



August 2024

A FAMILY OWNED AND OPERATED 55+ COMMUNITY



August

# SUB-FLOOR & FLOORING EXPERTS!

## COVID-19 NOTICE:

We are taking as many precautions as we can to ensure not only our workers safety but yours as well. We are checking employee temperatures daily, limiting contact between crews, and offering no customer contact if you choose. We are an "Essential Business" and here for you when you need us.

## Sub-Floor Repairs



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## **Weeki Wachee North**

*A Family Owned and Operated 55+ Community*

**888-763-1590**

**10401 Amity Ave, Brooksville, FL 34641**

### **2024 BOARD OF DIRECTORS**

**President .....Raymond McKinney...(518) 669-9286**  
.....oldfossil65m@gmail.com  
**Vice President...Darlene Reinhard .....(603) 491-8023**  
..... darlenenhsl@yahoo.com  
**2nd Vice President..Lois Maiolo .....(352) 606-9722**  
**Secretary...Mike Nalasco .....(757) 637-1082**  
**Treasurer.....Tom Ferreri .....(352) 600-8483**  
**Trustee – Linda Bouska**

### **BOARD / GENERAL HOA MEETINGS**

August meeting dates:

HOA General mtg – Monday, August 5, 7 pm

HOA Board mtg – Tuesday, August 27, 10 am

If you have an agenda item you would like the Board to address, please send that item, in writing (or e-mail) with your signature to either the HOA President or the Vice President, 10 days prior to the scheduled meeting.

Board meeting dates are the Tuesday prior to the First Monday of the following month. Unless otherwise notified.

The HOA Board is in need of another member, please consider joining the Board. You may contact President Ray McKinney or Vice President Darlene Reinhard for more information.

At the July 30 HOA Board meeting, we began reviewing the By-laws Committee's recommendations for changes to the By-Laws. The next review of changes will be held on Tuesday, August 6 @ 2 pm.

### **PRESIDENT'S REPORT**

*Ray McKinney, President*



I'm back in New York, but it feels like Florida – daytime highs in the 90's, lows in the mid-70's and 90% humidity with rain almost every afternoon.

The Board has finalized their work with the Owner's regarding pavers, parking and sheds. We have clarified the pressing issues and though we didn't get everything we wanted, I believe the compromise we came up with was reasonable and will allow members of the community to have procedures to follow to avoid most, if not all, misunderstandings with the owners in the future. If you have any questions regarding these or other issues with the Owners, please see one of the Officers of the HOA Board for assistance. Remember, when getting something approved by the Owners, always get their answer in writing. The Board, by the way, is currently working on a multitude of issues: making suggestions to the Owners for the new update Prospectus that they've been working on; keeping current on the activities of our future neighbors to the north; adapting to the changes in 723 regarding HOA required training, etc.; making final decisions on the proposed changes to the HOA By-laws; and prepping for rent negotiations for next year. Unfortunately, I've been very busy with personal issues (some medical) over the last two months. Everyone should thank all of the Board members for all of their hard work, especially Tom, our Treasurer, who's spearheading many of the projects. I've been spending most of my HOA time working on the preparations for negotiations with the Owners, which is coming up in a few months. I'm being assisted by Tom, along with the rest of the Negotiations committee. The Committee itself is getting assistance from other members of the HOA who are visiting over 55 communities in the area so we will be able to objectively compare WWN with them.

Don't forget: HOA Elections are coming up in less than 6 months. Think about how you can help in keeping WWN HOA improving its service to the community. We need new members with new ideas to keep our HOA growing.

Thanks for Robin and her "CREW" for all they do to keep our community active.

Thanks to Jimmy, Mike and Colin for all they do for us.

Check out our website – [www.wwnhoa.com](http://www.wwnhoa.com); this monthly newsletter; our clubhouse bulletin boards; our 2 information boards at the front of our park, and the digital sign. I also highly recommend coming to our HOA monthly meetings which are held the first Monday of the month at 7 pm. The HOA is the liaison between the Owners and the Residents. Let's keep it growing and

*Continued on page 4*

getting stronger – we accomplish more when we all work together.

There is a lot of fun scheduled for August. Don't forget to sign-up at the clubhouse for all events you wish to attend. Let's have a great month – enjoy the activities, the pool and your neighbors! Stay cool, be kind to and take of each other.

Thank you!

