



FOR COCA



# 4th of July Party

Monday July 4th  
4:00 P.M. Doors Open

5:00 P.M. Eat

2-Bratwurst or 2-Hot Dogs

or 1 of each

???? ---????

Dessert

Tickets \$ 8.00



Ginny S. 366-1699

After deadline \$ 10.00

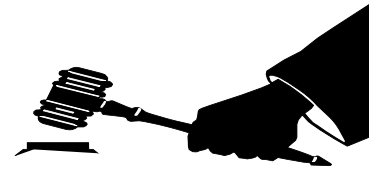
Deadline Saturday July 2nd

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## FROM THE DESK OF THE PRESIDENT

By John Lavezzo



**M**ost of us thoroughly enjoy life in Oakwood, and we often recommend our community to our relatives and associates up north. But HOA living is not for everyone. Unfortunately some of our home buyers treat the Blue Book more as a guide than the rules of our HOA. They move into Oakwood Manor intending to ignore rules with which they disagree. This creates an instant headache for the office and the board who must enforce the rules fairly among all residents. Before you tell anyone they absolutely should buy here, give them the following to consider:

### Ten Things Every Homebuyer Should Know

- 1. Do your HOA homework before you make an offer. Don't buy the perfect dream home only to realize later that the rules are unpalatable to you..
- 2. Know who is in control. In Oakwood, the association is a non-profit corporation and is governed by an elected board of directors.
- 3. Know if your association is pre or post transition. The process of transferring control from the developer to the association residents is called 'transition'. The developer has wide latitude to amend the documents and change development standards
- 4. Ask for and read the governing documents before making an offer.
- 5. Ask for and review the association financials. – Review the operating budget and make sure the reserve fund is adequate for future capital projects.
- 6. Know that association fees (assessments) are required and that the board usually has the authority to impose special assessments.
- 7. Know that you have to live by the rules or gain the support of the community to amend the governing documents and rules.
- 8. Know that the board has the power to assess fines, restrict access to services, place liens, and foreclose. Know that HOA laws vary widely by state and are complicated. Right or wrong, lawsuits are expensive, time consuming and stressful. Better to educate yourself rather than becoming involved in a lawsuit.
- 10. Don't be a whiner: if you don't do your homework and purchase in a community with HOA issues. Your alternatives include accepting the issues, making things better by volunteering to serve, filing a lawsuit, or moving.

### OAKWOOD MANOR

Editor: Pat Berry  
 Layout: Sharon Rump  
 Circulation: Evelyn Ashbaugh  
 Ruth Risen  
 Mailing: Ginny Walter



DEADLINE FOR COPY: 12th of Month

Life in Oakwood Manor comes with many pluses, for example, a wonderful clubhouse and pool, social activities, and accessible friends and neighbors. At the same time, life in an HOA comes with rules and responsibilities. Buying a home is a major decision that should be entered into with our eyes wide open.


# TREASURER'S REPORT

## May 31, 2011

By Frank Dawes

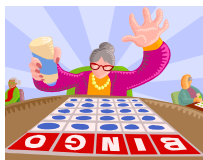
**F**or the Month of May we had Operating Income of \$86,112 and Operating Expenses of \$66,708 resulting in an Operating Profit for the month of May of \$19,404. Year to date we have had Operating Income of \$432,603 and Operating Expenses of \$403,650 resulting in a Year to Date Operating Profit of \$28,953

Our month end Cash balances were Operating \$84,315 and Replacement Funds of \$661,196. Our Notes Receivable from owners was \$30,732 and our Notes Payable RBC Bank was \$428,786.

Additions to Fixed Assets for the month of May was for the Kitchen Project totaling \$1,517 making a total spent year to date on the Project of \$7,524. 



There will be no Bingo  
July 14 and 21.



