

Royal Park Newsletter

Volume 4, Issue 1

January 2010

Board Elections for 2010

Special Articles of Interest

- Board Elections
- Foreclosures - Appraisals
- Maintenance Matters
- Canine Gay Rhapsody
- Moving in Royal Park
- Dreams of Animals



According to our condo documents, elections for the New Board of Directors are held on the 1st Monday in February.

This year it is on Monday, February 1, 2010 at 7:00 P.M. at the Royal Park Condominium Clubhouse, 122 Royal Park Drive, Oakland Park FL 33309. The Annual Meeting of the Association will be held for the purpose of Election of Directors, and any other business which may be lawfully conducted.

Please make sure you complete **The Ballot** and **Proxy** as per instructions and mail or drop at the office as soon as possible. You can also do the same at the meeting.

The following Owners are Candidates for the above described 2010 Annual Board Election:

Mario Aguiar
 Monika Conroy
 Scott Depelteau
 Lee Hinkle
 John Hynes
 Michael Iradi
 Joe Masterson
 Bill Schwing
 Harvey Ross
 Leonard Serratore



All candidates are good people deserving an equal chance, so please make sure you participate and exercise your right to vote.

Royal Park owners and residents thank the present Board of Directors for their hard work during 2009 and look forward to welcoming the New Board in February. Wishing everyone a HAPPY NEW YEAR, and a healthy one!

The Editor



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Foreclosures reflect on Appraisals

Nationwide many sellers are finding that often the property is appraised lower than what the buyers are willing to pay as per contract.

Realtors say many are too low but Appraisers say they're protecting homeowners, however, everybody agrees it is more complicated

NAR -The National Assoc. of Realtors says nearly 25% of its members have reported clients losing a sale due to botched appraisals. The National Association of Home Builders, meanwhile, said low appraisals were dropping a quarter of all new home sales and disputes it's not fair to compare distressed properties to brand-new homes.

Roughly 40 percent of all home sales in 2009 were foreclosures or short sales, meaning the property sold for less than the mortgage.

Appraisers take an apples-to-apples approach to determine the value of a property by comparing recent sales of comparable homes,continued on page 8

Royal Park Notice Board

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

Attention Owners

In December 2009
A Resolution was passed
By the Board of Directors of
Royal Park Condominium
Apartments, Inc.
to reduce the number of
Board of Directors
from seven to five.

Harvey Ross
The President
Royal Park Condo
Apartments, Inc.

2010 Board Elections Reminder

All unit owners please
Make sure you return the
proxy and the ballot as per
instructions in separate
envelopes enclosed in
the mailing. You can
preferably either mail
it to the condo office or
drop it in person.
You can also bring it on
Monday, February 1, 2010
at 7:00 pm at
the Clubhouse.

Royal Park Condo Office Hours

Monday - Friday
9:00 am - 5:00 pm

Thursday 9:00 am - 7:00 pm

Second Saturday of each month
8:00 am - 12:00 noon

Attention Residents

PLEASE NOTE IF YOU HAVE LARGE
OR HEAVY ITEMS THAT CANNOT BE
LEFT IN THE TRASH ROOM LIKE
OLD FURNITURE & APPLIANCES
ETC. THEN YOU MUST TAKE IT TO
THE FENCED AREA IN FRONT OF
BUILDING 117 NEXT TO THE
MAINTENANCE SHED

Volunteers Needed

We Need Alternate Building Reps
and also Volunteers
to distribute the Newsletter
in their Buildings.
Please call the Condo Office:
954-739-6300
to register your name.

Thank You.
THE MANAGEMENT



Royal Park Newsletter

January 2010 Issue

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

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Anatomy of a Royal Park Condo - Naim Naqi

Let's start the New Year with at least one resolution that will keep you worry free and well worthy of keeping it through the year i.e. maintaining your property.

Following is a revised version of a previous article from a series on Royal Park apartment's anatomy, structure and maintenance.

