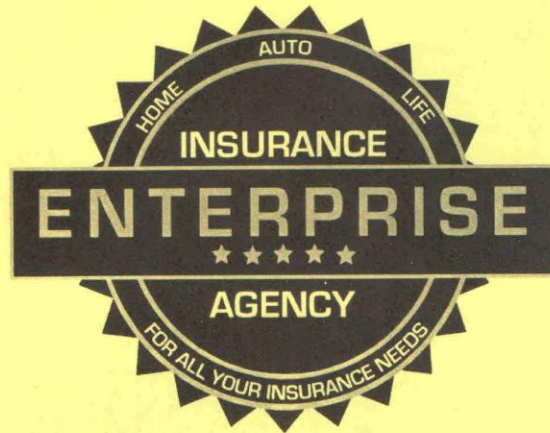
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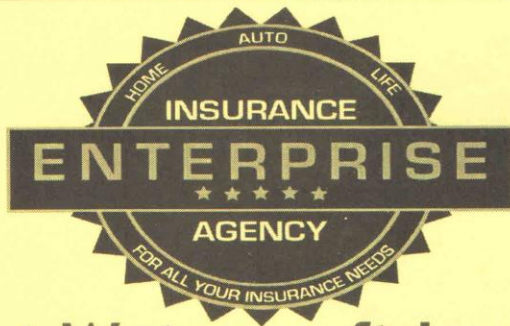
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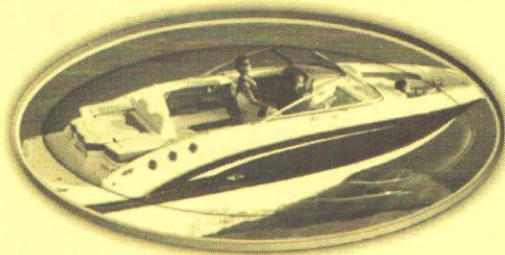




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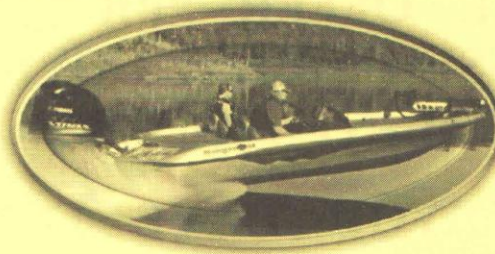
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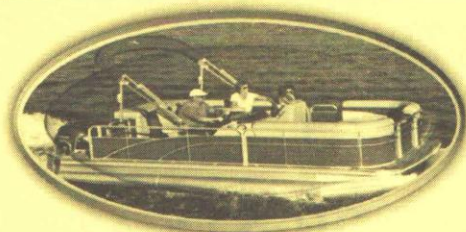
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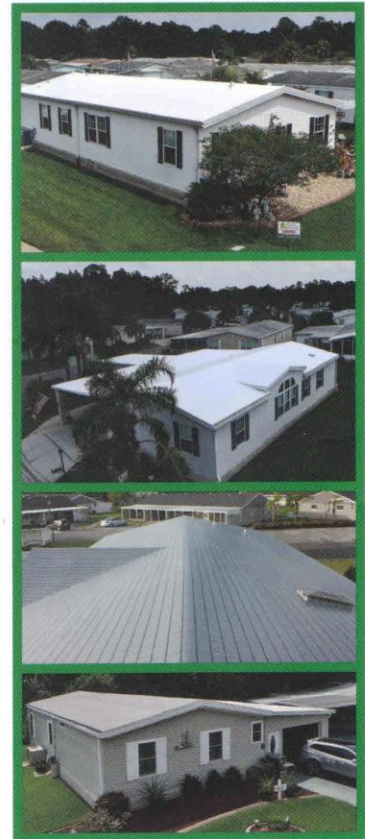
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