## **US MAIL DELIVERY**

In case you haven't noticed, or maybe you have, the mail delivery routes have changed and WWN delivery will now be at the end of the days' routes. According to our delivery person, our new delivery time will be between 3 and 5 pm.

## **INFRACTION LETTER TELEPHONE MEETING SUMMARY – ABRIDGED VERSION**

*Due to space limits, the full-length version is posted in the clubhouse*

*Submitted by Tom Ferreri*

Attendees: Park Manager Jimmy Mason, Corporate Representative Mike Fila, HOA Representatives Ray McKinney and Tom Ferreri.

Please read carefully:

- **ISSUE:** Variances/Accommodations for residents that have medical or physical issues.  
**Answer/Resolution:** Accommodations have been and will continue to be made for legitimate medical issues. The affected resident or caregiver must make the request in writing (forms available in the office), and must be accompanied by proof of need from a medical professional or a legitimate 3rd party. Each request will be addressed on a case-by-case basis. Any and all modifications must be properly maintained and, upon the departure of the resident requiring the accommodations, may be required to be restored to the original conditions.
- **ISSUE:** Where patio blocks/pavers have been used to widen driveways or create golf cart parking, can the existing stay?  
**Answer/Resolution:** The existing can stay as long as they are well maintained and clean, and may remain

when the house is sold, as long as they are well maintained and clean. **HOWEVER**, no new patio blocks/pavers can be installed. A written request can be made to management, approval is questionable.

- **ISSUE:** Are golf carts allowed to drive on the grass to get to the proper parking area (driveway/carport)?  
**Answer/Resolution:** Yes, **BUT** only if there is no noticeable path or disruption of the grass leading to the location.
- **ISSUE:** Status of driveways that have been widened with concrete:  
**Answer/Resolution:** Permanent concrete can stay. Remediation is not required.
- **ISSUE:** Status of driveways that have been widened with crushed stone:  
**Answer/Resolution:** These areas should have not been approved and **cannot be utilized to park anything**. The crushed stone areas can remain as long as maintained as a landscaped area.
- **ISSUE:** Status of crushed stone for landscaping.  
**Answer/Resolution:** These areas can stay as long as they are properly maintained and do not need to be removed when the house is sold. Any and all new crushed stone or general landscaped areas must be requested in writing and approved by management.
- **ISSUE:** Status of a separate or detached shed.  
**Answer/Resolution:** The existing can stay as long as they are well maintained and clean. When the house is sold, the shed can remain, but no new additional detached or stand-alone sheds will be allowed.
- **ISSUE:** We respectfully requested the opportunity to review, and work together with the Owners, to sensibly tailor the new Prospectus and Community Rules to best fit the particular needs of the residents of Weeki Wachee North.  
**Answer/Resolution:** Because of possible legal and scheduling issues, this request cannot be considered. **HOWEVER**, the Owners are willing to allow us to submit suggestions and comments based on the current Prospectus and Rules, for their review and consideration to be incorporated into the new Prospectus and Rules.
- **ISSUE:** What is the enforcement policy, procedure and penalties for current and future infringements or

rules infractions?

**Answer/Resolution:** The procedures and enforcement policies are in a company document that is not available for view. **HOWEVER**, the management must follow a multi-step verbal and/or written procedure as required in Florida Statute 83.

## **PLEASE NOTE AS A REMINDER:**

The Prospectus and Rules everyone received at your closing clearly state the following:

1. Page 4. "8. Autos, vans, and pick-ups must be parked in the designated space for each homesite. All visitors shall park in the space provided for the manufactured home owner or the space designated by the landlord. Recreational vehicles, boats, etc. shall be parked in the designated storage area. The designated space for each homesite is limited to the actual driveway only, and not any adjacent or added sidewalk or expanded surface, covered or not.
2. Page 5. "12. Nothing shall be added or altered on the exterior of Manufactured Home Owner's manufactured home without first obtaining approval from Community Management. Added or altered includes, but not limited to, additions, decks, large landscape projects, etc.; anything that would reduce lot viability.
3. "Allowable Carport items are limited to the list provided by Management as follows:  
Patio Furniture  
Grill  
Garbage Can  
Planters with Growing Plants  
Golf Cart  
Bicycle  
Motorcycle or Scooter"

## **MEMBERSHIPS AND NEW RESIDENTS**

2024 membership dues may be purchased after HOA General meetings or you may make a request to pay membership by emailing [a2wwnhoa@gmail.com](mailto:a2wwnhoa@gmail.com).