It is a known fact that you do not really know someone well until you marry them. Condo living is very much like a marriage - without sex of course. Once you buy the property and agree to live amongst your neighbors, you sign the screening documents agreeing to abide by the rules and regulations, while at the same time ensuring your rights to quiet enjoyment and peaceful living. With time and being a human

you come to like and in some cases dislike your neighbors due to a multitude of reasons. To ensure a harmonious existence and keeping your side of the turf in good graces, the first and foremost task is to take care of your property.

Hence, **PREVENTIVE MAINTENANCE** is the key. Otherwise, like a bad marriage, it will become a "till a sale do us apart" scenario!

Generally speaking when something goes wrong in any condo, community residents are quick to blame the Association, the Board and the maintenance staff without giving much aforethought. First of all, the Board members are volunteers elected by the owners, and they certainly did not volunteer for health reasons! Management and

staff can always function effectively if residents obey simple rules and take interest in their property and cooperate in the betterment of the community.



On a normal car worth \$20,000, you spend on average \$2,000 a year in maintenance such as oil changes, tuning, transmission, tire, wheel alignment and other unforeseen

repairs, which is roughly 10% of the purchase price, but when it comes to a property worth say \$150,000 most people will balk on spending \$1500 a year - a mere 1% of the purchase price.

Maintenance Matters - Preventive maintenance ensures worry-free living ...

Consider your apartment as a car and once in a while take the high road to "**Common Sense**" and keep an eye on the goal post saying "**Logic**" - on the way to the summit do not ignore the slogans "respect thyself" "respect thy property" "respect thy neighbor" and "respect thy community."

Arriving at the destination - your Preventive Maintenance Repair Shop - you will find the key to worry-free living which will avoid emergency situations and unexpected damages; for instance, when your leaky pipes are paying an occasional visit or your recently acquired pesky critters are making midnight sorties into your neighbors' apartment.

In Florida you are self insured; in other words, if your water damage goes to the floor below you or next door then your insurance company will only fix your apartment not your neighbor's and vice versa - in other words if the floor above leaks into yours then yours will be fixed but if

you do not have insurance then others' insurance will not cover your damages.

Water: By far water related damages are most prevalent and affect not only your property but the surrounding neighbors and can be avoided with little effort and common sense.

Toilet: If the water commode and tank is original then it's time to change to a new water efficient set.

Most shut-off valves get frozen with time, the trick is to open all the way then close one turn. It is prudent to change the shut-off valves under kitchen sink, wash basins and toilet tanks every 10 years.

All toilet tanks should have the siphon style water dispenser rather than the old style ball and lever unless the whole system is made of copper. If the lever is connected to water intake pipe with plastic parts then you have a disaster waiting to happen as with usage the plastic

connection either breaks or cracks resulting in flooding when you least expect it. For this reason these old style tank parts are forbidden in some condominiums.

Plumbing: Most licensed plumbers will advise against using *Draino* as its chemicals are harsh for the pipes particularly old pipes. If the system is not abused then there is no need to use strong de-clogging chemicals as our maintenance crew routinely 'snake' the building from the roof and side.

Unfortunately, many residents continue to throw objects including diapers, paper towels and even mop heads in the toilet resulting in blockage at the septic tank and breaking the system.



.....Continued on page 5

Royal Park k-9 Gay Rhapsody

Welcome to our glorious Royal Park
Here only gay dogs are allowed to bark

Our owners think they are the masters - actually they are the slaves
Some of them if they can will pamper us from their graves

We are happy when the manager and his minions are not around
So we can do our business on their sacred ground

We need equal rights, liberty and a free gate-pass
Or we will crash the next Board meeting and kick some ass

The Board is a mystery shrouded in a fog
Nothing is done here unless it's cleared by the Top Dog

He is known as the President – a tall cool dude called Harvey Ross
He may be the Lord of condo commandos – he ain't our boss

Building Reps are nothing but glorified snitches
It's so funny when they act like Alpha bitches

