

Rinnles

By The Lake



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June 2023



DATES TO REMEMBER

June 18th - Father's Day
June 21 - First day of Summer



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



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2023 HOMEOWNER'S ASSOCIATION BOARD OF DIRECTORS

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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..... **Vacant**

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**

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..



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



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!!!!

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



July 2023 issue:
June 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.



DEERFIELD LAKE BINGO

Every Tuesday @ 7 PM



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 !!!!



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GARAGE SALE

We are having a Garage sale in Clubhouse in November to help out HOA, any Donated items would be welcomed, we are currently looking for a storage space for same items

HOA OPENING

There is an opening on the HOA board due to a resignation. According to our bylaws there must be either five or seven members on the board. As stated in the bylaws there must be a special election held at the next monthly HOA meeting after the resignation. The next meeting is not until October 2023. The requirements for serving on the board include being a bona fide homeowner. This means having one's name on the title to the manufactured home and providing a copy of the title to a member of the nominations committee. The other requirement is to attend via zoom a training session provided by the FOMO. The HOA pays for the training. This position is to fill a term ending in January 2024 the successful candidate can then opt to run for complete two year term for January 2024 through January 2026. If only one eligible candidate steps forward this election is pro forma with the secretary casting a single serving on the board which is A liaison to management, negotiates lot rental agreements ,sets budget, supports social events and it's important to maintain. Please consider serving your community. Anyone interested can contact Debra Henson by texting 2413 896-0493 or e-mail you Linda Caswell at caswell@catskill.net.



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 ..

BOARD MEMBER

Have you thought about being a Board Member? Nominations are due in October-December. New blood is always needed and wanted.

We will also need negotiators for our RENT, We need strong people to negotiate For us..

HOA MEETINGS SUSPENDED UNTIL OCTOBER

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



Happy Father's Day



**I WOULD LIKE TO HAVE
MORE INPUT TO OUR
NEWSLETTERS.**



I was thinking of having Recipes submitted and we will have a monthly Recipe. Also, there is a park close by that has Cook Off's that would be a fun thing to engage in and have a Cook Off once a month and we all join together at clubhouse to eat and judge produced meals.

For a nominal fee Of \$3-5 dollars a person. Fee for sodas, Water, Etc..... Leave a yay or nay on the website or we will have a signup sheet in Club House.

NEIGHBOR SERVICES:

I have suggested before that if there are any neighbors willing to help out others let's get a list of services to help out others that can't.. Lcamel3521@outlook.com Thanks to all that Contribute..

COMMUNITY PHONE BOOK:



We haven't had a revised copy in years and would like to get a new one printed I would like if residents would E-mail me their name, address & lot number plus phone Number to Lcamel3521@outlook.com We really need this for emergencies..

Happy Summer Snowbirds See you in the Fall

VETERANS

We want to place a call out to all Veterans we'd like to know who our veterans are in the park if you could just give a call to Maria and let her know that you're a veteran so we can get all the VETS listed for veteran's day this year.

4TH OF JULY

We're going to have a 4th of July party also from 12 to 3

HURRICANE SEASON

June 1st is the start of Hurricane Season Please get your Home and lot prepared for it. We all pray Mother Nature Will be kind to us.

KOFFEE KLATCH

Koffee is every Tuesday Morning starting at 8:30 am .

Our NEW policy which has been in place sense we restarted Koffee, is that all donations are welcome and every Tuesday someone DONATES BREAKFAST. If you cannot Afford to do so that it is fine ,but Koffee is \$1.00 a week .

What ever was in place before is no longer the case, please respect our new policy. We encourage all that want to come ,please do and get to know your neighbors. We have some lively chats and great conversations.



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NEW FEATURE IS RECIPE OF THE MONTH

Hope you enjoy .



Salmon ceviche with merquén - spiced quinoa

(Serves 4)

Chef Tomás Olivares

- 1 cups of finely diced salmon
- 2 spoonspoons of chives
- 4 spoonspoons of diced red peppers
- 176 fluid oz (50 ml.) of lemon juice
- 2 tablespoons of olive oil
- 2 teaspoons of merquén
- 1/2 cup of mote
- 1/2 cup of quinoa
- 1/2 cup of tomatoes diced brunoise-style
- 2 tablespoons of coriander
- assorted lettuce leaves

01. Mix the salmon with the peppers, chives, sprinkle with the salt and the merquén, lemon juice and a little olive oil.
02. Cook the mote and quinoa separately. Mix with the tomatoes, coriander, olive oil, salt and pepper.
03. Put the mote and quinoa salad into a timbale (small round mould) and then place the ceviche of salmon on top.
04. Press out the contents of the timbale onto one side of the plate, sprinkle merquén around them. Finally, arrange the lettuce leaves in the centre of the plate, sprinkled with lemon dressing.



DID YOU KNOW?

First Ladies Haven't always been Married to the President.

Leading from the Oval Office is a tremendous task that requires round the clock work from the president, their staff, and even their spouse. However not every president has entered the White House with a spouse ready to take on the demanding job of First lady. 4 presidents, Thomas Jefferson, Andrew Jackson, Martin Van Buren, and Chester a Arthur - entered the executive office as widowers and one James Buchanan never married. For these men the supporting role was instead filled by someone other than the president's wife, such as a female family member, friend or even cabinet members relative even married presidents have been aided by White House hostesses who weren't their wives. Take for example, Margaret Taylor and Abigail Fillmore, who both took so little interest in being the first lady that they appointed their daughters to the job at least nine presidential daughters have done the job.



FAKED OUT

by Frank Cammallere

I usually start my day off reaching for my eyeglasses. Without them I am blind. After splashing my face with water I brushed my false teeth. I didn't shower using a special non inch non rash bar of soap which often gives me the hives, make that fake soap.

Grab a fry pan and spray it with fake cooking oil. I didn't open the fridge to grab some eggs not real eggs egg beaters and now start my comelec like grab some bacon not real bacon but Turkey bacon I didn't grab some cheese to complete my omelet not real cheese skim cheese I am now ready to start cooking my fake omelet.

While my habit is cooking, I start to brew some coffee. I fill my coffee pot with purified water, not tap water. I then add coffee not real coffee but decaffeinated coffee. When my coffee is ready i add sugar, not real sugar but sweet and low. I didn't add milk, not real milk but lactate free milk. I now have a fake cup of coffee to go with my fake omelet. I didn't season my omelet with salt a salt a no salt substitute by now my toast is ready not real toast but whole grain I start to butter it not with real butter but with I can't believe it's not butter.

With everything ready to eat I remove my food from the oven and place it on plates not real plates, but cardboard plates. Now it's time to get my forks and spoons not real utensils but plastic ones. I am ready to sit down to my fake breakfast. After breakfast I go out to my porch to retrieve my daily newspaper, I open it up and guess what? FAKE NEWS





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

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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

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		
4	Cards 1-4	Koffee Klatch 8:30am	7	Cards 1-4	9	10 Newsletter submissions due
11	Cards 1-4	Koffee Klatch 8:30am	14	Cards 1-4	16	17
18	Cards 1-4	Koffee Klatch 8:30am	21	Cards 1-4	23	24
Father's Day			First Day of Summer			
25	Cards 1-4	Koffee Klatch 8:30am	28	Cards 1-4	30	

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