New Residents: (from January 2024 to present)  
Andrea Borrelli & Diana Roush, 12339 Tempo Lane  
Linda and John Bouska, 12360 Corvette Lane  
Catherine Deery, 12344 Magic Lane  
Gina and Richard Derby, 12338 Cordovia Lane

Judy and Wayne Fox, 10387 Shawnee Road  
Angela Garretson, 12364 Magic Lane  
Debra and Richard Huser, 12332 Porsche Lane  
Simone and Jim Johnson, 12331 Magic Lane  
Victoria and Michael Knowles, 12338 Camaro Lane  
Mary Padgett and Neal Schreiner, 10510 Shawnee Road  
Mary King Sipe and Ed Hildreth, 12331 Cordovia Lane

## **NEIGHBORS HELPING NEIGHBORS**

(Handyman Services & Food Pantry)



The Community website, [www.wwnhoa.com](http://www.wwnhoa.com), has space for Neighbors Helping Neighbors. If you need help with gardening, painting, items for sale, lost & found, etc., please send your help request(s) to Butch Kowalczyk ([email4butch@yahoo.com](mailto:email4butch@yahoo.com)). You may also post your needs here in the newsletter: [darlenenhsl@yahoo.com](mailto:darlenenhsl@yahoo.com)

A **FOOD PANTRY** is available in the clubhouse for your use. Please feel free to take what you need or leave what you don't. All are welcomed. **Please be aware of expiration dates on your donated items.** Recently, some items had to be taken off the shelf as there were bugs in the rice and other items had expired. Thank you.

## **LIBRARY CORNER**



As residents temporarily leave our community for the summer months, they donate a portion of their home library to our community library. Please note books of fiction are greatly appreciated, however, non-fiction, magazines, cookbooks, and bibles do not circulate and take up much needed shelf space. Donations of these types should be donated to the Thrifty Dog or Jericho or to your favorite donation center.

## **FEATURED BOOKS**

*.Extreme Measures* by Vince Flynn. The CIA has intercepted two terror cells, but a third is on the loose. Mitch Rapp and Mike Nash go after with a vengeance. (hardbound)

*Hangman* by Faye Kellerman. Murder, a missing woman, and a sociopath sweep Peter Decker and Rina Lazarus into mystery and danger. (hardbound)

*Hard Shot* by J B Turner. A group of attackers takes

*Continued on page 6*

aim at cops outside a 4th of July game. Jon Resnisk and daughter go after them. (paperback)

*Obsessed* by James Patterson. A killer is obsessed with Detective Bennett's daughter. The detective is obsessed with keeping his family safe. (hardbound)

*Tail Spin* by Sandra Brown. Rye Mallett flies cargo anywhere regardless of weather. When his plane crashes he is drawn to the intrigue surrounding his cargo - and the pretty woman who has come to pick it up. (paperback)

*Where the Dead Wait* by Ally Wilkes. In the 1800s it is easy to become lost in the Arctic. A disgraced Captain must search for a missing shipmate – and redemption. (hardbound)

## **EQUIPMENT**

Walkers, canes and wheelchairs are available in the storage room by the small clubhouse for anyone who needs any of these items. At no cost!

## **HAZARD CALL**

Residents are now being contacted by cell phone via text message for any park emergencies. (water outage, hurricane, etc.).

\*If you are not receiving the emergency texts, please contact the office.

## **WEB PAGE – WWW.WWNHOA.COM**

For up-to-date information on happenings and park information please visit the HOA website: [www.wwnhoa.com](http://www.wwnhoa.com). The phone list has recently been updated, so be sure to check the new information. It does require a password as do the By-Laws. The passwords required may be requested by e-mail at: [a2wwnhoa@gmail.com](mailto:a2wwnhoa@gmail.com). The HOA pays an annual fee to maintain the website, if it is not used, this is money wasted.

## **SUNSHINE COMMITTEE**

In need of a get-well card, sympathy card, or thinking-of-you card, please contact Judy Thompson at (808) 250-8816 our Sunshine Committee representative.



## **UPCOMING EVENTS** **AUGUST**

Check the Monthly Calendar for a full list of ALL events and activities

**8th Chicken and Rice dinner.** 5 pm. \$9.00

Menu includes: Chicken breasts

Rice

Salad

Rolls and butter

Vegetable medley

Cobbler for Dessert

Please bring your own drink

**26th FREE Game Night.** 7 pm

Popcorn provided

Left-Right-Center

Or you may bring your own game/cards

Please bring your own drink

## **THE ACTIVITIES COMMITTEE'S**

Next meeting is Wednesday, August 7 at 11:30 am at the clubhouse, please consider joining.