There has to be changes in the silly condo rules
On Mondays we need access to the pools

Wednesdays no-leash day – just let us foot loose
We want a designated area to cruise

Saturdays for a blind date we will not stay in the dark
We will smash the gate for a rendezvous at the Bark Park

Some of us you can tell by our walk, others by our bark
Believe it or not we are the real Drama Queens of Royal Park



Continued from page 3

Anatomy of a Royal Park Condo:

Similarly, the **disposal** is the most abused equipment. It should only be used for crushing delicate objects like eggshells, discarded cooked food and vegetables. Skins of a couple of potatoes are one thing but grinding a load of 2 lbs of potato peels for your party is likely to clog the system. An occasional grinding of ice will keep the blades sharpened.

It's important to run the **dishwasher** at least once a month to prevent freezing of the motor.

Only dishwasher detergent should be used, if you run out, never use the dishwashing liquid as a substitute. The bubbles and water will somehow find a way on the kitchen floor giving you the biggest surprise upon return from work. Never use liquid bleach to clean the interior instead use 1/4th cup white vinegar and run it with glass and crockery items and the tea and coffee stains from the cups and coffee pot will be gone too!

The most common problem in the **shower area** is the wall containing shower pipes and connection to the tub spout. Original valves and plumbing, if started to corrode, will leak inside the wall weakening or caving in the wall and also leaking into the ceiling of bathroom below.

Preventive measure is to make a

square hole at the valve junction and have all the guts inside replaced (cost including new shower head, lever and spout approx \$400) then repair that wall and either install larger tiles throughout the shower area or a metal plate closing the hole since the original small tiles are hard to find. In some cases the whole wall has to be replaced.

Average life of a **hot water heater** is 8 to 12 years depending on the manufacture but many owners still keep them beyond 15 years. If yours is old then it is imperative to replace even if the outside rust is invisible.

Make sure you have it installed by a licensed plumber or a certified handyman and that a hot water shut-off valve is properly installed on top of the heater. Install the lever type similar to the cold water shut-off as the old-fashioned screw valve has tendency for the threads to wear off or will get frozen with time.

If you encounter a serious water leak due to a pipe break in the wall or from the neighbor's bathroom, do not hesitate to inform the office immediately as our Manager is very proactive and I have personally witnessed Robert Deme resolving many emergency situations. Besides, you will get an instant professional opinion if you need a plumber or the maintenance crew will handle it.

How many zeros in a billion?

This is too true to be funny.

The next time you hear a politician use the word 'billion' in a casual manner, think about whether you want the 'politicians' spending **YOUR tax money.**

A billion is a difficult number to comprehend, but one advertising agency did a good job of putting that figure into some perspective in one of its releases.

A billion seconds ago it was 1959.

A billion minutes ago Jesus was alive.

A billion hours ago our ancestors were living in the Stone Age.

A billion days ago no one walked on the earth on two feet.

A billion dollars ago was only 8 hours and 20 minutes, at the rate our government is spending it!

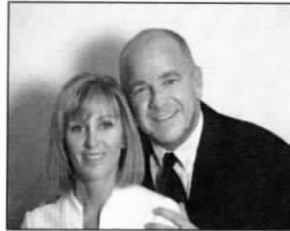


BENEFIT - FUNDRAISER ROYAL PARK

Royal Park Residents Hold Halloween Benefit For Brewer Family

On October 24th 2009 Hugh & Karen Sharkey organized a fundraiser/ Benefit for the family of Michael Brewer, recent burn victim from Deerfield Beach, FL. It was held at the park pool side and attended by many. A deposit was made to Bank of America in the amount of **\$440.00** from the Residents of Royal Park.





Royal Park Condominium Owners

Should we sell our apartment now or rent it out and wait for the market to come around? How much would my apartment bring if I sold today? What are the apartments renting for?

These are some of the questions that we answer daily. Give us a call, we are Realtors who care about Royal Park.

