

Ripples

By The Lake



Published by Deerfield Lake HOA | 4400 NW 69th Ct. Coconut Creek, 33073 | (954) 421-1116

July 2023

DATES TO REMEMBER

July 4th - Independence Day



HOA Board & Directors

President Maria Foster
954.652.9801

Vice President Kim Michell
954.464.3080

Treasurer Joe Dolwig

Secretary Donna Wilson
954.849.1052

Directors

Barbara Licitra 754-235-5628

Dianna Saunders 401-855-3253

Tony Troyer 954-773-6628

DEERFIELD LAKE

Manufactured Home Community

Erin McCarthy

Community Manager

954-421-1116 | Fax 954-421-1137

office@deerfieldlakemhc.com

SUB-FLOOR & FLOORING EXPERTS!



Sub-Floor Repairs



**FREE
ESTIMATES**



Laminate Flooring



**30
YRS
EXPERIENCE**

STATE CERTIFIED
GENERAL CONTRACTOR
CGC# 004138

STATE LICENSED
MOBILE HOME INSTALLER
IH# 102549/1



**LICENSED
INSURED
BONDED**

**FLORIDA
ANCHOR AND BARRIER
COMPANY**



954.713.9366

800.681.3772

2023 HOMEOWNER'S ASSOCIATION BOARD OF DIRECTORS

President	Maria Foster	954-652-9801
Vice President.....	Kim Michell	954-464-3080
Treasurer	Joe Dolwig.....	513-403-7170
Secretary.....	Donna Wilson.....	954-849-1052
Director.....	Barbara Licitra.....	954-854-4754
Director.....	Dianna Saunders	401-855-3253
Director.....	Tony Troyer.....	954-773-6628

Committees

Hurricane Preparedness	Becky Grainger	813-340-5750
Reconcillation	Terry Wilson & Deb Henson	
Nominating & elections	Linda Caswell	
Social Committee.....	Barbara Licitra.....	954-854-4754
.....	Nancy Ritchie and Deb Henson	
Library.....	Linda Caswell & Ellie McDuffie	
Web & Ripples.....	Linda Cammallere.....Lcamel3521@outlook.com.....	732-865-6404
By Laws & Procedures	Joe Dolwig & Linda Caswell	954-464-3080
Bingo.....	Deb Rine	
FMO.....	Deb Henson	413-896-0493
Facebook Page	Linda Caswell & Diannah Saunders	
Koffee Klatch.....	Linda Cammallere & Patty Smart	
Welcome Committee.....	Joann Dolwig, Ivette Marron (translator), Tom Holt, Donna Wilson	



Wildlife has right of way and running over and killing them is not the thing to do. This is their habitat we are only renters for awhile please be kind ... Cameras are everywhere!!!!

IMPORTANT INFORMATION

All residents must be registered with Office !! And no renters are allowed in any facility without owner present.

Remind all visitors that speed limit is 15 MPH We do not have sidewalks so please be aware of your surroundings Walkers expect you to stop at stop signs..

**SPEED
LIMIT
15**

If you see something suspicious say something, write it down or take picture with phone send to Office...

We need volunteers for Neighborhood Watch, 1 hour of your day or evening to walk, ride or travel around through park and report any suspicious activity.

Anything serious call Police Non emergency #954-356-4400

To all new Community Members who are on Facebook we have our own page for residents go to groups and look for Deerfield lakeMFH and fill out questions about residency You will see all goings on in Community. Also we have HOA site as well deerfieldlakehoa.org



SUBMISSIONS FOR RIPPLES



August 2023 issue:
July 10th

BINGO

There will be no more Bingo until October it has been Suspended until then.



Do we have any Web Site Volunteers in park
Unless we find a volunteer for our site it will
be taken down. Not a whole lot of content but
do need someone to help out with it.

WATER USAGE

We are going through a drought so we must use our water sparingly. Please be mindful of your water usage.



NEWSLETTER PICKUP

The Ripples June _ October , will have to be picked up in Clubhouse.

There will be no tube deliveries because we do not know how many residents are here or away.(A note to home bound residents, Call and let me know your inability to get to Clubhouse)I will bring you one ..

KOFFEE KLATCH



We Have Koffee Klatch every Tuesday Morning at 8:30 am- 10 am We have some lively chats and a few disagreements and just thoughts about everyday things. Come join us it's a dollar a week and we have revolving people bring breakfast. It has gotten very busy lately with food but all that is required is rolls, bagels, donuts or whatever you want to bring. We make the coffee have creamers and all you need and good conversation, Hope to see you at the Clubhouse every Tuesday.