## **LUNCHEONS & COFFEE HOUR**

Please be sure to sign-up in the clubhouse so a headcount may be given to the restaurant.

**Veterans' Luncheon** – The next Veterans' luncheon will be Wednesday, August 21 at 12 noon at Chilis Grill & Bar, Cortez Blvd, Brooksville.

The June prize winner was Ray Johnson.

If you have an idea for the Veteran's Day Celebration in November, please contact Harry Kyler @ (260) 466-4548 or Lois Maiolo @ (352) 606-9722.

As a reminder, ALL WVN Veterans, spouses and significant others are welcomed.

**Ladies' Luncheon** – Ladies' Luncheon will be Friday, August 16 at Olive Garden, 9690 US Highway 19, Port Richey, FL, 34668 at 12 noon.

**Coffee Hour Breakfast** – The next Breakfast will be Wednesday, August 7 at Arts Diner Home Cooking Restaurant, 3297 South Suncoast Highway, Homosassa at 9:30 am.

We ask that you sign-up in the clubhouse for **ALL EVENTS**. When attending events in the clubhouse that are associated with a cost, **PLEASE**, pay with the smallest bill possible. We do not have cash on-hand to make change for \$50 or \$100 bills.



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# JULY 4 PICNIC





WEEKI WACHEE NORTH

# CHICKEN & RICE DINNER

THURSDAY, AUGUST 8th

\$9.00 PP

5 PM IN THE MAIN CLUB HOUSE

**MENU INCLUDES:**

**CHICKEN BREAST, RICE**

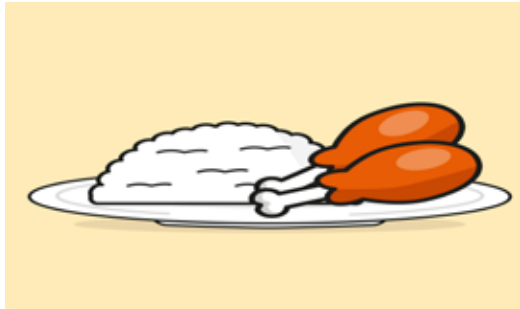
**SALADS**

**VEGETABLE MEDLEY**

**ROLLS AND BUTTER**

**COBBLER FOR DESSERT**

**BRING YOUR OWN DRINK**



PLEASE SIGN UP IN THE CLUB HOUSE

**BYOB**

WEEKI WACHEE NORTH

# FREE GAME NIGHT

MONDAY, AUGUST 26TH

7 PM IN THE MAIN CLUB HOUSE

POPCORN WILL BE PROVIDED

LEFT-CENTER-RIGHT

(YOU WILL NEED QUARTERS TO PLAY THIS GAME)  
OR YOU MAY BRING YOUR OWN GAME/CARDS



BRING YOUR OWN DRINKS  
PLEASE SIGN UP IN THE CLUB HOUSE

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- 2 Ask the business for your Community Cash ticket OR a copy of your receipt & clip this ad
- 3 Mail it back to us at:  
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- 4 Every month we draw new tickets for **CASH PRIZES** and mail winners a check!

Every Month is a New Chance to Win!  
**ONE drawing for \$100 | TEN drawings for \$10**

Winner	Vendor	Drawing Date - 7/10/2024
Tania Zubchenok .....	\$100 .....	FL Termite & Pest
Kathleen Wieder .....	\$10 .....	Air Masters of Pinellas
Marcia Peterson .....	\$10 .....	AMS
Mike Hendrixson .....	\$10 .....	BugginOut Pest Control
Lawrence Yannotti .....	\$10 .....	Battleline Termite & Pest Control
William Smith .....	\$10 .....	The Plumbing Patrol
Cheryl Seddon-Drury .....	\$10 .....	Imperial Electrical
Linda Ritchie .....	\$10 .....	FL Termite & Pest
Richard Beaupre .....	\$10 .....	Jones & Sons Plumbing
Rena Chagnon .....	\$10 .....	Modern Air
Richard Rankin .....	\$10 .....	Royal Enterprise

- Limit one ticket per advertiser's service per quarter (3 month period) •
- Customer must have paid for advertiser's service to play •
- Contest void where prohibited by law •
- Checks will be mailed within 120 days of drawing date •

