

# Royal Park Newsletter

Volume 3, Issue 2

February 2009

## We ALL MUST PAY OUR FAIR SHARE!

### Articles of Interest

- President's comments
- 2009 Election Results
- R P Notice Board
- Real Estate snapshot of 12 US cities
- Speed warning 38th St
- Out of the Closet
- Home Sales are up!



### Inside this issue:

President's Notes	1
Election Results 2009	1
Royal Park Notice Board	2
Out of the closet	3
Home Prices in 12 US Cities	5
In Memoriam	7
Positive News: Home sales are up	7

In these tough economic times, the Board of Directors is aware that some of our neighbors are having trouble paying their mortgages and bills. This is causing a new problem that the Board of Directors must face and resolve.

Not only have some owners stopped paying their mortgages they are not making their maintenance payments to Royal Park. In essence, they are living here for free and this is not fair to all the owners paying their maintenance. Our fees pay for our water, cable, taking care of our property, work force, insurance as well as many other items. We all must share the cost and I mean all!!

I and I'm sure the other board members feel for

the situation these owners are in, but we have a fiscal responsibility to all the owners of Royal Park.

If these owners can not or do not wish to pay their mortgages that's up to them, but you must pay your maintenance. Contact the office and the board will try to work with you.

Although banks are taking their time foreclosing on units (they would have to start paying us maintenance when they take title), the board has every intention of taking whatever steps are necessary to collect the monies owed to us. If this means the association foreclosing on a unit we will.

It is time for these 39 or so owners (a list is available in the office) that owe us

thousands of dollars pay their fair share.

Although I might like many of these people, I don't want to support them.

**Don't want to pay the bank, who cares! But pay your Royal Park its maintenance. Stop living here for free and forcing your neighbors to support you!**

**Please co-operate! It is in your's and the community's best interest.**

Harvey Lee Ross  
President



## 2009 Board Election Results

On Monday February 2, 2009 Elections were held at the clubhouse and immediately after the results were announced there was a meeting of the Board of Directors and amongst them they chose the following:

**Harvey Ross**, President  
**Lee Hinkle**, Vice President  
**John Hynes**, Secretary  
**Nancy McNeill**, Treasurer  
**Monika Conroy**, Director  
**Bill Schwing**, Director  
**Joe Masterson**, Director

Royal Park residents thank all the candidates who

participated in the election and also the volunteers who helped. Royal Park is a great community with excellent amenities so let's all work together to keep it this way.

Congratulation to the new Board & Good Luck!

# Royal Park Notice Board

## New Insurance Agency for Royal Park

Owners Please note that the  
new Insurance Agent is

### SMITH WATSON PARKER

Owners still have to request  
copies of Insurance  
Certificates from EOI Direct

Toll Free: 1-877-456-3643

Or online at

[www.eoidirect.com](http://www.eoidirect.com)

Dear Residents,

Thank you for your vote and confidence in me. I will try to do my utmost as your director to be a positive influence. Feel free to email me at:

[conroy\\_mh@yahoo.com](mailto:conroy_mh@yahoo.com) with your questions and please, no statements or accusations, or your interpretations of the Condominium Act. The most interesting questions will be published in the newsletter. I do reserve the right not to respond to your email if you use this forum to advance your personal agenda. Thank you for your vote and I look forward to your questions.

*Monika Conroy*

## URGENT PLEA

As a result of trash (such as plastic bags, bottles, cups, mop heads, rags, rubber gloves, pieces of carpet) being continuously thrown into apartment toilets, the condo association must spend several thousand dollars each quarter to maintain our sanitary water disposal system. With the above in mind, all residents are here-by urged not to throw trash of any kind in their apartment toilet, instead, to dispose in the building's trash chute.

## Oakland Park Elections

by Harvey Lee Ross

With the Oakland Park election fast approaching, maybe it's time the residents at Royal Park make it known that there are people in town that actually live west of Dixie Highway and especially west of Powerline Road.

Candidates make promises and then we don't see them again until they need our vote. Some will say the present Commissioners have helped and care about Royal Park, and I would like to know how?

Maybe it is time like our country for new faces and a new direction. Although neither the association nor the board of directors endorses any of the candidates running for office, how do we determine who will work for or cares about the concerns of our residents at Royal Park?

I guess one way is to look at those that thought it was important enough to reach out to our residents by putting their flyer in our paper. At least they show they know we are here and would like our support.