Hugh & Karen Sharkey

- LICENSED REAL ESTATE BROKER / SALESMAN.
- MEMBERS OF THE FORT LAUDERDALE BOARD OF REALTORS.
- 20 YEARS EXPERIENCE SELLING AND LEASING IN ROYAL PARK.
- 20 YEARS ROYAL PARK RESIDENT AND OWNER.
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- SPECIALIZED MARKET / ADVERTISING PACKAGES FOR YOUR APARTMENT.
- PROPERTY MANAGEMENT AND LEASING SERVICES.

As your Agent, We will

1. Complete a comparative market analysis that will compare your home's value to that of your neighbors.
2. Immediate listing in the MLS (Local/Internet)
3. Present your home to as many qualified buyers as possible getting your condo the maximum exposure.
4. Help stage your home and generate curb appeal to ensure you get the best price.
5. Assist with obtaining offers and help you in negotiating the best deal as smoothly as possible.

Please keep us in mind if you ever have real estate questions, or know someone that may require the services of a professional Realtor.

HUGH & KAREN SHARKEY
Royal Park Sales & Leasing Specialist
Residents/Owners/Realtors
Office (954)486-9915 Direct (954)914-6053

AnnouncementCommon AreasAnnouncement

Royal Park Board of Directors and the Manager appreciate the owners who want to improve the property by placing plants in front of their buildings. Unfortunately there are some owners that have pulled out bushes and cut trees without getting permission of the association. The grounds of Royal Park are considered common areas and therefore the association is responsible for its upkeep. We are trying to maintain a uniform look in front of each building.

If you wish to make any changes please contact the office and manager first. If a unit owner does any work without the association's approval they will be held responsible and charged the cost to restore the common area.

ROYAL PARK BOARD OF DIRECTORS

Air-Condition Problems

Dick Pendergast

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Newsletter



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- NO PRESSURE TO BUY SINCE WE ARE A FAMILY STORE THERE ARE NO COMMISSIONED SALES PEOPLE.
- WE ALWAYS HAVE EVERYDAY LOW PRICES SO YOU DON'T HAVE TO WAIT FOR A SALE.
- WE NEVER CHARGE FOR A MEASURING FEE OR DEDUCT IT FROM YOUR PURCHASE. HOW CAN YOU COMPETITIVELY SHOP IF YOU HAVE TO PAY FOR AN ESTIMATOR?
- ALL OUR INSTALLATIONS ARE GUARANTEED FOR ONE FULL YEAR.
- SOME STORES LEAD YOU TO BELIEVE THAT BY PRIVATE LABELS ITS MADE EXCLUSIVELY FOR ONLY THEM-NOT TRUE.
- 100'S OF SELECTIONS OF EVERY STYLE AND COLOR AND PRICE RANGE.

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NOUS PARLON FRANCAIS

360-0029

Continued from page 1

Foreclosures reflect on Appraisals:

making adjustments or excluding for certain features like garage or water-front location. Usually, a foreclosure is not used as a comparable for a typical sale.

But in some neighborhoods, it's becoming increasingly harder to pinpoint what a home is worth due to many closed sales dominated by distressed sales and some appraisers contend that they are only sizing up properties according to reality of the market.

Part of the problem is that rules for hiring real estate appraisers are recently changed to limit conflicts of interest that can prejudice an appraisal. Now instead of the Mortgage Broker it's the Lenders who order the appraiser through in-house staff or outside firms to avoid bias results that affected the recent crisis.



Some critics argue it can result in low-cost appraisers hired from outside the area who don't have the local knowledge to find homes that can be a better yardstick for normal homes. According to Stan Humphries an economist for Zillow.com, a real estate based info website, "There are two markets, two very distinct markets."

A new study of foreclosed and non-foreclosed sales by Zillow.com found that even when most of the market is made up of bank-owned homes, non-foreclosed sold for as much as 30 percent more.

No matter what happens in the market the old theory of supply and demand will always prevail in the end and seller will get what the buyer is willing to pay. Same is true for an appraisal since it is eventually a one man's opinion that leaves a lot of room for interpretation.