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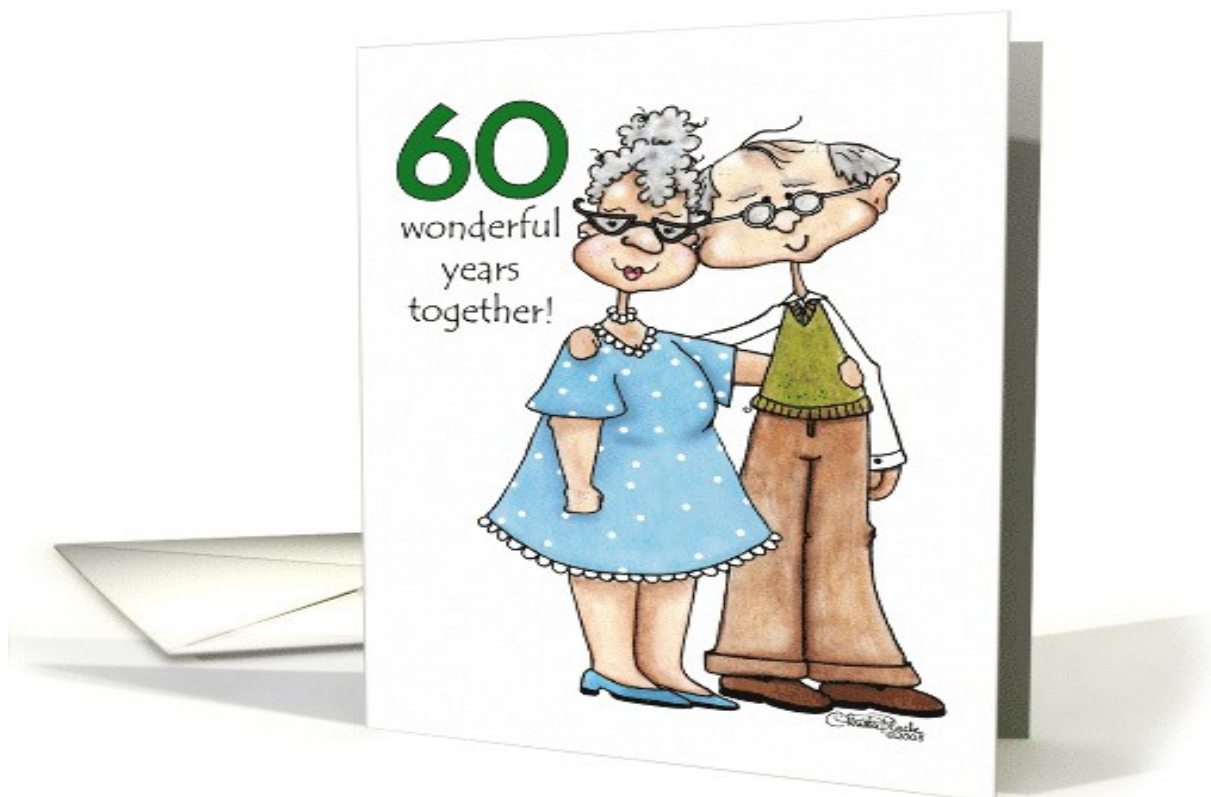


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**ROGER AND GERRI FREER**  
**TO CELEBRATE THEIR**  
**60TH WEDDING ANNIVERSARY**

THURSDAY, AUGUST 15TH  
1-3 PM  
IN THE CLUBHOUSE



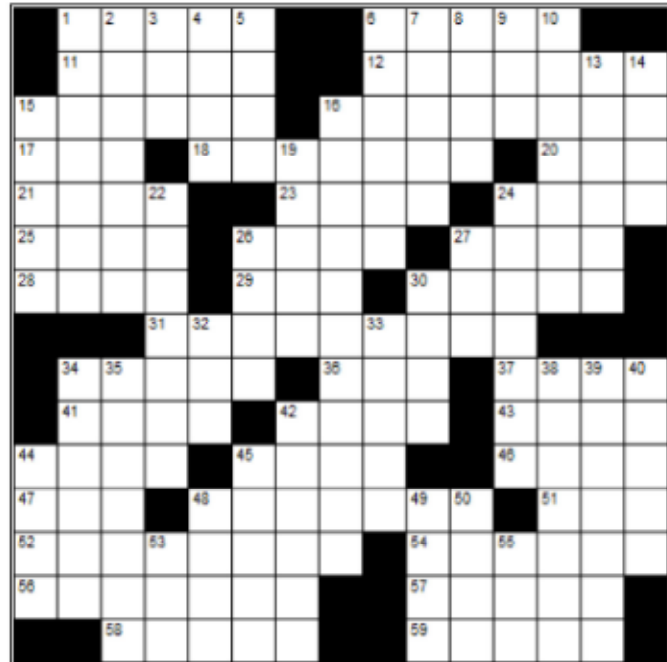
PLEASE SIGN-UP IN THE CLUBHOUSE  
**SANDWICHES, CHIPS, SALADS**  
**LEMONADE/COFFEE**  
**WILL BE PROVIDED**