No matter who you vote for - Just vote!! Let's make the voice of Royal Park an important one in Oakland Park!!!



## Royal Park Newsletter

February 2009 issue

Editor: **Naim Naqi**

Articles, Graphics & Ads: **Naim Naqi**

Read & Print in color on-line

[www.royalparkrealtor.com](http://www.royalparkrealtor.com)

For ads & articles: [royalparkads@hotmail.com](mailto:royalparkads@hotmail.com)

Messages: **954-574-6047**

Royal Park Newsletter, Royal Park Condo Association and the Editor assume no responsibility for statements made by their advertisers, nor do they assume responsibility for statements/opinions expressed or implied in this Newsletter.

# Out of the Closet! Activate your own mini stimulus package!

**Spring** is almost here and it is time to spring clean your home, particularly if you have been a proverbial clutter bug and contemplating breaking your most important New Year's resolution - to get rid of the clutter and unused "collectibles" for ever.

**A** messy home can be overwhelming, and it requires discipline not only to get it cleaned but to keep it that way. If it seems too much to undertake then the only way to resolve the issue is to either get professional help to de-clutter and clean or jump start your own cleaning endeavor by sorting out the clutter, cleaning out the closet, getting rid of stuff you have not used in years or no intention of using in the near future. Haven't you one man's trash is another man's treasure?

**You can activate your own mini stimulus package by having a yard sale or putting things up with consignment stores.**

**You** can also put up notices on the boards (3x5 sizes only) for a weekend sale of household items in your apartment, sell it on e-bay or advertise in the monthly Newsletter. Royal Park also has once a year yard -sale at the clubhouse parking lot.

**Start** cleaning that closet by taking out everything and sorting out by placing in different cardboard boxes marked charity, for sale, items to keep and items to throw away or recycle. If you have a spare bedroom and presently not using it, then dump your stuff there and make it the "Clutter Central Station" till you

organize and clean room by room, rest of the house and then finally go thru the "precious pile of collection."

**One** interesting TV program that is popular and will give you much inspiration to get to work is the "Clean House" featured weekly in the STYLE Network (channel 59) starring Niecy Nash who also stars as Officer Raineesha Williams on "Reno 911" in the Comedy Channel.

**The** upbeat and forever bubbly Niecy and her crew of interior designers and organizers decide what stays and, more importantly, what goes - by way of a giant yard sale.

Then they turn around and utilize the proceeds into a much-needed home makeover.

**Each** episode begins with a short pastiche introducing the subjects of the makeover. Homeowners typically are suffering from a combination of poor housekeeping ability and lifestyle situations that aggravate the problem. Most of the homes on the show are so cluttered that a person could not enter and walk around liberally. Niecy guides family members through the process of letting go of things with the assistance of "Design Expert," celebrity home designer Mark Brunetz; a "Yard Sale Diva," comedic actress Trish Suhr; and the "Go-to-Guy," handyman Matt Iseman.



**Before & After Pictures of Niecy's makeover**

**Often**, the family becomes emotional and cynical about the junk it has harbored for years, and Niecy and her team will negotiate and make deals with family members in order to convince them to sell their belongings. The excess possessions are sold at a yard sale (often while family members weep, whine, or try to take items back into the house) to raise money for the makeover.

The show's production budget matches up to \$1000 of the yard sale proceeds to be used on the makeover, and supplies all paint and labor for free.

**Normally**, the finished product looks like they spent significantly more - thanks to Mark's talent, in addition to the "favors" Niecy calls in from various vendors and other furniture stores as well as the "gifts" she provides as a result of the aforesaid bargaining.

**Commercial** breaks are often trailed with segments featuring fast interior design tips directed at the viewer. These tips offer solutions to common home decor challenges and are

usually presented by Niecy and Mark.

**Niecy Nash**



**If** you are thinking of selling your home then it is the first and most important step required to start de-

cluttering and understand that the big house you may be moving to is not the answer to the clutter problem!