Naim Naqi
Real Estate Broker
Mortgage Broker
Sources: NAR & Zillow.com

TID-BITS

Jim Baker and Jimmy Swaggert wrote an impressive new book. It's called "Ministers Do More Than Lay People."

Transvestite: A guy who likes to eat, drink and be Mary.

The difference between the Pope and your boss...
The Pope only expects you to kiss his ring.

It used to be only death and taxes were inevitable.
Now, of course, there's shipping and handling, too

A husband is someone who, after taking the trash out gives the impression that he just cleaned the whole house.

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A/C
CHECK

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DIAGNOSTIC

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1996 & Newer

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Tom Tomlinson

Licensed Agent

954-788-7214

Email: tomt@sierracoversyou.com

David Reiter

Licensed Agent

954-796-0199

Email: david@sierracoversyou.com

Pet Corner - Moving in Royal Park

Next month we are moving from New Jersey to Ft. Lah-de-dah. While visiting Florida on Thanksgiving my master Jonathan decided to buy a condo in Royal Park. Having lived in a big house that is being fore-closed, I am told I have to get adjusted to the condo living and its stupid rules and regulations.

He is an Attorney, so naturally I know all about the laws and by-laws as over the years I heard him advising clients over the phone, for example: laws are made to be broken, or every law has a loophole, and quotes like you should never lie but always deviate from the truth.

My Jonathan has often been referred to as a lawyer who can fight like a dog! Oh that makes me so proud just to know that he has my genes.

Last March I heard he was barred from the practice but then twice recently he got drunk in the bar and was sent home by Taxi so I assume he is working again, nevertheless, he is recently diagnosed to have OCD. Having been bipolar does not help either so I have taken charge of some of the tasks at home, for example, to relieve him from further stress I have started to erase the abusive messages some of his clients leave on his answering machine.

Recently our realtor sent the Royal Park's Rules & Regulations book. I am so pissed at some of the pet rules – they are not only a joke but so unfair – and don't get me started on the human rules – you can't do this and you can't do that – they read like a jailhouse mandate!

Under pet rules on page 10 it says only 2 cats or 1 dog and 1 cat is allowed in one apartment. I say that's pure discrimination! Why not two dogs? What will happen to my girlfriend?



She is living with me for 4 years and no way on earth she is staying in NJ. I will make sure she gets approved even if I have to dress her in a cat suit and drag her in front of Mr. Jack Hynes for his elaborate orientation for the condo approval.

Being so smart and with a law background I think I will serve well on the Board. It's about time we have some representation and changes in byelaws in our favor. I have a few tricks up my sleeve and I promise I will fight for your rights and jump through hoops and loopholes too, to make this happen.

I already have some proposals, for example to change the name of Royal Park Condominiums to Royal Pets Condominium or Royal Pooch Club. With the majority of ever increasing canine community I think we can achieve these goals. I want to form a **Bitch & Complain Committee** which can have monthly meetings including all-you-can-bitch sessions.

This Board is like the do-nothing Congress and I intend to wake this *let the sleeping dog lie* attitude and kick ass! So please vote for me!!!

Guys & Gals! I can be your **Sarah Palin!** If you vote for me I will energize this election and get the party started.

If elected I promise one thing - I will make sure I will be the biggest bitch on the Board!

Another short story by
Naim Naqi

ROYAL PARK CONDOMINIUM APARTMENTS, INC.

RULES AND REGULATIONS



Page 10

Article VIII, item no. 2

"Each unit owner shall be allowed to house up to one (1) dog or two (2) cats or one (1) dog and one (1) cat at any one time so long as such pet/pets does not exceed the aggregate (30) pounds at maturity".



LUV'N CARE PET SITTING

Responsible & Mature long time Royal Park Owner will give gentle love, attention and care to your pet to include daily visits, dog walking and/or overnight stays (whatever your pet needs)

Initial Free meeting to get acquainted and to discuss details - Reasonable Rates.