**AN ANNIVERSARY BASKET**  
**WILL BE PROVIDED FOR CARDS**

# August Crossword

## ACROSS

1. Support
5. Open window problem
11. Happen again
12. Back up
15. Anagram of "Stared"
16. Realm
17. What we breathe
18. Progestin or androgen
20. Partially opened flower
21. Wingless bloodsucking insect
23. Absorbed
24. Rump
25. Custard dessert
26. Occupied
27. Rational
28. Abominable Snowman
29. Play a role
30. Took a chance
31. Rigid disciplinarians
34. Winter accessory
36. Cygnet's father
37. Female chickens
41. Healthy
42. Verruca
43. Dwarf buffalo
44. Chats
45. Kiln-dried barley
46. Rules and regulations
47. American Dental Association
48. Hotel gofer
51. Fraternity letter
52. In a dazed manner
54. Received
56. Term of endearment
57. Not upper
58. Delicacy
59. Wear away



## DOWN

- |                            |                                    |                                 |
|----------------------------|------------------------------------|---------------------------------|
| 1. Tactile alphabet        | 15. Goofy                          | 35. Floorshow                   |
| 2. Withdrawal              | 16. In a forceful or urgent manner | 38. Decried                     |
| 3. Air hero                | 19. Belch                          | 39. Not anyplace                |
| 4. Junkyard dogs           | 22. Beasts                         | 40. Antelope of India           |
| 5. Once, long ago          | 24. Parade V.I.P.                  | 42. Billfold                    |
| 6. Sagging                 | 26. Vomit                          | 44. Handguns                    |
| 7. Send, as payment        | 27. Seated oneself                 | 45. Mass communication industry |
| 8. Ardent                  | 30. Amount owed                    | 48. Chomp                       |
| 9. Bog                     | 32. Form of "to be"                | 49. Look at flirtatiously       |
| 10. Champion of the people | 33. Not south                      | 50. Impoverished                |
| 13. Drunk                  | 34. An unilluminated area          | 53. Each                        |
| 14. Stops                  |                                    | 55. One plus one                |



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# AUGUST 2024

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

SEPTEMBER  
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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4 Cards 6 pm	5 Dominos 12:30 pm Cards 1 pm HOA General Mtg 7 pm	6 Shuffleboard 10 am Texas Hold'em 1pm	7 Coffee Hr. Breakfast Arts Diner 9:30 am Shuffleboard 10 am Activities Cmte mtg 11:30 am	8 Chicken & Rice Dinner 5 pm. \$9.00	9 Domino 12:30 pm	10
11 Cards 6 pm	12 Dominos 12:30 pm Cards 1:30 pm	13 Shuffleboard 10 am Texas Hold'em 1 pm	14 Coffee Hr. 10 am Clubhouse Cards 6 pm	15 Anniversary Luncheon With Roger & Gerri Freer 1-3 pm	16 Ladies' Luncheon 12 noon Olive Garden, Port Richey Dominos 12:30 pm	17
18 Cards 6 pm	19 Dominos 12:30 pm Cards 1 pm	20 Shuffleboard 10 am Texas Hold'em 1 pm	21 Coffee Hr. 10 am Clubhouse Vet's Luncheon 12 noon Chilis Bar & Grill Cards 6 pm	22	23 Dominos 12:30 pm	24
25 Cards 6 pm	26 Dominos 12:30 pm Cards 1 pm Game Night w/ popcorn 7 pm	27 HOA Board mtg 10am Shuffleboard 10 am Texas Hold'em 1 pm	28 Coffee Hr. 10 am Clubhouse Cards 6 pm	29	30 Dominos 12:30 pm	31

All activities/events are in the large clubhouse, unless otherwise noted

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- HURRICANE TIE DOWNS
- SOFT FLOOR REPAIRS



**Before** **After**

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