**Remember** that once you have transformed your digs into a roomy joint you will be a clutter-prone pack rat no more - instead you will be someone who now has a home that shines with order, ambiance and tranquility! Good Luck!

written by  
**Naim Naqi**



# HOME PRICES IN 12 US CITIES - *An Overview by Naim Naqi*



### SOME WAYS TO GO

Salinas, CA  
 Median home price  
 \$380,000  
 One year change  
 -38.7%



### HANGING IN THERE

Chicago, IL  
 Median home price  
 \$273,000  
 One year change: - 9%



### IN THE BLACK

Pittsburgh, PA  
 Median home price  
 \$137,000  
 One year change: 0.1%

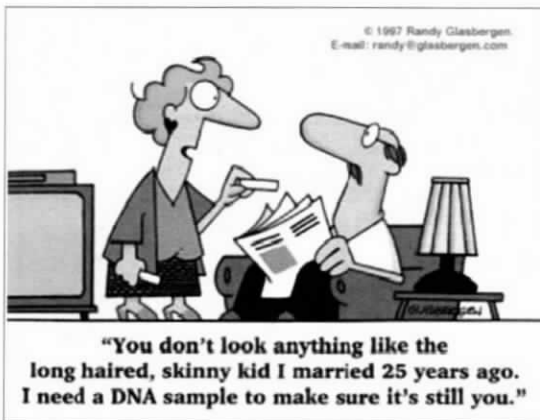
**Median existing-home price changes for the year ended June 30, 2008, and are annualized.**

**Median prices:** when half the homes sold were higher and half were lower.

**Affordability index** measures home prices versus family income (on a scale of 1 to 10) – the smaller the number, the more affordable the area's homes, e.g., 1 most affordable and 10 least affordable.

Nationwide, the median home price was \$206,000, a 15.4% decline from the previous year. *Courtesy: Fiserv Lending Solutions, Cambridge, Mass., National Association of Realtors & HUD.*

Metro Area	Median Home Prices	Affordability Index	Percentage change in		
			1 yr	3 yr	5 yr
Boston, Mass	\$358,000	5	-3.5%	-9.3%	8.4%
Charlotte, N.C	\$190,000	3	-1.2%	13.1%	22.7%
Chicago, Ill	\$273,000	4	-9.4%	-3.5%	14.8%
Denver, Col	\$261,000	4	-4.8%	-3.0%	4.7%
Ft. Laud. FL	\$277,000	4	-26.9%	-19.6%	24.4%
Los Angeles, CA	\$439,000	7	-26.3%	-18.8%	28.4%
Miami, FL	\$295,000	6	-28.7%	-9.1%	40.4%
New York, N.Y	\$454,000	7	-7.1%	0.9%	33.6%
Orlando, FL	\$220,000	4	-22.4%	-7.9%	36.2%
Portland, Ore	\$300,000	4	-4.7%	20.7%	49.6%
Tucson, AZ	\$211,000	4	-12.8%	-1.6%	38.5%
W. P. Beach, FL	\$286,000	4	-24.4%	-23.7%	19.2%







## SAMMY'S WINDOW & DOOR REPAIR, INC

ARE YOUR WINDOWS IN NEED OF SOME SERVICE??? DO YOUR  
WINDOWS FALL DOWN WHEN YOU OPEN THEM???  
CAN'T LOCK THEM?  
LOSING LOTS OF A/C OUT THE WINDOW???

### ROYAL PARK SPECIAL

For a fraction of the price of new windows,  
we'll repair your old windows.

Change balance rods, top guides, balance feet, weather  
strip the window and make you a new screen  
for just \$200.00 per window (+ tax)

**Other Services available: Replacing Broken Glass  
Repairing Sliding Glass Doors  
Rescreening Porch Enclosures**

Call for an appointment: Office: **954 563 9100**  
Licensed & Insured Cell: **954 325 6080**

## Air-Condition Problems



Dick Pendergast

**954-485-5062**

Stop Leaks-Fungus  
Mildew-Mold-Odor

Clean Air is Healthy Air

Have your A/C Handler  
Cleaned  
Special Offer for Royal  
Park Owners

*38 years in Service  
Royal Park Resident*

## HOME IMPROVEMENTS

Affordable, Quality work

drywall - Painting - Carpentry  
Wood Floors crown molding chair rail baseboard  
Installation, refinishing Kitchen & bathroom  
cabinets, wall paper, tile installation  
bathroom & kitchen renovations

### NO JOB TOO SMALL

*Satisfaction Guaranteed*

Call Today for **FREE** estimate

Charles: **954-485-8231**  
**954-889-4984**

*Nous Parlons Francais - Royal Park Resident*

## Hire me

Semi-Retired Royal Park  
Resident for 25 years  
will do errands, airport trips,  
Doctor visits, etc.