## IN MEMORIAM

Pauline Allen

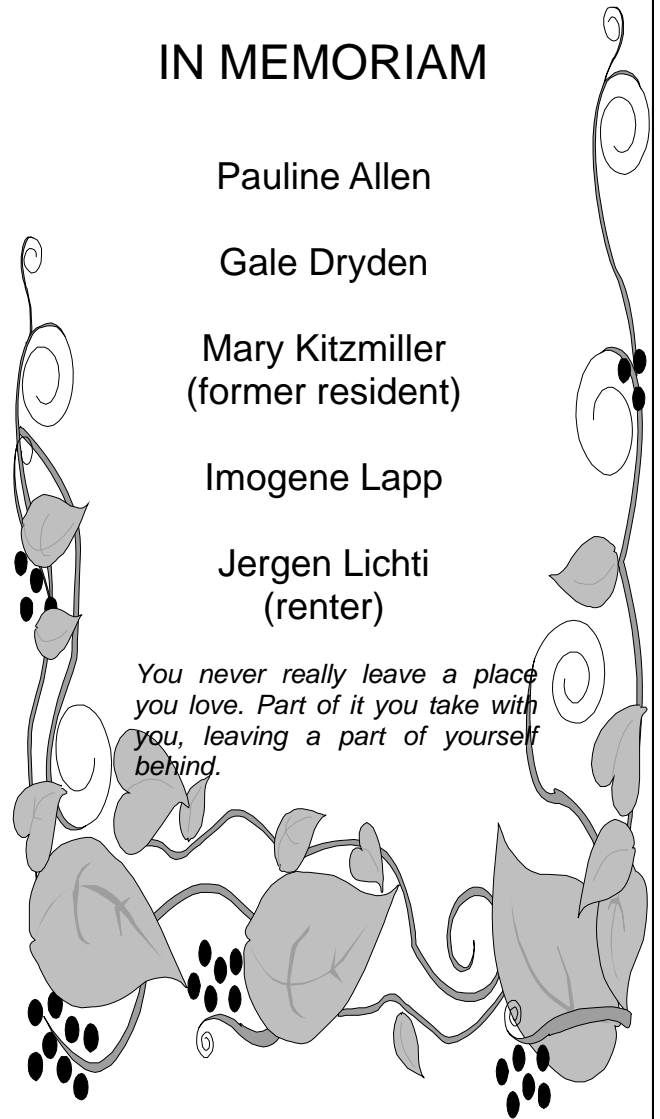
Gale Dryden

Mary Kitzmiller  
(former resident)

Imogene Lapp

Jergen Lichti  
(renter)

*You never really leave a place  
you love. Part of it you take with  
you, leaving a part of yourself  
behind.*



## NEW RESIDENTS

Gary & Sandra Balbo  
3423 Oakwood Blvd S

## MANAGER'S CORNER

By Dennis Bucher, CAM

### **NEW PLANTS ARE COMING!**

Have you noticed our new shrubbery along the northern swale? The Simpson Stoppers will provide a soft green 'fence' with attractive white flowers when mature.

This past week, we replanted the Fruitville main entrance berms. We are not finished yet, as a few more plants are to come, along with mulch for the beds. It is so important to make this 'presentation' area POP, so residents and visitors can enjoy a good first impression of the Oakwood Manor community!

### **HURRICANE SEASON/OAKWOOD MANOR**

As we once again approach the hurricane season, we must continue to be vigilant in our personal preparedness responsibilities. Meteorologists are convinced we are in a cycle of increased tropical activity and, if this is indeed true, we must not be lackadaisical, but have a good disaster preparedness plan ready that will provide the residents of Oakwood Manor a margin of safety that can protect families and loved ones.


- The Oakwood Manor main clubhouse building is not a designated hurricane shelter area. Do NOT plan to go there in the event of an evacuation.
- Do know the closest designated public shelter facilities? Tuttle Elementary School – 2863 8<sup>th</sup> Street (Approximate elevation 34'); Bishop Nevens Academy – 4830 Fruitville Road (26' elevation). Remember to never go to a shelter unless local officials have announced it is open. Remember public emergency shelters should be your LAST RESORT. You will have no privacy, limited space and meal services may be delayed. Your temporary "home" will be a gymnasium floor or public

hallway, and local officials must give you permission to leave!