Terry Soderquist:
Phone/fax: 954-484-7373
Cell: 954-261-8199 or email:
TDuke11@aol.com

Confident vs. confidential

A young boy asks his Dad, "What is the difference between confident and confidential?"

Dad says, "You are my son, I'm confident about that. Your friend over there is also my son, that's confidential!"

Husband asks, "Do you know the meaning of **WIFE**? It means 'Without Information Fighting Every time!'"
 Wife replies, "No, for me it means 'With Idiot For Ever!!!'"

Father: Your teacher says she finds it impossible to teach you anything!
 Son: That's why I say she's no good.

THIS LOOKS WIERD, BUT BELIEVE IT OR NOT, YOU WILL BE ABLE TO READ IT.

I cdnuolt blveiee taht I cluod aulacnty uesdnatnrđ waht I was rđanieg. The phaonmneal pweor of the hmuan mnid Aoccdrnig to rscheearch at Cmabrigde Uinervtisy, it deosn't mttar in waht oredr the ltteers in a wrod are, the olny iprmoatnt tihng is taht the frist and lsat ltteer be in the rghit pclae. The rset can be a taotl mses and you can sitll raed it wouthit a porbelm . Tihis is bcuseae the huamn mnid deos not raed ervey lteter by istlef, but the wrod as a wlohe.

Amzanig huh?

If Money Is The Root Of All Evil, Why Do Churches Beg For It?

Girl: Do you love me?

Boy: Yes Dear

Girl: Would you die for me?

Boy: No, mine is undying love

Father: Why did you fail your mathematics test?

Son: On Monday, teacher said 3+5=8

Father: So?

Son: On Tuesday, she said 4+4=8

And on Wednesday, she said 6+2=8. If she can't make up her mind, how do I know the right answer?

Teacher: Simon, your composition on 'My Dog' is exactly the same as your brother's. Did you copy his?

Simon: No, it's the same dog!

Waiter: Sir, I've stewed liver, boiled tongue and frog's leg.

Customer: Don't tell me your problems. Just give me the menu.

Zero Gravity

When NASA first started sending up astronauts, they quickly discovered that ball-point pens would not work in zero gravity. To combat this problem, NASA scientists spent a decade and millions of dollars developing a pen that writes in zero gravity, upside-down, on almost any surface including glass and at temperatures ranging from below freezing to over 300 C.

The Russians used a pencil. Your taxes are due again soon--enjoy paying them.

Copyright 2002 by Randy Glasbergen.
 www.glasbergen.com



"My doctor told me to start my exercise program very gradually. Today I drove past a store that sells sweat pants."

Famous Quotes

Yesterday is not ours to recover, but tomorrow is ours to win or to lose.

- Lyndon B. Johnson

The greater part of our happiness depends on our dispositions and not on our circumstances.

- Martha Washington

To admit you were wrong is to declare you are wiser now than before.

- Unknown

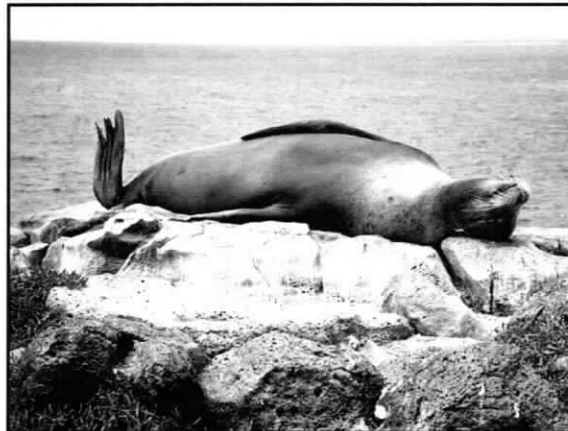
We do not see things as they are. We see things as we are.

- The Talmud



Wakeup son - Its time to get up!

Dream of Animals



Nice day!
 I think I will call in sick and take a day off work!