GARBAGE

Have out night before pickup



VOLUNTEERS

Our Volunteers have really been stepping up and we really appreciate all the help.



It makes our Parties so much so nicer to know we can get through them and have help.. So THANK YOU VOLUNTEERS !!!!



HOA MEETINGS SUSPENDED UNTIL OCTOBER

2nd at 6pm for Directors meeting
7pm HOA meeting



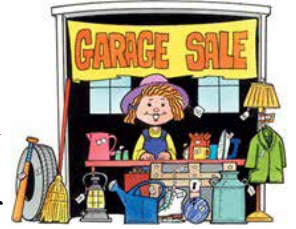
VETERANS

All Veterans please call Maria Foster and let her know you are a Vet and what Lot Number you are please, 954-652-9801



GARAGE SALE

We are having a Garage sale in Clubhouse to benefit the HOA any items that you have to Donate Please contact any of our Board Members. You will see their Numbers on page 3 and cover of this publication.



HAPPY SUMMER EVERYONE.

We are now in Hurricane Season so let's get our "Go Kits" ready in case of evacuation..

We Have an opening for a Board Member, So if anyone would like to be a board member we would welcome any one who wants to Volunteer.

We also need a web site volunteer To manage our website.

Not the Facebook one but the Parks Private web site

COMMUNITY :

Does anyone have any suggestions for Outings or something some of us can do as a group. We do not have to roll up sidewalks because Snowbirds are gone !!! I am A little aggravated that no one And nothing is being done through the Summer. We could go to the Movies, Bowling , how about Day Trips. ??? any suggestions anyone? Come on People lets have some Fun!

CARD GAMES

Terry Koffer would like to get a card game going with a few ladies

Anyone interested please give her a call . 954-290-6553. Suggested days Tuesday ,Wednesday & Friday 1-4 At Clubhouse.



Tie-Down Program Update

The Mobile Home Tie-Down Program continues to see tremendous progress in the 2022-2023 grant year, and we are already planning ahead for next year. A new Request for Proposals has been published, with the intent to contract with additional qualified Mobile Home Installers in the future.

While we've assigned roughly 50 parks for installation services to our current two vendors this year, several parks are quite large and sign-ups and installation will continue through the summer and into next grant year. Please be patient with our vendors as they are working diligently to ensure every interested homeowner gets served.

The expansion of non-removable skirting homes is proving very successful, but of course takes additional time and resources. These anchors are literally hand dug the first few feet before the 4' anchor can be drilled into the ground. Back-breaking work for sure! We do require adequate crawl space access and at least 18" from the bottom of the I-beam to the ground to ensure the crews have enough room to safely enter and correctly install anchors under the homes.

We have an additional 60 parks on the waiting list ready to be evaluated and assigned for next year, all with verified park representative contacts.

However, there are another 60 parks that have expressed interest – either a homeowner reached out, or a representative called for more information – but no Community Interest Form has been received.

A park manager or HOA representative is the preferred contact to share program information, assist with scheduling HOA/Community Interest meetings, form collection after the meeting, and park service scheduling. This is a vital point of contact to ensure the program progresses smoothly in each community.

If you're curious whether or not your park is on the waiting list, please feel free to call 448-201-6882 or email tiedownprogram@gulfcoast.edu and we'll be happy to review your park's status.

As always, thank you for your continued support of the Mobile Home Tie-Down Program!

Jennifer Shaw | Gulf Coast State College
Program Manager, Mobile Home Tie-Down Program
448.201.6882 | www.gulfcoast.edu/tiedownprogram



May - June 2023

INTERESTING FACTS:

A lot of dangerous things were sold as “patent medicine” in unregulated 1800s America including mercury, lead and arsenic.

Meanwhile tomatoes which are in the same family as deadly nightshade, were considered unsafe by much of the population until they were sold as a cure-all. Doctor John Cook Bennett was one of the tomatoes biggest boosters, and claimed the fruit would protect migrants heading west “. from the danger attendant upon violent bilious attacks to which all unacclimated citizens were liable.” He provided several tomato recipes to be taken as medicine including ketchup which at the time typically contained mushrooms and or walnuts. Eventually Americans figured out that tomato ketchup worked much better as a tasty condiment than medicine-but to be fair to Dr. Bennett he did suggest using it as a replacement for mercury so he may have helped some folks out.