- Emergency management agencies recommend (preferably) you arrange to move into a "Host Home" outside the evacuation zone. A host home is the home of a friend or family member who has agreed to provide temporary shelter for you and your family.
- In general, residents will have adequate notice for evacuation. Please plan accordingly. Your planning should include time to remove ALL potential flying objects from around your homes: potted plants, statues, hoses, chairs, other decorative objects, etc.
- Have a pre-arranged family contact, preferably an out-of-state relative or friend.
- Mobile homes should ALWAYS be tied down and in fact, it is the law! Tie downs should be checked at least once per year. Manufactured homes not anchored in accordance with Florida law cannot get windstorm insurance. Remember, Florida law requires tie-down installers to be licensed by the state. (To verify a contractor's license call the *Dept. of Highway Safety & Motor Vehicles, Bureau of Mobile Homes & RV Construction* at (850)413-7600.
- Other structures (storage and utility sheds, carports, etc.) must also be secured.
- Remember damage caused by flooding is NOT covered by most homeowner's policies. You may need flood insurance even if you do not live in a flood zone.
- Learn how to and when to turn off gas, water and electricity.
- Assemble and take with you a *pre-assembled* (!!!) evacuation kit.
- If you chose to leave the area, be prepared to drive 20 to 50 miles to reach a safe place. Bring a driver's license, passport or other photo I.D. and proof of address.

## TRAVEL TALK

By Sharon Rump


ur travel has really slowed down to almost a halt. With our snowbird friends gone north, there are fewer and fewer people left who want to be adventuresome. Finding just the right mix is getting to be quite a challenge.

On July 21 we will return to the ever popular Broadway Palms in Ft. Myers to see *Annie*. This is one of those shows that is a delight to revisit again and again. With the wonderful food offerings at the venue, the fantastic show is just the icing on the cake. The wonderful music includes the classic *Tomorrow* and *It's the Hard Knock Life*. At this time we only have two people signed up and we will pull the sheet the end of next week if no one else is interested. \$78.

On Tuesday, August 23 you can get out your Polynesian attire and join us on the paddle-wheel excursion boat the *Starlite Princess*. Charlie Ho and a dancer friend will take you to the islands through the traditional songs and dances of Polynesia and Tahiti with a side of humor. Upon boarding we will be treated to a

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Lock up and leave. Avoid flooded roads and watch for washed out bridges. Standing water may be deeper than you think and shallow moving water can carry away your vehicle with YOU inside.

**Safety is the most important part of storm preparedness. Please remember that no matter how good your tie-downs are or how complete your insurance coverage is, EVACUATION is the best plan to save your life! During a hurricane WARNING ... EVACUATE!!!** 

mini apple turnover and 45 minutes of Hawaiian music. As we cruise, we will be served a delightful luncheon, beginning with a garden salad, then a choice of entrees and house dessert. The captain will narrate while cruising along Florida's beautiful inland waters, then enjoy another 45 minutes of great entertainment before arriving back to dock. \$74 Signup sheet is on the bulletin board.

Thursday, September 1 we can go back to school. Arrive at the **Publix Cooking School** in Tampa to enjoy a delightful gourmet cooking class. Learn how to make delicious gourmet meals that look and taste like you've spent all day in the kitchen. When class is finished, enjoy this wonderful four course cuisine with wine and recipes to take home. Following lunch, we'll continue to the **Shriners Hospital** for Children. We'll begin our tour with a short video, then walk with a tour guide through the facility, showing us the care that is given and geared toward giving a child the skills and abilities to live a healthy, productive life. Many techniques and treatments that are common in hospitals today were pioneered at Shriners Hospitals. \$79 Signup sheet on bulletin board.

At this time we are putting on hold any large travel for Oakwood Manor as there are private groups that have arranged some travel and we don't want to be in conflict.