Very Dependable & Reasonable

Please call: **Marvin**

**954-632-9290**

*References available*



## Sierra Insurance

440 E Sample Rd. #204, Coral Springs, FL 33067 Phone: **954-796-0199** or **954-946-1914**

YOUR ROYAL PARK SPECIALIST

- Great Rates on Condo Insurance - Home Owners and Renters' Insurance  
- Fast Quotes - We can meet any budget

### David Reiter

Licensed Agent

Email: [david@sierracoversyou.com](mailto:david@sierracoversyou.com)



**KEEP CHANGING THE WILL!**

An elderly gentleman had serious hearing problems for a number of years. He went to the doctor and the doctor was able to have him fitted for a set of hearing aids that allowed the gentleman to hear 100%. The elderly gentleman went back in a month to the doctor and the doctor said, 'Your hearing is perfect. Your family must be really pleased that you can hear again.'

The gentleman replied, 'Oh, I haven't told my family yet. I just sit around and listen to the conversations. I've changed my will three times!'

**The Shortest Sentence  
Is "I Am."  
THE LONGEST IS "I DO"**

**Recipe****Almond Green Bean Casserole**

Cooked cut green beans - 8 cups  
1 cup milk  
¼ tsp. ground black pepper  
2 tsp. soy sauce  
6 oz. can French Fried Onions  
2 cans (10 oz each) Campbell's  
Cream of Mushroom Soup

Stir soup, milk, soy sauce, black pepper, beans and 60% of onions in 3-qt. casserole

Bake at 350F for 25 min. or until hot, Stir. Top with remaining onions. Bake for 5 more min. Add toasted ½ cup of sliced almonds.

**Warning!!!**

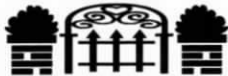
We have asked our residents to slow down and not to speed in Royal Park. Many still drive on our property in excess of the 10MPH.

A fair warning to all those speeders; the BSO will be doing traffic enforcements along 38th street.



We do not know when, but when caught and you have to pay those new excessive fines, remember, we told you to slow down.

Also not only the fines have increased there has been news about mandatory points against your driving license.

**In Memoriam**

FRANCES HANSEN, a long time resident of Royal Park Building# 104-4F passed away on Tuesday, February 10, 2009 at the age of 96 in Tuscaloosa, Alabama.

She was a bowler, a bridge player and a friend to many in Royal Park. She is survived by her husband Dick and shall be missed by all who knew her.

**In Memoriam**

Hedley Horning, husband of Lynn Berry of Royal Park Building# 101-1B passed away on February 5, 2009.

Wilma Ribka of 105-4C passed away on January 12, 2009. She is survived by her daughter Janet Mueller. Service was held on 1/16 at St. Clement's Catholic Church.

**NEW BORN BABY!**

Two elderly gentlemen from a retirement center were sitting on a bench under a tree when one turns to the other and says: 'Roger, I'm 83 years old now and I'm just full of aches and pains. I know you're about my age. How do you feel?'

Roger says, 'I feel just like a newborn baby.' 'Really!? Like a newborn baby!?' 'Yep. No hair, no teeth, and I think I just wet my pants.'

**ON A POSITIVE HOUSING  
MARKET NOTE :**

According to the latest housing statistics from the Florida Association of Realtors® (FAR) sales of existing single-family homes in Florida rose 13 percent in fourth quarter 2008 compared to the same period a year earlier. A total of 30,163 existing homes sold statewide in 4<sup>th</sup> quarter 2008; during the same period the year before, a total of 26,635 existing homes sold statewide. It marks

the second consecutive quarter that Florida has reported higher existing home sales; sales activity rose 5 percent in 3<sup>rd</sup> quarter 2008 compared to the same period the previous year, according to FAR.

There is also a 3 percent gain in statewide sales of existing condominiums in the fourth quarter compared to the same time the previous year. This marks the first three-month period that has noted increased statewide sales in both the existing

home and condo markets compared to year-ago levels.

Continuing low mortgage rates remain another favorable influence on the housing sector.



According to Freddie Mac, the national commitment rate for a 30-year conventional fixed-rate mortgage averaged 5.86 percent in 4<sup>th</sup> quarter 2008; one year earlier, it averaged 6.23 percent.