Also:

Strangely enough, koala fingerprints strongly resemble those of humans the pattern of ridges and



worlds look even more similar to our own than chimpanzee fingerprints. Though distant on the evolutionary tree from us primates, Koalas likely develop fingerprints to help them grasp eucalyptus trees while climbing them and munching on their leaves. In the 90s a forensic scientist at the university of Adelaide in Australia warned that koala Prints are so similar to human Prints, it's possible police in Australia could mistake one for another. “Although it is extremely unlikely that koala Prints would be found at the scene of a crime police should at least be aware of the possibility.” Maciej Henneberg noted..

FAILURE

By Frank Cammallere

A word often used to loosely, a word that should be stricken from our vocabulary. You see fair you should not be confused with failing!

Many people fail attempting different ventures in their life. And many rebound from their failures and become successful. I think while we are striking words from our vocabulary we should also put the word success on hold. I feel all successful people are not always a "success" and all people who fail at something are not failures.

Many of us fail not because we are not good it's just that we are not good enough. That is nothing to be ashamed of. True failure or success will be determined when our lives are over. The results of our final Test in life will not be determined on such material things like wealth accumulation, hit records, home runs, or even best selling novels. We lived our life and how we treated our fellow men and women will determine what success and failure truly mean..

It seems that lately in the news all we hear about are shootings in one place or another. Every time I turn on the news all ya hear is Shootings happening at this event or that. I am afraid to go to a concert, party, or any other event . Can't we make piece without Guns involved? I can not believe that something can irritate you so much that you have to end a life over it. What Gives?

FRITO CORN SALAD

by Pamela Floyd

This recipe was given to me by my niece. Not long after she was married she and her husband had the family come for lunch. They had fixed lots of good food, but this seemed to be the favorite of everyone. Now, our whole family makes it thanks to my sweet niece.

Ingredients

- 1 can whole kernel corn, drained (15.25 oz)
- 1 can whole kernel Mexi or Fiesta corn, drained (11 oz)
- 1 c Miracle Whip salad dressing
- 1 c Mexican blend shredded cheese
- 1/2 bag Chili Cheese Fritos (9 oz bag)
- 1/2 bell pepper, chopped (optional)
- chopped onion, to taste (optional)

Directions

1. Mix all ingredients except Fritos. This may be mixed the night before and refrigerated.
2. Just before serving, add Fritos. If they are added too early, they will become soggy.





WATCHDOG



Guarding manufactured/mobile home owner rights

February 13, 2023

FMO Legislation for 2023

During the past month, FMO has been working with **Representative Paula Stark**, (Kissimmee), and her team to develop legislation that would bring some important changes to manufactured and mobile home owners. She has filed her legislation and House Bill 751 it can be found here:

<https://www.flsenate.gov/Session/Bill/2023/751/BillText/Filed/PDF>

There are several elements of this bill:

- Eliminates sales tax on the resale of a manufactured or mobile home;
- Creates enforcement by the Office of the Attorney General of sections of Chapter 723 relating to obligations of both the mobile home park owner and the mobile home owner and the determination of unreasonable lot rental increases;
- Clarifies the mobile home park owner must maintain the lots in the park which he owns in good order; park owner may not require additional liability coverage for common areas if there is already a policy in effect; prohibit attempt to enforce a park rule not adopted pursuant to statute; and prohibit collection of a proposed lot rental increase with pending litigation or mediation;
- Requires participation for Chapter 723 disputes with the existing presuit mediation process that has been created for condominium, cooperative, and HOA disputes. This will avoid the ineffective dispute process that currently exists within the Division;
- Clarifies that a homeowner or HOA may file a complaint in circuit court without mediation;
- Requires that a park owner or park manager must respond to an applicant who desires to be a park resident with the results of the screening within 15 business days and provides for a limit on the fees for the process;
- Provides that damages may be awarded as a result of litigation and that the court may award treble damages to a prevailing party;
- Provides that the HOA may represent some or all of the home owners in legal proceedings.

Further information and requests will be forthcoming as we make progress!