There is a short, inexpensive cruise scheduled after the first of the year that I will share details in the next few months.

If there is a destination that you are thinking about and would like to travel to with some of your Oakwood Manor friends, let me know and I will see if we can arrange a trip.

Happy traveling! 


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## LADIES LUNCHEON

By Cindy Lavezzo/Janet Shortell

**J**une 1st saw just 55 Oakwood friends and neighbors gathered for our luncheon. We may have had reduced numbers, but a good time was had by all.

The July luncheon is on the 6th and everyone is invited. We are including the men this month and have Attorney Carol Wood as our speaker. Ms. Wood will talk about wills, trusts and Florida law. Anyone with documents prepared in another state may find this topic especially interesting.

Gentlemen, we will sell tickets before breakfast club or call Janet Shortell at 951-1512. The cost is \$3.00 or you can sign up to bring a salad and receive a free ticket. 



## SHUFFLE CLUB

By Pete Yoder

**T**he Shuffleboard courts are really "heated up" this summer. We are shuffling each Monday, Wednesday and Friday evenings, in spite of the heat. Some evenings we have four courts, which converts to 16 shufflers and sometimes only two courts, with 8 shufflers. Even one evening with four brave guys and really "warm" courts.

Come up and enjoy an evening of fun and fellowship. 



## CRAFTING, A CURATIVE ACTIVITY

By Luann Hochard


**C**reating a craft is a satisfying hobby. When you explore a good craft book, it can inspire you to make a beautiful item. We have started a Craft Library for anyone who is interested. If you see a pattern you would like to work on, take it to the office and have those pages copied for your use. Put the book back in the Library so others can enjoy it.

Finding ideas for decorative items is a delight and fun to do. If you have any craft books you would like to share and we don't have a duplicate, we would be glad to add it to the Library.

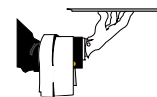
If you get inspired, come and see if we have what you need to make that pattern. You may want to make an item for your own use, then a nominal charge for the supplies would be appreciated. But, if you make a project for our "Christmas Bazaar" or "March Flea Market", the supplies will be provided for your use.

If you would care to join us and work on projects, the craft room is always open on Friday AM from 9:00 to 12:00 noon.

See You There—

The Oakwood Craft Group 

### Potluck Dinner



Wed. July 27  
5:30 PM

Bring a Dish to Share  
Coffee provided

## WELCOME TO YOUR SHARE IN PARADISE

By Nancy Weber

Roy and Beverly Noel  
3416 Spanish Oak Terr.


Newfoundland, Canada is where these new neighbors reside in the summer. They have come down to Florida for the last seven years visiting friends who have homes in different communities. Roy and Beverly searched the internet and many other sources for a co-op where they could own their own share. and they found Oakwood Manor. I think it is our good fortune. They have been here for six months and have completely renovated their home.

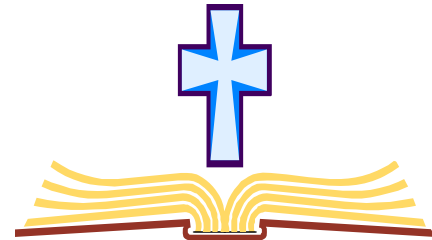
Beverly loves to do crafts and sew but her favorite hobby is golfing. They have been busy fixing up there home but she plans to get into crafts and maybe try her hand at painting. Roy is also a big fan of golfing and he is also a handyman. Beverly said that Roy used to do stained glass up north and he was very good. Maybe when he retires, he will find time to get back into it and also find some other hobbies that he will be interested in. Both Beverly and Roy are involved in the breakfast club and just arrived back home when I came to interview them.

Roy works part time up home but hopes to retire in a couple of years. He has his own business in real estate and does appraisals. Beverly did accounting for thirty seven years. They hope to spend more time down here when Roy retires. Beverly said they could go out and eat every night with the good restaurants that they have found such as Red Lobster, Olive Garden, Sweet Tomatoes and Greco's. Roy is a member of the Rotary.

Roy and Beverly have been married for thirty eight plus years. They have one son and one

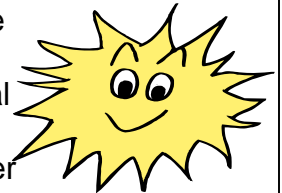
## WORSHIP AT OAKWOOD MANOR

Worship services will be suspended from June through September. They will resume on October 2, 2011. 




Be sure and let our  
Sunshine Lady  
know of anyone  
who is sick  
or in the hospital

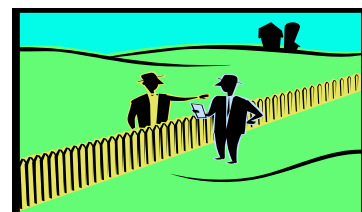
Ginny Slater  
366-1699



daughter in Newfoundland. They are anxiously waiting for grandkids, Roy says that they only have one grand-dog and one grand-cat. Hope that changes for you soon.

Roy and Beverly said that they have met some really great people and hope to meet many more. They just love it in Oakwood Manor.

Welcome Roy and Beverly 



## BOOKS-by-MAIL

**T**he Sarasota County Library System has a fast, convenient service to send library materials to people who are unable to access the library collection, due to a temporary or long-term physical or visual disability.

Available materials are large-print books, audio books (CD and cassette), and descriptive video recordings (VHS and DVD).

The Books-By-Mail service sends materials through the mail in zippered bags to registered users. When the materials are due for return, the borrower removes the address label from the pocket on the bag. The label is then re-inserted to show the library address and sealed with a plastic tie, which is provided. Borrowers may also return the materials and mailbags to any Sarasota County public library.

Specific titles or topics may be requested by the borrower, or selections may be made by the Books-by-Mail staff and volunteers. Borrowers may request library materials by phone or in writing.

Library users who have access to a computer may also make requests by reserving items on SUNCAT, the Sarasota County Library System catalog at [www.sclibs.net](http://www.sclibs.net)

Sounds great! How do you apply? You may request this service by calling the Books-by-Mail office Monday through Friday, 10 am to 5 pm at 941-861-2503

Info is at  
[www.sclibs.net/Services/books-by-mail.aspx](http://www.sclibs.net/Services/books-by-mail.aspx)



## MICE-K-TEERS

*By Sharon Rump*

**T**echnology is changing so fast that it keeps your head spinning. Just when you get a new “gadget” and learn how to use it, something newer is introduced and frustration sets in that you don’t have the latest and greatest.

One of the offerings that comes in many flavors is the ebook reader. I believe the Kindle was the original version which was introduced by Amazon and then followed offerings by Sony, Barnes and Nobel with the Nook and several others. In the fall when our program starts up again. We will review at least two of these readers and show the pros and cons and how they compare. If you are on the fence about if/what to buy, this should help.

We will not have meetings July through August due to the small amount of members still in residence. We will resume in September.

Our open labs have shut down for the summer. If you have a need to use the lab, please contact one of the officers of the Micekteers and they will make sure you have access

Judy Belanger—953-2655 (after 11:00am)  
Lois Charen—951-6094  
Lou Colombo—952-1245  
Mo Prasad—373-9030  
Sharon Rump—951-0984  
Art Schulte—957-1373

Happy Computing 



## HAPPY BIRTHDAY

We would like to wish all of our residents a very Happy Birthday and we are listing the July birthdays here so you can send best wishes to your friends and neighbors on their special day. If there are any errors or omissions please let the office know so our records can be updated. If you do not wish your birthday to be listed, please notify Sharon Rump and she will make sure your name is not published.