FMO, 222 S. Westmonte Dr., Suite 111, Altamonte Springs, FL 32714
If you have questions, please contact your District President or Section Director

IMPORTANT NUMBERS

Emergency 911

24-hour Helpline for Crisis, Health, and Human Services Support

Broward County Hurricane Hotline 311 or 954-831-4000 / TTY 954-831-3940

Broward Emergency Management For Special Needs Shelter Registration 954-831-3902 / TTY 954-831-3940 Broward County School District Hotline 754-321-0321

FEMA Hotline 1-800-621-3362 /

TTY 1-800-462-7585

Broward County Emergency Management

954-831-3900 Broward County Animal Care and Adoption 954-359-1313

Insurance State of Florida Department of Financial Services Hurricane Helpline 1-800-22-STORM (78676) / TTY 1-850-413-3089

Price Gouging Hotline 1-866-966-7226

Broward County Environmental and Consumer Protection 954-357-5350 Broward County Solid Waste and Recycling Services 954-765-4999

Broward County Paratransit Services

1-866-682-2258

Broward County Transit 954-357-8400 / TTY 954-357-8302 Homeless Information 954-563-HELP / 954-563-4357

JULY

2				7	3			
	3					4	7	
		9	2					
8		5			6			
	7	6		1	8			
9			4		1		8	
			8			3		
6			9			7		1



6	8	3	9	5	2	7	4	1
5	4	1	8	6	7	3	2	9
9	2	7	4	3	1	5	8	6
4	7	6	3	1	8	2	9	5
8	9	5	7	2	6	1	3	4
3	1	2	5	4	9	8	6	7
7	5	9	2	8	4	6	1	3
1	3	8	6	9	5	4	7	2
2	6	4	1	7	3	9	5	8



JUNE 2023

May
S M T W T F S
1 2 3 4 5 6
7 8 9 10 11 12 13
14 15 16 17 18 19 20
21 22 23 24 25 26 27
28 29 30 31

July
S M T W T F S
1
2 3 4 5 6 7 8
9 10 11 12 13 14 15
16 17 18 19 20 21 22
23 24 25 26 27 28 29
30 31

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				Cards 1-4 1		
4	Cards 1-4 5	Koffee Klatch 8:30am 6	7	Cards 1-4 8		10 Newsletter submissions due
11	Cards 1-4 12	Koffee Klatch 8:30am 13	14	Cards 1-4 15		17
18	Cards 1-4 19	Koffee Klatch 8:30am 20	21	Cards 1-4 22		24
Father's Day			First Day of Summer			
25	Cards 1-4 26	Koffee Klatch 8:30am 27	28	Cards 1-4 29		30

INSIST on 8 ft. WIDE VAPOR BARRIER for a SEAMLESS FIT!

LOOKED

UNDER YOUR MOBILE HOME LATELY?

**Insulation Under Your Home Falling Down?
Holes and Tears in Your
Vapor /Moisture Barrier?**

FREE
UNDER HOME INSPECTION
 Only with this COUPON




Photographs
Taken of
Damaged Areas



COVID-19 NOTICE:
 Our crews work in Tyvek suits with respirators which helps to ensure your safety as well as theirs.

Insulation and Vapor Barrier Repairs



- **Lifetime Vapor Barrier** • *Guaranteed for Life*
- *Prevent Soft Floors • Keep Mold, Mildew, Rats, Snakes, Spiders, Ants, Roaches and Moisture OUT of Your House!* • *Lower Your Electric Bills*

FREE ESTIMATES

Licensed by the State of Florida #IH/102549/1

954-713-9366
Toll Free - 800-681-3772

MILITARY & SENIOR DISCOUNTS



- Insured • Bonded • Workman's Compensation Insurance
- Member: National Association of Mold Professionals



FLORIDA ANCHOR AND BARRIER COMPANY



Specializing in all Manufactured Home Renovations



732-614-4339



*50 Years Experience
No Job Too Small!*

sal@Tandkcontractors.com

Let Us Sell Your Home! 

WE OFFER

Advertising on the most popular websites | Competitive rates
Showings by appointment | 3rd party financing options
Closing document preparation



Deerfield Lake
QualityHomesOnline.com

4400 NW 69th Court | Coconut Creek, FL 33073

*We're Open 7 Days A Week
Schedule your appointment today!
(954) 571-7795*



Proudly roofing since 1985



Mobile/Manufactured Home Roofing System

- Insulated Energy Star Rated Roof
- Manufacturer's Backed **Lifetime Warranty**
- Financing Available
- **STOP** Roof Leaks

Single-ply roofing membrane toughened with Elvaloy resin modifiers from Du Pont.

Visit our website at comfortcover.org

FREE ESTIMATES

1-800-226-0955

FL LIC. #CCC 057091

MOBILE HOME DEPOT

YOUR MOBILE HOME PARTS WAREHOUSE!

Doors • Low-E Windows • A/C Units

Screen Rooms • 54"x27" Tubs & Showers

5611 N State Rd 7, Fort Lauderdale

954-714-6009

www.mobilehomedepot.net

Published by:



*For advertising information
please call 941-375-3699*