Jul 01	Elsie	Carpenter	Jul 11	Judith	Rutila	Jul 22	Lila	DuBay
Jul 01	Al	LaForge	Jul 11	Anna	McManaman	Jul 23	Terry	Hess
Jul 01	Evelyn	Dotson	Jul 11	Mary	Pociask	Jul 24	Josephine	DeMarco
Jul 02	Betty	Latimer	Jul 11	Kathleen	Pinto	Jul 24	Marjorie	Galloway
Jul 02	William	Miller	Jul 12	Wm	Hawthorne	Jul 24	Marion	Patten
Jul 02	Abraham	Miller	Jul 12	Clarice	Humphrey	Jul 24	Karen	Anderson
Jul 02	Audrey	DiGiovanni	Jul 12	Judith	Heery	Jul 25	Sophie	Govostes
Jul 02	Duane	Kauffmann	Jul 12	Janet	McCauley	Jul 25	Ken	Wood
Jul 03	Veda	Capozzi	Jul 13	Ron	Buchan	Jul 26	Louise	Wilson
Jul 03	Connie	Lincoln	Jul 13	Dan	Grieshaber	Jul 26	Arthur	Oliveira
Jul 04	Harold	Tuck	Jul 13	Paul	Reimann	Jul 27	Anna	D'Occhio
Jul 04	John	Avicolli	Jul 14	Fay	Wilson	Jul 27	Victoria	Ruiter
Jul 05	Donald	Vickery	Jul 14	Louis	Josie	Jul 27	Paul	Miller
Jul 05	Bob	Galloway	Jul 14	Helen	Bonner	Jul 29	Lara	Seeley
Jul 05	Frances	O'Connor	Jul 15	Bob	Gagnon	Jul 29	Clyde	Lonicker
Jul 05	Ginny	Klotzbach	Jul 16	Betty	Bahret	Jul 29	James	Urban
Jul 05	Jan	Dixon	Jul 16	Carmen	Amadio	Jul 29	Eleanor	Buteau
Jul 06	Brigitte	Tettenborn	Jul 16	Betty	Chancey	Jul 29	Linda	Britton
Jul 06	Ken	Jones	Jul 16	Ron	Charen	Jul 29	Ronald	Mirabelle
Jul 07	Lyle	Willis	Jul 16	Betty	Craft	Jul 29	Richard	Paul
Jul 07	Les	Connelly	Jul 16	Mary	Lea	Jul 29	Elizabeth	Merk
Jul 07	Robert	Frey	Jul 16	Bobbie	Alvis	Jul 30	Joan	Jacobson
Jul 07	Ginny	Wilcox	Jul 16	Marilyn Sue	Willis	Jul 31	Mildred	Yoder
Jul 08	Dorothy	Freck	Jul 17	Margaret	Dean	Jul 31	Mildred	Campbell
Jul 09	Bill	Connelly	Jul 17	Jerry	Snyder	Jul 31	Dorothy	Leaper
Jul 09	Carol	Unger	Jul 18	Cy	Glickman	Jul 31	Veraine	Prasad
Jul 09	Frank	Kirkwood	Jul 18	Joyce	Klees	Jul 31	Bill	Zurlo
Jul 10	Karen	Paul	Jul 19	Ellen	Kilpatrick	Jul 31	Myrna	Gerber
Jul 10	Heather	Williams	Jul 19	Beverly	Urban	Jul 31	Tamara	Arnett
Jul 10	Joan	Cooper	Jul 19	Adrienne	Ahern			
			Jul 22	Mary	Brennan			

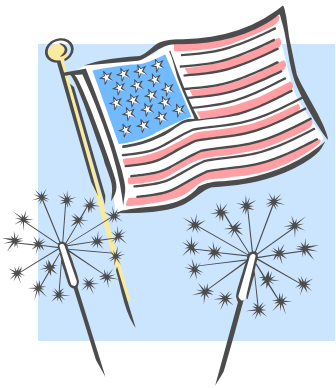
# Happy Birthday



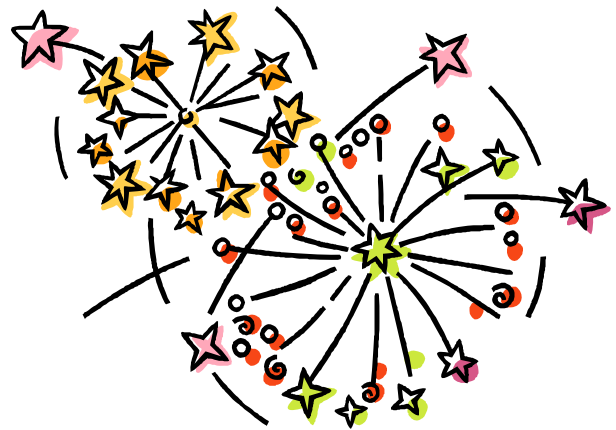
# July 2011

July 2011							August 2011						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
					1	2		1	2	3	4	5	6
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30	31			
31													

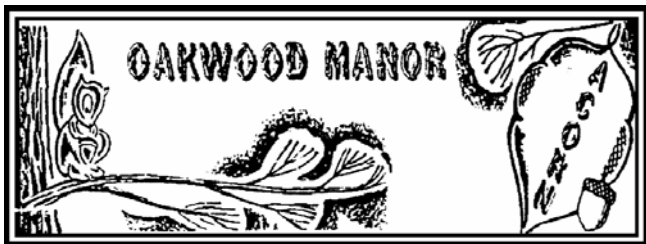
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					July 1	2
					9:00am Exercise and Pool Exercise 9:30am Arts & Crafts 7:00pm Shuffling 7:00pm Marble Game 7:30pm Poker	9:00am Breakfast Club
3	4	5	6	7	8	9
	7:00am OFFICE CLOSED 9:00am Exercise and  4:00pm July 4th Party	9:00am Exercise and Pool Exercise	9:00am Exercise and Pool Exercise 11:30am Ladies Luncheon 12:30pm Cards 7:00pm Shuffling	9:00am Quilting 9:00am Exercise and Pool Exercise 7:00pm Bingo	9:00am Exercise and Pool Exercise 9:30am Arts & Crafts 7:00pm Shuffling 7:00pm Marble Game 7:30pm Poker	9:00am Breakfast Club
10	11	12	13	14	15	16
	9:00am Exercise and Pool Exercise 12:30pm Cards 6:45pm Line Dancing 7:00pm Shuffling	9:00am Exercise and Pool Exercise	9:00am Exercise and Pool Exercise 12:30pm Cards 7:00pm Shuffling	9:00am Quilting 9:00am Exercise and Pool Exercise	9:00am Exercise and Pool Exercise 9:30am Arts & Crafts 7:00pm Shuffling 7:00pm Marble Game 7:30pm Poker	9:00am Breakfast Club
17	18	19	20	21	22	23
	9:00am Exercise and Pool Exercise 12:30pm Cards 6:45pm Line Dancing 7:00pm Shuffling	9:00am Exercise and Pool Exercise	9:00am Exercise and Pool Exercise 12:30pm Cards 7:00pm Shuffling	9:00am Quilting 9:00am Exercise and Pool Exercise	9:00am Exercise and Pool Exercise 9:30am Arts & Crafts 7:00pm Shuffling 7:00pm Marble Game 7:30pm Poker	9:00am Breakfast Club
24	25	26	27	28	29	30
	9:00am Exercise and Pool Exercise 12:30pm Cards 6:45pm Line Dancing 7:00pm Shuffling	9:00am Exercise and Pool Exercise	9:00am Exercise and Pool Exercise 12:30pm Cards 5:30pm Pot Luck Dinner 7:00pm Shuffling	9:00am Quilting 9:00am Exercise and Pool Exercise 7:00pm Bingo	9:00am Exercise and Pool Exercise 9:30am Arts & Crafts 7:00pm Shuffling 7:00pm Marble Game 7:30pm Poker	9:00am Breakfast Club
31						



# HAPPY 4th of July



Acorn



3330 Fruitville Road  
Sarasota, FL 34237